

PAR. # 61
JAMES N. MAGUIRE, JR.
L. 34851 F. 555
N 50°25'51" E
71.02'
N 39°13'28" W
67.60'
N 364,408.6449
E 1,376,931.3623

PAR. # 169
MOORE LIVINGTON TRUST
S 76°07'31" E
L. 17332 F. 187
522.03'
1,101.45'

PAR. # 176
DANIEL ZABETAKIS L. 16097 F. 59
N 364,242.1246
E 1,378,012.6767
R = 1,574.31' A = 120.70'
DELTA = 04° 23' 34"
CHD BRG = S 08° 39' 41" W
~ 120.67'

THE PROPERTY OF
HOWARD L. WATSON AND PEGGY L. WATSON,
LIVING REVOCABLE TRUST
LIBER 26584 @ FOLIO 276

PARCEL - "D"
6.0515 AC.

PARCEL - "A"
5.4910 AC.

R = 1,569.87' A = 158.73'
DELTA = 05° 47' 35"
CHD BRG = S 07° 57' 40" W
~ 158.66'

PAR. # 50
PERCENTEE, INC.
L. 4931
F. 430

IRON PIPE FOUND
w/Cap

N 63°07'13" W ~ 257.54'
N 03°57'10" W ~ 965.19'

IRON PIPE FOUND

S 89°33'52" W ~ 200.00'

LIBER 26584 FOLIO 276
LIBER 27056 FOLIO 373
S 65°40'08" W
74.00'

IRON PIPE FOUND

N 89°16'47" W ~ 500.44'

LIBER 26584 FOLIO 276
LIBER 27056 FOLIO 373
IRON PIPE FOUND
w/Cap

R = 1,569.87' A = 242.38'
DELTA = 08° 50' 46"
CHD BRG = S 00° 38' 30" W
~ 242.14'

PARCEL - "C"
5.1327 AC.

PARCEL - "B"
5.2976 AC.

THE PROPERTY OF
KRISTIAN JOHN LARSON, JR.
and LISA ANN LARSON
LIBER 27056 @ FOLIO 373



SURVEYOR'S CERTIFICATES :

I hereby certify that I have carefully surveyed the property as shown by this plat and Permanent Survey Markers are in place as shown.

DATE: 20th July 2022 W. L. Meekins

NAIL FOUND IN
CONCRETE MONUMENT

N 87°59'34" W ~ 486.95'

LIBER 27056 FOLIO 373
LIBER 26584 FOLIO 276

IRON PIPE FOUND

N 88°9'53" W ~ 486.97'

IRON PIPE FOUND

BADEN - NAYLOR (30' W) ROAD
Centerline
15.00'
S 10°51'28" W
75.30'
Centerline
15.00'
Centerline
15.00'
Centerline
15.00'

NAD 83 DATUM
SCALE : 1" = 50'

**BOUNDARY SURVEY
PARCELS - "A", "B", "C" & "D"**

THE PROPERTY OF
**HOWARD L. WATSON AND
PEGGY L. WATSON,
LIVING REVOCABLE TRUST**
LIBER 26584 @ FOLIO 276
AND ALSO THE PROPERTY OF
**KRISTIAN JOHN LARSON, JR.
and LISA ANN LARSON**
LIBER 27056 @ FOLIO 373

4 TH ELECTION DISTRICT	PRINCE GEORGE'S CO., MD.
DATE : 07/20/2022	SCALE : 1"=50'
SHEET 1 OF 1	

REVISIONS

W. L. MEEKINS, INC.
3101 RITCHIE ROAD
FORESTVILLE, MD 20747
TEL : 301-736-6387 / 7115
email : info@meekins.net
web : www.meekins.net
REGISTRATIONS
MD # 10833
DCL# 900860

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.

VALLEY LANE SUBDIVISION

PLAT BOOK VJ 183 @ PLAT NO. 19

4th Watson, Howard L. & Peggy L.