BOUNDARY SURVEY AND ENCROACHMENT LOCATION AS SHOWN THE PROPERTY OF CHARLES D. JEFFRIES, JR. LIBER 34232 @ FOLIO 178 14TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD. DUVALL (30' WIDE)S Iron Pipe Found " Cap # 2134 60' WIDE) ROAD Cross Cut Visible under Dumpster 30.00 Iron Pipe Found w/Cap # 2134 1.45 C/S with Dumpster SEVERN (MD RTE # 564, On Line-Mag Nail Set PARCEL # 104 On Line-Par. #105 Madjid Tavakoli L. 24995 (The Property Of CHARLES D. JEFFRIES, JR. 49.05'16" E LIBER 34232 @ FOLIO 178 31,738 SF or 0.7286 AC. Rebar Set On Line Iron Pipe Found W/Cap # 2134N 46°58'34" W ~ 135.99' P.N. Iron Pipe Found Deep WOOD POINTE Plat Book NLP 140 @ Plat No. 44 Parcel "M" Plat 4 60.00 SURVEYOR'S CERTIFICATES: I hereby certify that the position of the existing improvements on the above described property has been established by a field survey and that unless otherwise shown, there are no visible encroachments, if ony. This location drawing is not to be relied for establishing boundary lines. W. L. MEEKINS, INC. 3101 RIT.CHIE ROAD FORESTVILLE, MD 20747 TEL: 301-736-6387/7115 email: info@meekins.net web: www.meekins.net I hereby certify that I have carefully surveyed the property as shown by this plat and Permanent Survey Markers are in place as shown. August 2024 DATE: 26 11 REGISTRATIONS MD # 10833 NO TITLE REPORT FURNISHED PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE. NOTE: Location drawing does NOT include setting
Permanent Survey Markers at property corners. DCLS # 900860