

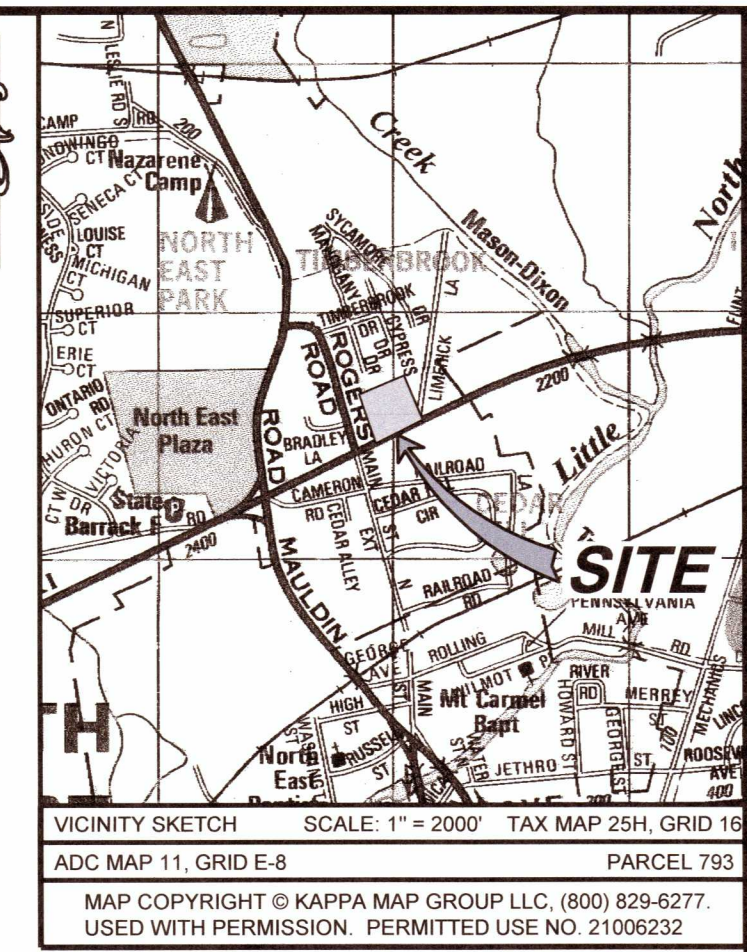


LEGEND

N/F	- DENOTES NOW OR FORMERLY
CPF	- DENOTES CAPPED PIN FOUND
CPS	- DENOTES CAPPED PIN SET
PINF	- DENOTES IRON PIN FOUND
⊙	- DENOTES EXIST. SAN. SEWER MANHOLE

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S20°19'39"E	72.80'	73.21'	200.00'



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 481, Expiration Date: 1-12-2023.

McCRONE

ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

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ELKTON, MARYLAND 21921
410.398.1550
www.mccrone-engineering.com

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DATE:	JUNE 2022	SCALE:	1" = 40'
JOB NUMBER:	D3220034	DRAWN BY:	BAS
FOLDER REF:	2812	DESIGNED BY:	
DATE:		REVISION:	

BOUNDARY & TOPOGRAPHIC SURVEY PLAN

LOT 1, ON THE LANDS OF

LSM, LLC

FIFTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND
PREPARED FOR: STAVROS KALAITZOGLOU

SHEET NO.: 1 OF 1

June 08, 2022 - 9:03am User: bsmith Q:\D3220034 - KALAITZOGLOU\DWG\SURVEYING\D3220034_BND.dwg Tab: 18 x 24

TAX PARCEL 96
N/F LANDS OF
FIRST STATE REALTY, LLC
CMN 4133450
ZONING: BG - COMMERCIAL

TAX PARCEL 97
N/F LANDS OF
FIRST STATE REALTY, LLC
CMN 4133450
ZONING: BG - COMMERCIAL

TAX PARCEL 98
N/F LANDS OF
FIRST STATE REALTY, LLC
CMN 4133450
ZONING: BG - COMMERCIAL

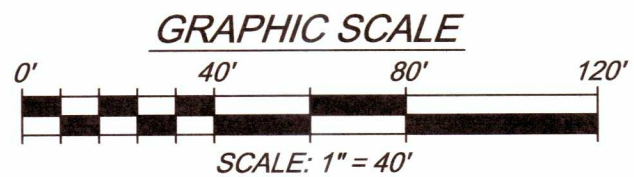
TAX PARCEL 100
N/F LANDS OF
STAVROS K LLC
WLB 2046303
ZONING: BG
"PATS PIZZA" RESTAURANT

TAX PARCEL 719
N/F LANDS OF
KATHRYN R. STEEL
WLB 2186458
PB 12/31
ZONING: TNE R-3

TAX PARCEL 719
N/F LANDS OF
KEVIN PATRICK CONNELLY
WLB 1150231
PB 12/31
ZONING: TNE R-3

TAX PARCEL 719
N/F LANDS OF
JENNIFER WEAVER
WLB 1748665
PB 12/31
ZONING: TNE R-3

- NOTES:**
1. PREMISE ADDRESS: SYCAMORE DRIVE NORTH EAST, MD 21901
 2. FOR DEED REFERENCE SEE W.L.B. 2323/65.
 3. FOR PLAT REFERENCE SEE PC 925/693.
 4. ZONED: TNE HC - HIGHWAY COMMERCIAL
 5. SETBACKS: FRONT - 40'
SIDE - 10'
REAR - 25'
 6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 7. DATE OF LAST FIELD NOTES: 4/19/2022.
 8. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY McCRONE IN APRIL OF 2022.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "STATE OF MARYLAND MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS." CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

[SEAL] REGISTRATION NO. 481
(DONALD EAST SUTTON) (EXPIRES 1/12/2023)
REGISTERED PROPERTY LINE SURVEYOR

DATE: 6/8/2022