

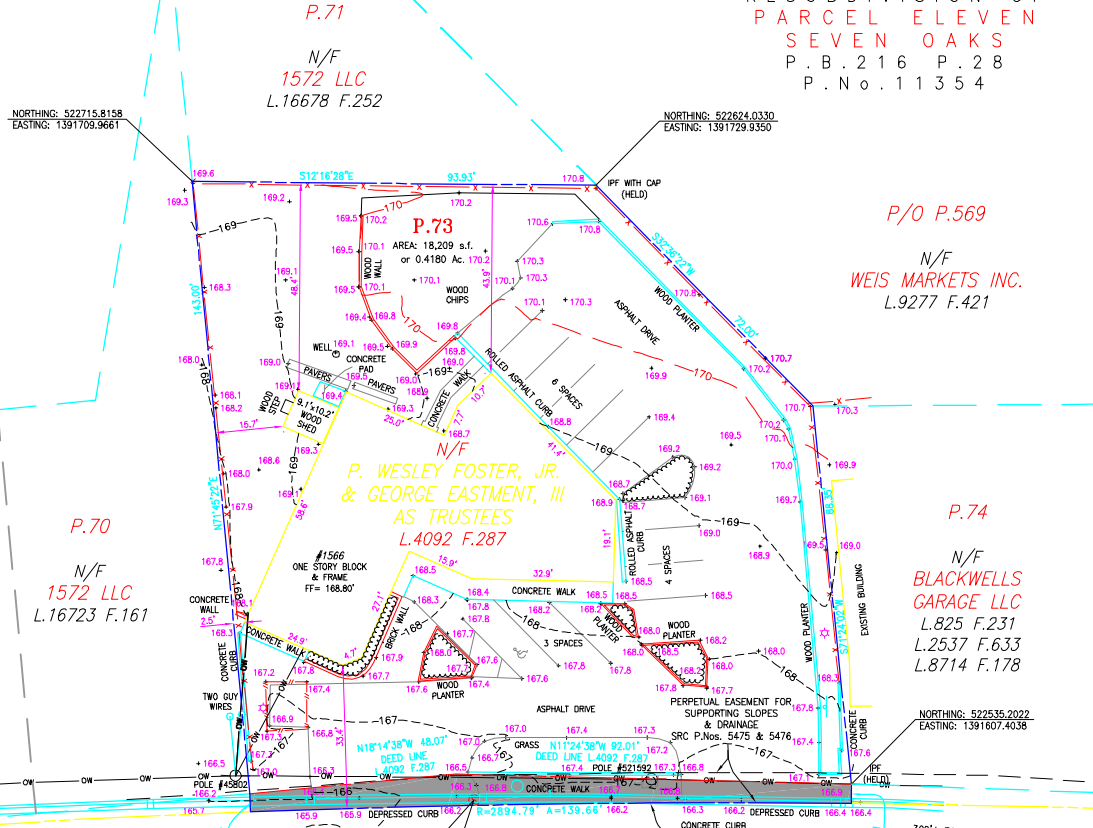
SCALE: 1"=20'  
 MARYLAND STATE PLANE COORDINATES NAD 83 (NSRS 2007)  
 NAD 88

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	2894.79	139.66	2°45'51"	69.84	N1°33'32"W	139.66

RESUBDIVISION OF  
**PARCEL ELEVEN**  
**SEVEN OAKS**  
 P.B. 216 P. 28  
 P.N. 11354

NOTES:

- FOR THE PURPOSES OF ASSESSMENT AND TAXATION, THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 73, AS SHOWN ON TAX MAP 21 GRID 15 FOR ANNE ARUNDEL COUNTY, MARYLAND, WHOSE TAX ID NO. IS 04-000-00513283, WITH A STREET ADDRESS OF 1566 ANNAPOLIS ROAD, ODENTON, MARYLAND 21113.
- FEE SIMPLE TITLE APPEARS TO BE VESTED IN P. WESLEY FOSTER, JR. & GEORGE T. EASTMENT, III AS TRUSTEES, BY VIRTUE OF A DEED FROM SALLY A. DAVIS, DATED APRIL 15, 1986 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4092 AT FOLIO 287.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 13, OF WHICH 1 SPACE IS DEDICATED FOR HANDICAP PARKING.
- THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON MARCH 13, 2008.
- THE TOTAL DEEDED AREA OF PARCEL 73 (L.4092 F.287) IS 18,209 SQUARE FEET OR 0.4180 OF AN ACRE OF LAND AND THE TOTAL AREA BETWEEN THE AFORESAID DEED OUTLINE & THE SRC RIGHT-OF-WAY LINE AS SHOWN ON SRC P.Nos. 5474 & 5476 IS 793 SQUARE FEET OR 0.0182 OF AN ACRE OF LAND, FOR A COMBINED AREA OF 19,002 SQUARE FEET OR 0.4352 OF AN ACRE OF LAND.
- COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS IN MARYLAND STATE PLANE COORDINATES NAD 83 (NSRS 2007), BASED UPON THE KEYNETOPS VIRTUAL REFERENCING SYSTEM & NGS CORS STATIONS. THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.9999957574. THE AVERAGE PROPERTY ELEVATION IS 168.5', FOR AN ELEVATION FACTOR OF 0.999991940. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.9999949514. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
- BEARINGS SHOWN HEREON ARE SUBJECT TO A 0°37'38" COUNTERCLOCKWISE ROTATION FROM DEED MERIDIAN (L.4092 F.287) INTO MARYLAND STATE PLANE COORDINATES NAD 83 (NSRS 2007).
- ALL DRIVE SURFACES ARE ASPHALT UNLESS OTHERWISE NOTED.
- PERPENDICULAR DISTANCE TIES FROM THE BUILDING TO THE PROPERTY LINES ARE PLUS OR MINUS ONE-HALF FOOT (±0.5').



SURVEYOR'S CERTIFICATE:

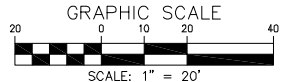
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS; THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: \_\_\_\_\_ STEVEN W. JONES  
 PROFESSIONAL LAND SURVEYOR  
 MD. LIC. NO. 21072

TOPOGRAPHIC & BOUNDARY SURVEY  
 TAX MAP 21 GRID 15 PARCEL 73  
 PART OF LOT D  
**1566 ANNAPOLIS ROAD**  
 FOURTH (4th) ASSESSMENT DISTRICT  
 ANNE ARUNDEL COUNTY, MARYLAND

**CPJ Associates** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1765 Edmon Rd., Ste. 300 Silver Spring, MD 20908 Tel: 454.7000 Fax: 454.6594  
 www.cpj.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: Gardner Center 1091-2A Forest Drive Annapolis, MD 21404 ATTN: Mr. Frank Smith	PRELIMINARY PLAN NO.	SITE PLAN NO.	
DESIGN: SWJ	SHEET	OF	
DRAFT: DBJ	1	1	
DATE: MARCH 2008	SCALE: 1"=20'	FILE NO.:	58-056-080



LEGEND

- AREA BETWEEN DEED OUTLINE (L.4092 F.287) AND RIGHT-OF-WAY LINE AS SHOWN ON SRC P.Nos. 5475 & 5476 (AREA: 793 s.f. or 0.0182 Ac.)
- WOOD FENCE
- CHAINLINK FENCE
- LANDSCAPE AREA
- OVERHEAD WIRE
- UTILITY MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- SIGN
- HANDICAP PARKING SPACE
- IRON PIPE FOUND
- FIRST FLOOR ELEVATION
- NOR. OR CORNER
- LIBER / FOLIO
- PLAT BOOK / PAGE
- PLAT NUMBER
- STATE ROADS COMMISSION

Attached Xrefs: TB18x24