

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-10B of the Real Property Article of the Annotated Code of Maryland (1988) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

L. E. Bunting, Jr. 11/8/95
L. E. Bunting, Jr., P.L.S. # 142 Date

OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-10B of the Real Property Article of the Annotated Code of Maryland (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Joseph E. Pusey 11/8/95
Joseph E. Pusey Date
Mary K. Pusey 11-8-95
Mary K. Pusey Date
William S. Pusey 11-8-95
William S. Pusey Owner Date
Bayside Farms

WORCESTER COUNTY PLANNING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.

Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards cannot be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following street is hereby offered for dedication to the County Commissioners for Worcester County. A 5' wide strip of land across the front of part of Parcel 40 and the adjoining roadway is offered in dedication for the future widening of McCabes Corner Road. Acceptance of this offer may take place at any time by appropriate act of the County Commissioners. The County Commissioners are in no way required to accept such an offer. The offer may not be withdrawn without the consent of the County Commissioners.

C.D. Hall 11/21/95
Worcester County Planning Commission Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

The purpose of this plat is to approve an addition to a parcel with existing approved on-site water and sewage disposal systems.

Richard D. Miles, P.S. 11/8/95
Approving Authority for Worcester County Date

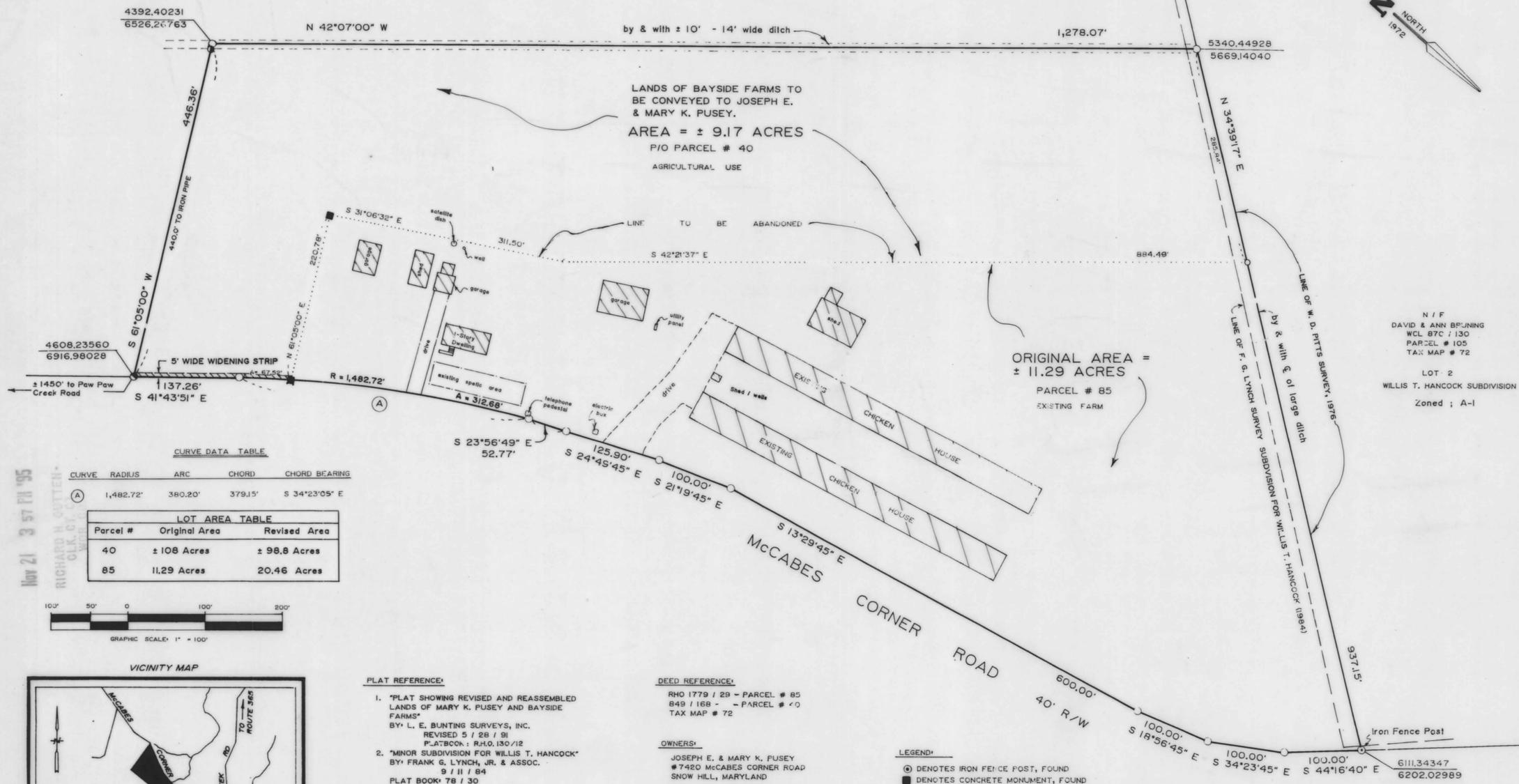
WORCESTER COUNTY'S FOREST CONSERVATION NOTE

In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the subdivision is a boundary line adjustment with no accompanying change in land use. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

REMAINING
LANDS OF BAYSIDE FARMS
849 / 168
PARCEL # 40
TAX MAP # 72
± 99.0 acres
zoned: A-1
Agricultural use

LANDS OF BAYSIDE FARMS TO BE CONVEYED TO JOSEPH E. & MARY K. PUSEY.
AREA = ± 9.17 ACRES
P/O PARCEL # 40
AGRICULTURAL USE

ORIGINAL AREA = ± 11.29 ACRES
PARCEL # 85
EXISTING FARM



CURVE DATA TABLE

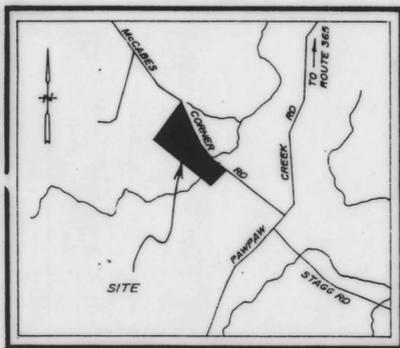
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
(A)	1,482.72'	380.20'	379.15'	S 34°23'05" E

LOT AREA TABLE

Parcel #	Original Area	Revised Area
40	± 108 Acres	± 98.8 Acres
85	11.29 Acres	20.46 Acres



VICINITY MAP



PLAT REFERENCE:

- "PLAT SHOWING REVISED AND REASSEMBLED LANDS OF MARY K. PUSEY AND BAYSIDE FARMS" BY L. E. BUNTING SURVEYS, INC. REVISED 5 / 28 / 91 PLATBOOK: R.H.O. 130 / 12
- "MINOR SUBDIVISION FOR WILLIS T. HANCOCK" BY FRANK S. LYNCH, JR. & ASSOC. 9 / 11 / 84 PLAT BOOK: 78 / 30

PROPERTY ZONED: A-1

DEED REFERENCE:

RHO 1779 / 29 - PARCEL # 85
849 / 168 - PARCEL # 40
TAX MAP # 72

OWNERS:

JOSEPH E. & MARY K. PUSEY
#7420 MCCABES CORNER ROAD
SNOW HILL, MARYLAND
BAYSIDE FARMS, WILLIAM S. PUSEY
#3815 FIGGS LANDING ROAD
SNOW HILL, MARYLAND

LEGEND:

- DENOTES IRON FENCE POST, FOUND
- DENOTES CONCRETE MONUMENT, FOUND
- DENOTES IRON PIPE, SET
- DENOTES UNMARKED POINT
- DENOTES PROPERTY LINE TO BE ABANDONED

NOTES:

- Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 240083-0165-B, dated 6 / 15 / 83, this subdivision is located in zone C.
- The purpose of this subdivision plat is to subdivide 9.17 acres from Parcel 40 and to add and incorporate this 9.17 acres in its entirety with Parcel 85. This 9.17 acre tract not being approved as a separate lot.

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313



RECORDING FEE

PLAT-SUBDIVIS	17354
TOTAL	17354
Reg # M082	Rcpt # 17354
RHO 8986	BLK # 1553
Nov 21, 1995	04:02 PM

REVISED & REASSEMBLED
LANDS OF
JOSEPH E. & MARY K. PUSEY
AND
BAYSIDE FARMS
MCCABES CORNER ROAD
SECOND ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

DATE: 9 / 13 / 95

REVISIONS:

10-2-95 - WOR. CO. COMMENTS

JOB NO.: 4288 / 95

SCALE: 1" = 100'

SHEET NO.:

1 OF 1