

N/F  
JOHN JOSEPH  
MACDONALD  
JMW 4547 / 203  
ZONED: RFD

N/F  
ST MARY'S HOME FOR  
THE ELDERLY III  
EWA 1610 / 350  
ZONED: RMF



**SURVEYOR'S CERTIFICATE**

I, the undersigned, a Licensed Surveyor in the State of Maryland, hereby certify, to the best of my knowledge, information and belief, that: this Boundary Survey was prepared under my direct responsible charge; this plat and the survey work it reflects are in compliance with COMAR 09.13.06.12; this a Boundary Survey of all of the lands conveyed unto Old Gum Supply Co. LLC by deed dated June, 30th, 2023, from James Horstkamp as recorded among the Land Records for St. Mary's County, Maryland, in Liber DJB 6364 at Folio 341. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of my knowledge, information and belief.

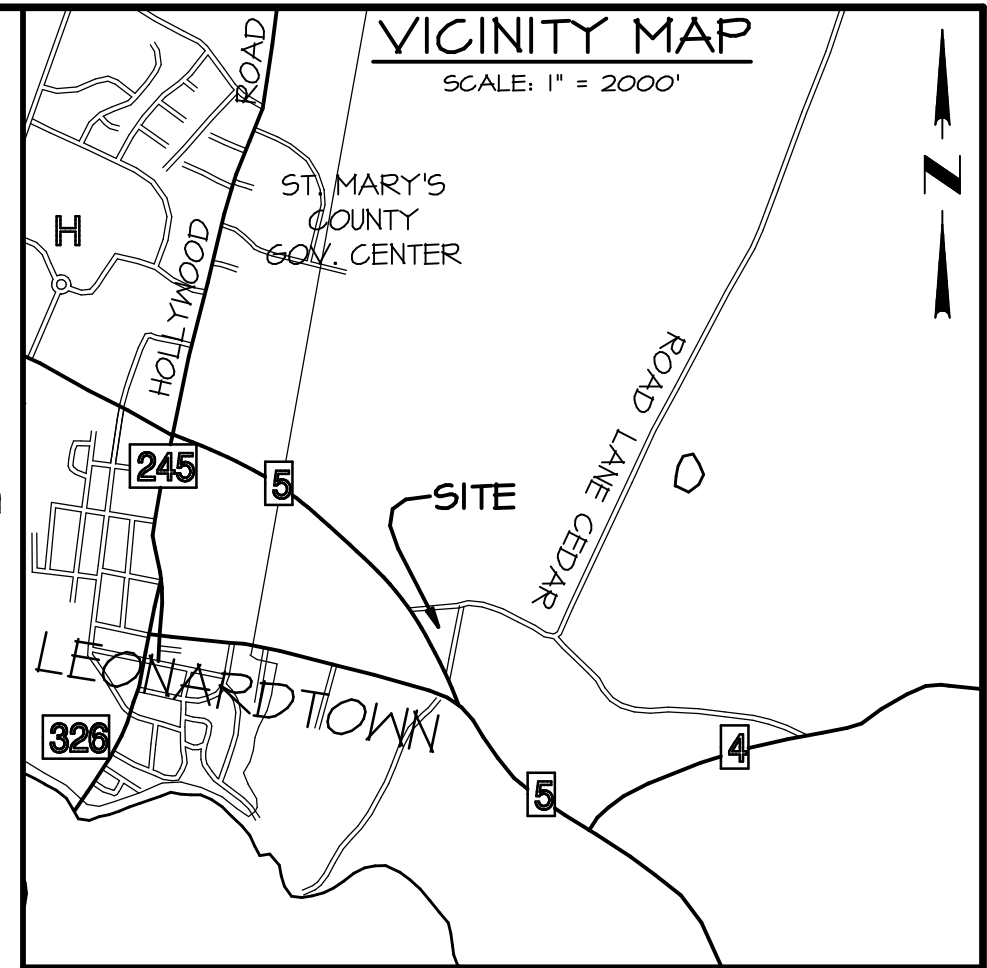
*St. M. Val*

Steven M. Vaughan  
Professional Land Surveyor  
MD Registration # 21596  
Expires January 17, 2025

12/7/2023  
Date

**VICINITY MAP**

SCALE: 1" = 2000'



CEDAR LANE ROAD Sta. 3+88.70 =  
CEDAR LANE CT. Sta. 0+00.00

N=227860.252  
E=1419832.442

N/F  
ST MARY'S HOME FOR  
THE ELDERLY INC  
MRB 207 / 228  
ZONED: RMF

**CEDAR LANE CT  
VARIABLE WIDTH R/W  
PER SHA PLAT 52209**

N/F  
ST MARY'S HOME FOR  
THE ELDERLY II  
MRB 105 / 251  
ZONED: RMF

N/F  
RAKHA K. AKULA  
& TANUJA KATTA  
TLC 4880 / 434  
ZONED: CB

TOWN OF  
LEONARDTOWN  
COORDINATE  
LIMITS

N/F  
DOGWOOD  
DEVELOPMENT  
DJB 6102 / 153  
ZONED: PUD

**CEDAR LANE ROAD  
VARIABLE WIDTH R/W  
PER SHA PLAT 52209**

**PARCEL 17  
57,180 S.F.  
OR  
1.31 AC ±**

EX. FENCE  
APPARENT  
ENCROACHMENT  
24.1' ±

EX. HOUSE  
APPARENT  
ENCROACHMENT  
4.5' ± ~ 148 S.F. ±

EX. PROPANE TANK  
APPARENT  
ENCROACHMENT  
15.8' ±

N/F  
DOGWOOD  
DEVELOPMENT  
DJB 6102 / 153  
ZONED: PUD

N=227357.009  
E=1419863.961

BASE LINE MD 5 STA 131+84.50 =  
CEDAR LANE ROAD STA 0+00.00

**MD 5  
(POINT LOOKOUT ROAD)**

**VARIABLE WIDTH STATE R/W PER  
SHA PLATS 51163, 51165 & 52209**

**LEGEND**

- PROPERTY LINE
- - - - - PROPERTY LINE ADJOINER
- ROW LINE
- COOPERATE LIMIT
- BASE LINE
- SHA SLOPE EASEMENT
- WELL
- UTILITY POLE
- PANEL BOX
- WATER VALVE
- SEWER CLEAN-OUT
- UTILITY LINE - OVERHEAD
- UTILITY LINE - UNDERGND
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- EXISTING PAVEMENT
- FENCE LINE



**GENERAL NOTES**

- This Boundary Survey was prepared without the benefit of a Title Report which may show additional conveyances, easements, covenants, rights-of-way or building restriction lines not shown hereon.
- This Boundary Survey is based on field observations collected by LSR, Inc. dated September 8th, 2023.
- Bearings and coordinates shown hereon are referenced to the Maryland State Plane Datum of 1983, 2011 revision (NAD 83/2011). Contours and spot elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). Both datums were established by a global positioning system survey performed by LSR, Inc., in September of 2023.
- Utility locations shown hereon are based upon visual evidence and may not accurately reflect underground locations or all existing utilities. All utility locations are to be verified in the field prior to any construction.

**DATUM INFORMATION**

DATUM	NAD 83/ 2011
DISTANCES	GROUND
VRS	RTCM-ref 0348
CONVERGENCE	07°29'20.68"
SCALE FACTOR	0.9999594067
ELEV. FACTOR	0.999959456

**CURVE DATA**

No.	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	282.60'	778.51'	142.87'	S00°53'19"E	281.05'	20°47'55"
C2	108.50'	1601.02'	54.21'	N10°38'44"E	108.48'	3°52'06"

**COURSE DATA**

No.	BEARING	DISTANCE
L1	S60°00'07"E	46.46'
L2	S10°08'42"E	223.24'
L3	S78°31'11"W	12.41'
L4	N29°04'52"W	76.93'
L5	N28°54'12"W	175.58'
L6	N27°13'41"W	31.90'
L7	N08°46'45"W	244.07'



**LAND SURVEYING  
PLANNING  
ENGINEERING \* PERMITS  
ENVIRONMENTAL SERVICES**

**LITTLE SILENCES REST, INC.**

41650 COURT HOUSE DRIVE - SUITE 101 - P.O. BOX 2340  
LEONARDTOWN, MD 20650  
PHONE: (301) 475-2236 ~ WWW.LSRCORP.COM

DATE	09/08/23
JOB#	0087-23
FOLDER	M40B06
SCALE	1" = 40'
DRAWN	KP
CHECKED	SV
DATE PLOTTED	12/7/2023

**BOUNDARY SURVEY**

THE LANDS OF  
**OLD GUM SUPPLY CO. INC.**  
PER LIBER 6364 FOLIO 341  
MAP 40 GRID 6 PARCEL 17  
22675 & 22679 CEDAR LANE CT.  
3RD ELECTION DISTRICT - ST. MARY'S COUNTY, MARYLAND  
FOR: JOHN HORSTKAMP