

**AFFIDAVIT**  
 THE UNDERSIGNED OWNER OF THE PROPERTY DOES HEREBY CERTIFY, PURSUANT TO THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY, SECTION 3-108.1(F)(2), THAT THIS PLAT DOES NOT REQUIRE SUBDIVISION APPROVAL.

DATE \_\_\_\_\_

**UNIFORM ACKNOWLEDGMENT ACT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

N/F LANDS OF  
**JOHN K. TURPIN &  
 WILLIAM P TURPIN**  
 C.W.C. 81/284

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**JOHN K. TURPIN &  
 WILLIAM P TURPIN**  
 C.W.C. 81/284

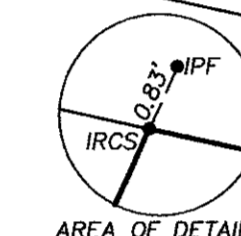
N/F LANDS OF  
**STATE OF MARYLAND  
 DEPARTMENT OF  
 TRANSPORTATION**  
 M.W.M. 185/251

N/F LANDS OF  
**JONATHAN D. SMITH &  
 SHARON A. SMITH**  
 S.M. 1146/361

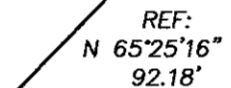
N/F LANDS OF  
**DONALD W. DAWKINS &  
 JOAN QIMBY DAWKINS**  
 S.M. 758/140

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**DONALD W. DAWKINS &  
 JOAN QIMBY DAWKINS**  
 S.M. 758/140

N/F LANDS OF  
**COUNTY  
 COMMISSIONERS OF  
 QUEEN ANNE'S COUNTY**  
 M.W.M. 243/565



30' WIDE STORM DRAINAGE  
 EASEMENT (SEE NOTE #5)



60' WIDE UTILITIES  
 EASEMENT (SEE NOTE #4)



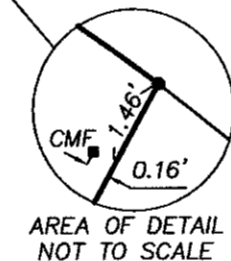
REF: N 65°25'16" E  
 92.18'



REF: N 29°17'16" E  
 297.16'



REF: N 68°51'00" E  
 688.51'



66' WIDE R/W

**LITTLE HUT DRIVE**  
 VARIABLE WIDTH R/W

**PARCEL D  
 LOT 2**  
 N/F LANDS OF  
**CENTER PARK LIMITED  
 PARTNERSHIP**  
 M.W.M. 237/358

**PARCEL H  
 AREA=**  
**2.713 ACRES±**

**PARCEL D  
 LOT 1  
 AREA=13.354 ACRES±**

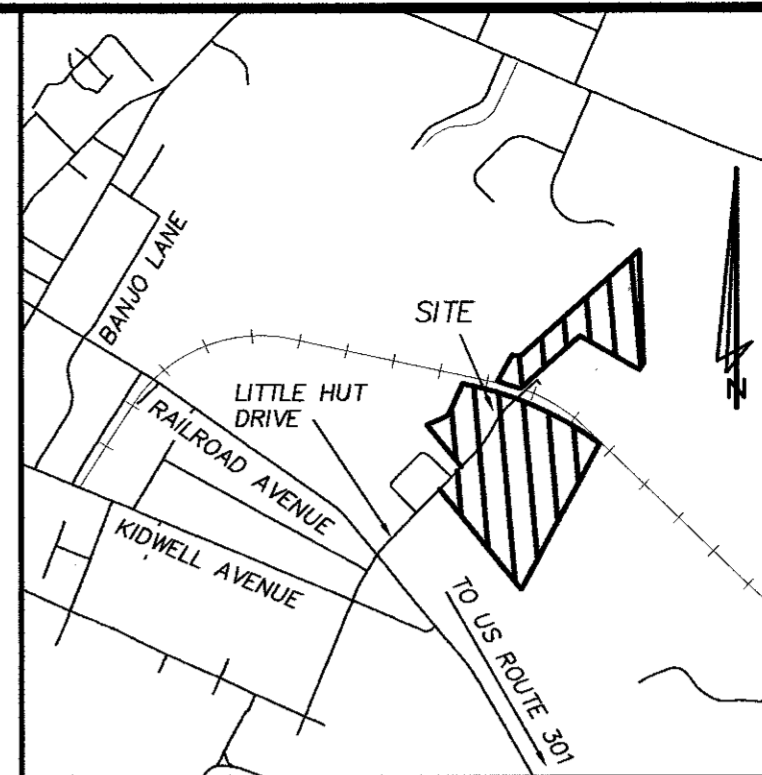
**PARCEL I  
 AREA=6.413 ACRES±**

N/F LANDS OF  
**BOARD OF EDUCATION OF  
 QUEEN ANNE'S COUNTY**  
 C.W.C. 5/460

N/F LANDS OF  
**THE TOWN OF CENTREVILLE**

**LEGEND**

- CMF - DENOTES CONCRETE MONUMENT FOUND
- IPF - DENOTES IRON PIPE FOUND
- IRF - DENOTES IRON ROD FOUND
- IRCF - DENOTES IRON ROD WITH CAP FOUND
- IRCS - DENOTES IRON ROD AND CAP SET
- N/F - DENOTES NOW OR FORMERLY



**VICINITY MAP**  
 SCALE: 1" = 1,200'

**AREA TABLE**

AREA PARCEL D LOT 1	= 13.354 ACRES±
AREA PARCEL H	= 2.713 ACRES±
AREA PARCEL I	= 6.413 ACRES±
TOTAL AREA	= 22.480 ACRES±

**PARCEL D LOT 1  
 COURSES AND DISTANCES**

LINE	BEARING	DISTANCE
1	N 44°24'00" E	302.59'
2	N 35°28'51" E R=667.19' L=207.72'	206.88'
3	N 37°31'34" E R=486.17' L=186.07'	184.94'
4	N 48°29'25" E	67.77'
5	S 60°59'41" E R=1966.00' L=560.02'	558.13'
6	S 28°28'32" W	1031.59'
7	N 39°15'58" W	776.51'

**AREA=13.354 ACRES±**

**PARCEL H  
 COURSES AND DISTANCES**

LINE	BEARING	DISTANCE
8	N 39°27'44" W	305.75'
9	N 65°25'16" E	144.76'
10	N 24°30'35" E	216.21'
11	S 77°30'19" E	97.62'
12	S 74°19'35" E R=1966.00' L=218.14'	218.03'
13	S 48°29'25" W	35.00'
14	S 37°31'34" W R=546.17' L=209.03'	207.76'
15	S 35°28'51" W R=607.19' L=189.04'	188.28'
16	S 44°24'00" W	100.33'

**AREA=2.713 ACRES±**

**PARCEL I  
 COURSES AND DISTANCES**

LINE	BEARING	DISTANCE
17	N 29°17'16" E	188.52'
18	S 78°57'44" E	49.50'
19	N 48°29'22" E	995.20'
20	S 02°07'29" E	700.92'
21	S 28°28'32" W	50.60'
22	N 60°01'16" W	429.44'
23	S 48°29'25" W	498.02'
24	N 72°12'43" W R=2032.00' L=150.19'	150.16'

**AREA=6.413 ACRES±**

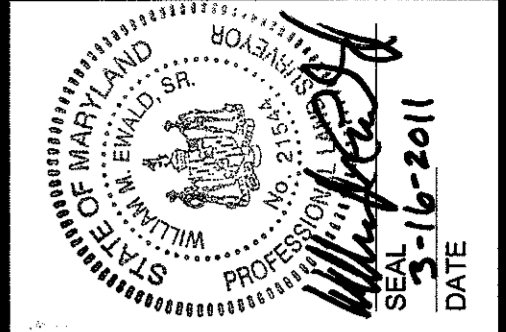
**NOTES:**

1. FOR DEED REFERENCES SEE: S.M. 823/141 & S.M. 1624/380.  
 FOR PLAT REFERENCE SEE: M.W.M. 243/570, S.M. 31/54 & S.M. 38/91.
2. PROPERTY ADDRESS: LITTLE HUT DRIVE  
 CENTREVILLE, MARYLAND 21617
3. 60' WIDE UTILITIES EASEMENT SHOWN HEREON PURSUANT TO PLAT  
 M.W.M. 243/570, STATUS IS UNDETERMINED.
4. 60' WIDE UTILITIES AND ACCESS EASEMENT SHOWN HEREON  
 PURSUANT TO PLAT S.M. 38/91, STATUS IS UNDETERMINED.
5. 30' WIDE STORM DRAINAGE EASEMENT SHOWN HEREON PURSUANT  
 TO PLAT M.W.M. 243/570, STATUS IS UNDETERMINED.
6. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF REVIEW OF  
 AN ABSTRACT OF TITLE.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY McCRONE, INC. AT WHICH TIME THE UNDERSIGNED REGISTERED SURVEYOR WAS IN RESPONSIBLE CHARGE OF ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS STATED IN COMAR 09.13.06.12 OF THE MINIMUM STANDARDS FOR SURVEYORS.

*William P. Turpin* 3-16-2011  
 PROFESSIONAL LAND SURVEYOR DATE



**McCRONE**  
 Environmental Sciences  
 Land Planning & Surveying  
 Construction Services  
 ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY

207 NORTH LIBERTY STREET  
 CENTREVILLE, MARYLAND 21617  
 (410) 758-2237 • FAX (410) 758-2464  
 www.mccrone-inc.com

DATE	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY
FEB. 2011	1"=200'	E.WALD	680-B	
JOB NUMBER		D1110014		
FOLDER REF				
DATE				

**BOUNDARY SURVEY**  
 ON THE LANDS OF  
**LITTLE HUT LIMITED PARTNERSHIP**  
 IN THE TOWN OF CENTREVILLE  
 THIRD ELECTION DISTRICT QUEEN ANNE'S CO., MD

SHEET NO	1 OF 1
FILE NO	11014-BS