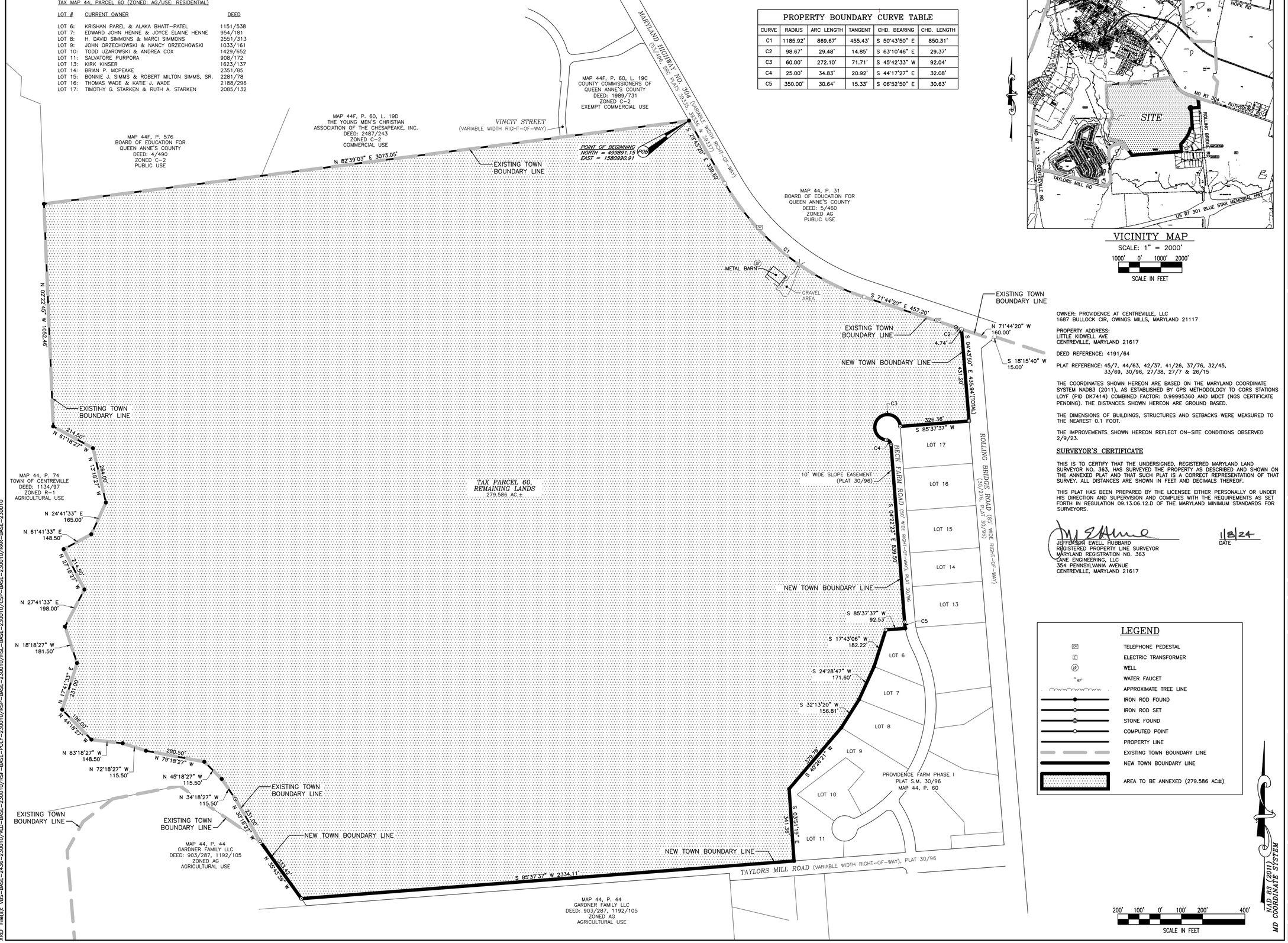
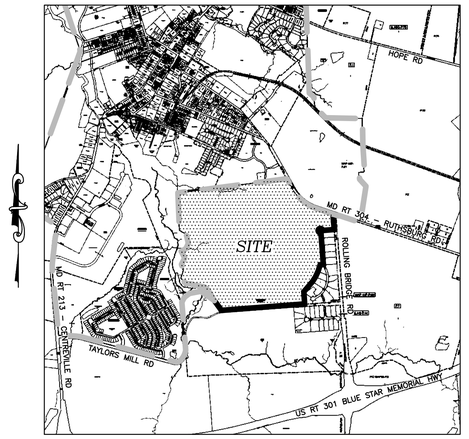
ADJACENT PROPERTY OWNERS

TAX MAP 44, PARCEL 60 (ZONED: AG/USE: RESIDENTIAL)

LOT #	CURRENT OWNER	DEED
LOT 6:	KRISHAN PAREL & ALAKA BHATT–PATEL	1151/538
LOT 7:	EDWARD JOHN HENNE & JOYCE ELAINE HENNE	954/181
LOT 8:	H. DAVID SIMMONS & MARCI SIMMONS	2551/313
LOT 9:	JOHN ORZECHOWSKI & NANCY ORZECHOWSKI	1033/161
LOT 10:	TODD UZAROWSKI & ANDREA COX	1429/652
LOT 11:	SALVATORE PURPORA	908/172
LOT 13:	KIRK KINSER	1623/137
LOT 14:	BRIAN P. MCPEAKE	2351/85
LOT 15:	BONNIE J. SIMMS & ROBERT MILTON SIMMS, SR.	2281/78
LOT 16:	THOMAS WADE & KATIE J. WADE	2188/296
LOT 17:	TIMOTHY G. STARKEN & RUTH A. STARKEN	2085/132

PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	1185.92'	869.67'	455.43'	S 50°43'50" E	850.31'
C2	98.67'	29.48'	14.85'	S 63°10'46" E	29.37'
C3	60.00'	272.10'	71.71'	S 45°42'33" W	92.04'
C4	25.00'	34.83'	20.92'	S 44°17'27" E	32.08'
C5	350.00'	30.64'	15.33'	S 06°52'50" E	30.63'





VICINITY MAP

SCALE: 1" = 2000'

1000' 0' 1000' 2000'

SCALE IN FEET

LEGEND

- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- WELL
- WATER FAUCET
- APPROXIMATE TREE LINE
- IRON ROD FOUND
- IRON ROD SET
- STONE FOUND
- COMPUTED POINT
- PROPERTY LINE
- EXISTING TOWN BOUNDARY LINE
- NEW TOWN BOUNDARY LINE
- AREA TO BE ANNEXED (279.586 AC±)

OWNER: PROVIDENCE AT CENTREVILLE, LLC
1687 BULLOCK CIR, OWINGS MILLS, MARYLAND 21117

PROPERTY ADDRESS:
LITTLE KIDWELL AVE
CENTREVILLE, MARYLAND 21617

DEED REFERENCE: 4191/64

PLAT REFERENCE: 45/7, 44/63, 42/37, 41/26, 37/76, 32/45, 33/69, 30/96, 27/38, 27/7 & 26/15

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDCT (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE IMPROVEMENTS SHOWN HEREON REFLECT ON-SITE CONDITIONS OBSERVED 2/9/23.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR NO. 363, HAS SURVEYED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12.D OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

11/8/24
DATE

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 363
LANE ENGINEERING, LLC
354 PENNSYLVANIA AVENUE
CENTREVILLE, MARYLAND 21617

NAD 83 (2011) MARYLAND COORDINATE SYSTEM

REVISIONS			
No.	DATE	DESCRIPTION	BY

EXHIBIT 1

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanelc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
363
REGISTERED
PROPERTY LINE SURVEYOR

11/8/24
DATE

ANNEXATION PLAT

ON THE LANDS OF
PROVIDENCE AT CENTREVILLE, LLC
TOWN OF CENTREVILLE

IN THE THIRD ELECTION DISTRICT
QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 44F, GRID 24, PARCEL 60

ISSUED FOR:	DATE:	BY:
OWNER, TOWN & COUNTY REVIEW	1/5/24	BFG

SHEET No. 1 OF 1	DATE: 1/5/24
SCALE: AS NOTED	JOB No. 230010
	FILE No. A269

Date: 01/05/2024 - 11:17am User: rdean Project Manager: BFG
Drawing Path: J:\2023\0000\230010\Civil3D-230010\Dwg\Plats\VSP-PLTS-230010.dwg | AnnexationPlat
XREF File(s): VBS-BASE-2436-230010/VLD-BASE-230010/RSF-BASE-230010/RSF-BASE-POLY-230010/RSH-BASE-230010/CSP-BASE-230010/RAR-BASE-230010/HSL-BASE-230010/CSP-BASE-230010/RAR-BASE-230010