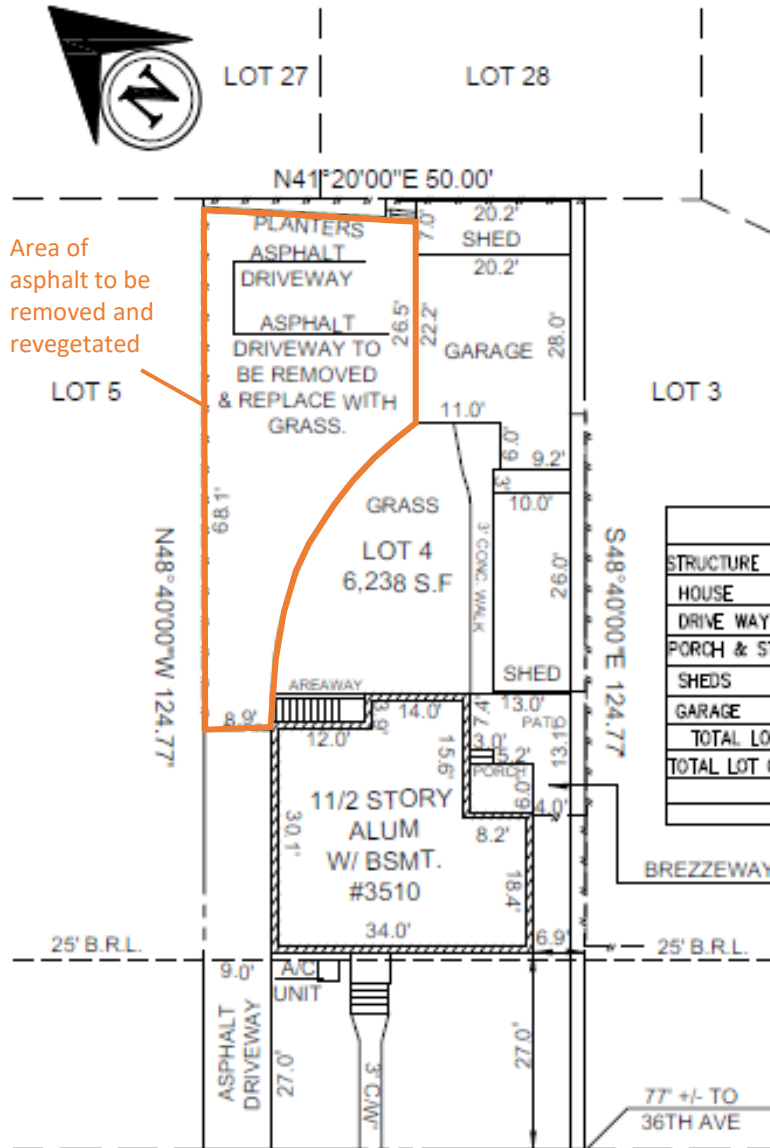


ADDRESS: 3510 LANCER DRIVE
HYATTSVILLE, MD 20782



Area of asphalt to be removed and revegetated

EXISTING LOT COVERAGE		
STRUCTURE	DIMENSIONS	SQUARE FOOT
HOUSE	34'X34'	1,156
DRIVE WAY	9'x27'+8.9x34	545.6
PORCH & STOOP	50'+21'	71
SHEDS	290'+141'	431
GARAGE	20.2'X26'	565
TOTAL LOT COVERAGE		2,768.6
TOTAL LOT COVERAGE PERCENTAGE		44.3%

S41°20'00"W 50.00'
LANCER DRIVE
(50' R.O.W.)

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. SUBJECT TO ALL EASEMENTS ON RECORD.
- AND IMPROVEMENTS ON PROPERTY. THE PLAT IS SUBJECT TO RESTRICTION ON RECORD.
4. THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANENT STRUCTURES ON THE PROPERTY.
5. FENCE LOCATION, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
6. SDA, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES MAY ACCUR TO THIS PLAT AFTER THE DATE OF SIGNATURE BY THE LICENCED SURVEYOR.

SCALE 1" = 20'

DRAWN BY: CE

Surveyor's Certificate

I hereby certify to the best of my knowledge and belief that the information shown herein is based on actual field measurements and that there are no encroachments across the property, unless otherwise shown.



5/25/23
DATE

LOCATION DRAWING

BLOCK 1 LOT 4

SUBDIVISION: CLEARWOOD

ELECTION DISTRICT 16

PRINCE GEORGE'S COUNTY MARYLAND

PLAT # BB7@65 PROPERTY OWNER: DOUGLAS C. RIVA

SURVEYORS DEVELOPMENT & ASSOCIATES LLC

LAND SURVEYORS* ENGINEERS* PLANNERS*

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