A.H.O. 140/22

GENERAL NOTES:

1. CURRENT OWNER: BUNTINGS NURSERIES, INC.
   P.O. BOX 270
   SELBYVILLE, DE. 19975
2. TAX MAPS 15 AND 9, PARCEL 87
3. DEED REFERENCE: S.M.C. 55/594
4. WETLANDS DELINEATED BY JOHN GIGOLIOTTI AND ASSOCIATES AND FIELD LOCATED BY FRANK G. LYNCH JR. AND ASSOCIATES IN NOVEMBER OF 1990
5. ZONED A-1
6. CURRENT ZONING SETBACKS:
   FRONT: 80' FROM THE CENTERLINE OF THE ROADWAY FOR LOTS ABUTTING BUNTING ROAD (LOTS 1 THRU 4) AND 60' FROM THE RIGHT OF WAY OF U.S. RTE. 113 FOR LOTS 4 AND 5.
   SIDES: 20'
   REAR: 50'
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0025 A, LOT 5 LIES IN FLOOD ZONES A-7 (BASE FLOOD ELEV. 6.0 M.S.L.), B, AND C. LOTS 3 AND 4 LIE IN FLOOD ZONE C. LOTS 1 AND 2 LIE IN FLOOD ZONES A-7 (BASE FLOOD ELEV. 6.0 M.S.L.), B, AND C.
8. TOTAL AREA: 100.32 AC.±
9. LOTS 1 THROUGH 5 EACH CONTAIN GREATER THAN 2,500 S.F. OF BUILDABLE AREA

ROAD WIDENING STRIP AREA:

LOT 4	9,389 S.F.±
LOT 3	5,000 S.F.±
LOT 2	5,000 S.F.±
LOT 1	5,006 S.F.±
TOTAL	24,395 S.F.±

COURSE DESCRIPTION TABLE
By and With Centerline of Ditch

COURSE	BEARING	DISTANCE
1	S. 62°31'42" E.	124.41'
2	S. 59°19'38" E.	177.24'
3	S. 42°29'48" E.	79.75'
4	S. 42°33'49" E.	38.80'
5	S. 41°19'59" E.	152.45'
6	S. 17°07'16" E.	126.65'
7	S. 15°42'24" E.	127.77'
8	S. 32°35'56" E.	136.08'
9	S. 46°41'53" E.	50.28'
10	S. 46°41'53" E.	63.87'
11	S. 47°02'38" E.	124.62'
12	S. 30°04'17" E.	28.67'
13	S. 25°19'42" E.	92.01'
14	S. 35°50'44" E.	100.11'
15	S. 64°06'00" E.	35.06'
16	S. 42°11'01" E.	62.19'
17	S. 58°00'09" E.	31.91'
18	S. 58°00'09" E.	51.06'
19	S. 64°04'29" E.	89.71'
20	S. 18°21'18" E.	37.77'
21	S. 53°48'48" E.	79.84'
22	S. 75°41'03" E.	53.46'
23	S. 75°41'34" E.	38.18'
24	N. 79°57'16" E.	45.30'
25	N. 72°23'53" E.	19.99'
26	S. 66°00'21" E.	69.62'
27	S. 75°27'04" E.	24.97'
28	S. 21°13'03" E.	28.09'
29	S. 21°13'03" E.	36.99'
30	S. 28°02'42" W.	54.76'
31	S. 29°54'00" W.	24.11'
32	S. 30°12'05" E.	27.12'
33	S. 12°00'04" W.	75.18'

COURSE DESCRIPTION TABLE
By and With Centerline of Birch's Branch

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
34	N. 81°59'26" W.	127.35'	79	N. 46°17'50" W.	24.05'
35	S. 67°59'35" W.	94.63'	80	N. 89°31'21" W.	24.13'
36	S. 85°04'06" W.	18.84'	81	S. 76°40'41" W.	54.18'
37	N. 75°50'24" W.	88.66'	82	N. 33°38'13" W.	42.37'
38	N. 88°53'13" W.	32.38'	83	N. 08°52'41" W.	28.30'
39	S. 46°11'24" W.	26.80'	84	N. 08°45'29" W.	23.11'
40	S. 46°11'24" W.	17.03'	85	N. 80°20'12" W.	25.01'
41	S. 15°06'30" W.	137.84'	86	S. 50°38'07" W.	21.92'
42	S. 48°58'13" W.	38.19'	87	S. 15°08'54" W.	21.75'
43	S. 33°32'31" W.	57.61'	88	S. 21°00'22" W.	14.20'
44	N. 88°16'06" W.	33.90'	89	N. 68°47'25" W.	32.88'
45	N. 52°45'26" W.	38.63'	90	N. 14°19'01" W.	103.34'
46	N. 30°41'34" W.	30.50'	91	N. 26°44'09" W.	28.96'
47	N. 04°20'45" W.	63.38'	92	N. 68°31'30" W.	26.08'
48	N. 12°28'30" W.	16.08'	93	S. 75°59'45" W.	46.95'
49	N. 59°25'43" W.	17.89'	94	N. 83°47'13" W.	37.80'
50	S. 48°11'16" W.	74.50'	95	N. 08°17'29" W.	23.39'
51	S. 21°44'31" W.	73.70'	96	N. 31°39'56" E.	31.68'
52	S. 16°47'47" E.	38.92'	97	N. 07°17'30" E.	25.68'
53	S. 48°55'41" W.	32.90'	98	N. 15°43'14" W.	18.82'
54	S. 62°32'04" W.	27.52'	99	N. 75°47'21" W.	16.90'
55	N. 42°24'48" W.	97.89'	100	S. 61°11'45" W.	22.22'
56	N. 84°16'55" W.	93.71'	101	N. 42°26'53" W.	62.88'
57	S. 67°34'12" W.	53.11'	102	N. 71°45'10" W.	32.47'
58	S. 48°17'20" W.	35.39'	103	N. 52°30'07" W.	18.65'
59	S. 25°04'46" W.	34.19'	104	N. 35°41'30" W.	26.07'
60	S. 29°25'10" W.	30.10'	105	N. 82°47'10" W.	24.53'
61	N. 83°55'14" W.	19.50'	106	S. 47°52'36" W.	20.40'
62	N. 48°14'44" W.	140.28'	107	S. 07°29'29" E.	31.89'
63	N. 40°25'23" W.	51.95'	108	S. 62°14'25" W.	12.75'
64	N. 28°22'28" W.	39.09'	109	N. 65°39'46" W.	22.36'
65	N. 45°16'31" W.	39.47'	110	N. 40°45'25" W.	48.18'
66	S. 68°51'16" W.	17.42'	111	N. 52°27'23" W.	37.15'
67	N. 59°11'01" W.	25.61'	112	N. 77°32'27" W.	75.74'
68	N. 28°33'06" W.	33.63'	113	S. 59°48'25" W.	15.29'
69	N. 45°16'09" W.	78.94'	114	S. 27°34'32" W.	22.62'
70	N. 14°24'52" E.	48.84'	115	S. 17°59'44" W.	49.76'
71	N. 14°15'25" W.	40.94'	116	S. 46°45'48" W.	18.05'
72	S. 83°37'56" W.	21.67	117	N. 68°24'15" W.	62.17'
73	S. 25°48'55" W.	44.79'	118	S. 70°07'10" W.	40.33'
74	S. 75°59'34" W.	57.09'	119	N. 89°31'53" W.	34.94'
75	N. 65°38'01" W.	121.33'	120	S. 70°30'54" W.	40.66'
76	S. 36°27'43" W.	87.50'	121	S. 29°56'42" W.	43.76'
77	S. 83°04'04" W.	14.54'	122	N. 76°09'58" W.	29.77'
78	N. 32°54'07" W.	44.42'			

COORDINATE TABLE
(based on assumed datum)

COORDINATE NUMBER	NORTHING	EASTING
1	10322.3037	2799.9609
2	9119.9834	4923.6755
3	8524.1597	4542.3878
4	8460.8955	4494.5611
5	8523.1452	4386.0685
6	8588.4456	4436.1662
7	8964.9498	3759.2140
8	8874.2627	3727.2572
9	8884.4080	3689.8070
10	8969.7746	3642.6272
11	9024.7251	3673.2790
12	9376.5891	3434.5346
13	9307.2118	3459.7571
14	9237.5883	3413.2127
15	9293.2821	3347.3023
16	9345.0073	3376.8302
17	9400.7195	3395.8330
18	9328.1290	2888.4026
19	9233.2072	2852.4568
20	9284.1381	2766.3984
21	9379.0599	2802.3442
22	10160.0387	2812.5611
23	10112.1166	2900.3305
24	10024.3451	2852.4123
25	10072.2693	2764.6390
26	8782.9324	3069.2807
27	8808.2970	3208.9969
28	8742.3745	3220.9647
29	8717.0099	3081.2485

Note:
All existing forest retained within Forest Protection Area shall be under the jurisdiction of the Maryland Forest Conservation Program and COMAR, Title 8, Subtitle 19. Activities are to be consistent with forest conservation under Natural Resources Article, Section 5-1601--5-1612. There shall be no clearing or removal of forest unless said activity is specified in an approved Forest Management Plan which is in accordance with COMAR, Title 8, Subtitle 19, Chapter 5, Section 2b. Any clearing, grading or construction within 50' of the forest edge shall require protection fencing in accordance with the standards and specifications of the state or locally adopted Forest Conservation manual and the approved Forest Conservation Plan, FCA # H94-6. All forest protection signs shall be maintained and replaced when necessary.

FORESTRY PROTECTION AREA DESCRIPTION TABLE

LINE	DIRECTION	DISTANCE
WL75	S 38°23'45" W	46.36'
WL76	S 32°43'32" W	53.46'
WL77	S 30°42'51" W	77.15'
WL78	S 27°57'15" W	196.24'
WL79	S 29°34'59" W	390.06'
WL80	N 62°24'38" W	490.19'
WL81	N 64°49'08" W	156.22'
WL82	N 59°50'20" W	98.49'
WL83	N 58°39'39" W	57.90'
WL84	N 70°23'28" W	66.99'
WL85	N 58°59'47" W	66.07'
WL86	N 65°27'38" W	89.69'
WL87	S 77°31'03" W	86.90'
WL88	S 89°31'49" W	42.29'
WL89	N 80°25'07" W	29.89'
WL90	N 63°55'53" W	66.08'
WL91	N 50°04'17" W	90.48'
WL92	N 36°56'57" W	41.08'
WL93	N 48°24'43" W	64.55'
WL94	N 52°49'28" W	93.63'
WL95	N 36°00'53" W	129.02'
WL96	N 17°46'23" W	190.04'
WL97	N 02°31'28" W	37.75'
WL98	N 27°46'57" W	99.08'
WL99	S 47°25'40" W	23.64'
WL100	S 25°22'20" E	49.83'
WL101	S 16°18'51" E	141.76'
WL102	S 04°02'12" W	27.57'
WL103	S 27°01'09" W	37.07'
WL104	S 42°17'34" W	31.84'
WL105	S 35°18'33" W	48.72'
WL106	S 36°55'21" W	83.32'
WL107	S 21°27'09" W	44.52'
WL108	S 17°41'23" W	17.49'
WL109	S 05°07'16" E	30.54'
WL110	S 34°56'58" E	63.08'
WL111	S 42°17'15" E	51.05'
WL112	S 47°18'04" E	82.68'
WL113	S 15°28'15" E	18.09'
WL114	S 22°59'44" W	33.19'
WL115	S 00°26'30" E	37.06'
WL116	S 15°14'32" E	30.37'
WL117	S 14°10'17" W	10.75'
WL118	S 69°23'16" W	12.16'
WL119	N 37°42'00" W	32.56'
WL120	N 48°43'03" W	53.25'
WL121	N 33°18'56" W	19.23'
WL122	N 01°05'40" W	65.24'
WL123	N 17°38'51" W	46.45'
WL124	N 34°47'45" W	87.86'
WL125	S 86°28'03" W	14.20'
WL126	S 31°28'26" W	123.49'
WL127	S 48°02'50" W	45.27'
WL128	S 35°00'28" W	48.38'
WL129	S 01°12'42" W	50.12'
WL130	S 44°16'59" E	87.73'
WL131	S 09°25'48" W	12.61'
WL132	S 77°35'08" W	28.40'
WL133	S 83°10'27" W	71.32'
WL134	S 70°05'41" W	42.12'
WL135	S 80°45'00" W	11.42'
WL136	N 74°25'40" W	7.27'
WL137	N 27°46'05" E	19.79'
WL138	N 34°37'31" E	85.94'
WL139	N 12°43'33" E	48.87'
WL140	N 29°54'26" E	23.91'
WL141	N 37°02'12" E	49.38'
WL142	N 04°51'04" W	7.11'
WL143	N 47°54'35" W	8.73'
WL144	N 74°13'59" W	11.28'
WL145	S 75°54'53" W	101.91'
WL146	N 73°33'02" W	24.72'
WL147	N 78°45'49" W	36.13'
WL148	N 48°18'11" W	11.63'
WL149	N 58°16'46" W	14.06'
WL150	N 33°05'19" W	18.43'
WL151	N 49°10'33" W	66.85'
WL152	N 17°45'22" W	88.15'
WL153	N 10°43'32" W	29.12'
WL154	N 34°27'58" W	24.28'
WL155	N 51°05'08" W	24.89'
WL156	N 71°58'23" W	9.82'
WL157	S 60°48'28" W	20.49'
WL158	S 03°58'47" E	16.33'
WL159	S 18°26'52" E	49.15'
WL160	S 03°57'18" W	23.65'
WL161	S 00°54'46" W	30.72'
WL162	S 13°20'29" E	48.25'
WL163	S 16°47'22" E	46.76'
WL164	S 04°40'04" E	32.64'
WL165	S 08°08'42" W	65.33'
WL166	S 17°01'56" W	88.03'
WL167	S 01°46'38" W	73.15'
WL168	S 08°13'03" W	28.73'
WL169	S 43°21'34" W	37.13'
WL170	S 70°56'51" W	39.64'
WL171	N 85°15'28" W	112.71'
WL172	N 63°26'15" W	62.80'
WL173	N 43°09'10" W	24.17'
WL174	N 62°42'29" W	17.86'
WL175	S 65°00'57" W	42.05'

FILED
Sep 9 10 28 AM '94
RICHARD H. OUTTEN
WOR. CO. CLK. CT. CT.

MINOR SUBDIVISION

BAKER FARM SUBDIVISION

FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MD.

FRANK G. LYNCH JR. & ASSOCIATES, INC.
SURVEYING - LAND PLANNING
10535 RACETRACK ROAD
BERLIN, MARYLAND 21811
PHONE (410) 641-5773 641-5353
FAX (410) 208-0227

STATE OF MARYLAND — FRANK G. LYNCH — REGISTERED PROFESSIONAL LAND SURVEYOR — 10782

DATE: 5/28/93 DRAWN BY: GPM FILE NO: 3529/93
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