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Apr 26 3 40 PM '96

RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

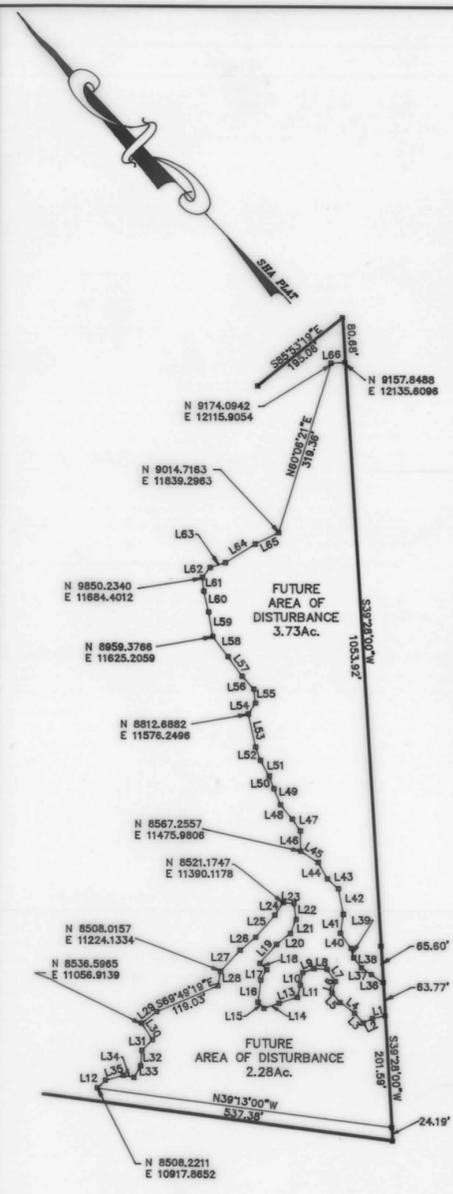
LEGAL DESCRIPTION

LOT 1 - POINT OF BEGINNING AT AN IRON PIPE FOUND (IPF) ON THE NORTHEASTERLY SIDE OF THE RIGHT OF WAY OF THE NORTHBOUND LANE OF U.S. RT. 13 AND THE LANDS NOW OR FORMERLY OWNED BY WAYNE T. BRITTINGHAM, SR. AS RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY UNDER LIBER 2043, FOLIO 161, THENCE ALONG SAID U.S. RT. 13 RIGHT OF WAY N39°13'00"W 1529.77 FEET TO A CONCRETE MONUMENT FOUND (CMF) ON THE LANDS NOW OR FORMERLY OWNED BY RICHARD W. DAUGHERTY, ET UX. AS RECORDED IN AFORESAID LAND RECORDS UNDER LIBER 1701, FOLIO 175, THENCE ALONG SAID DAUGHERTY PROPERTY N13°49'29"W 73.58 FEET TO A CMF AND THE LANDS OF STEVE W. SELBY AS RECORDED IN AFORESAID LAND RECORDS UNDER LIBER 1692, FOLIO 246. THENCE ALONG SAID SELBY PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N88°33'53"E 210.59 FEET TO A CMF, 2) N13°55'55"W A DISTANCE OF 426.43 FEET TO A CMF ON THE SOUTHERLY RIGHT OF WAY OF MD RT. 756. THENCE ALONG SAID MD RT. 756 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) N87°49'04"E 430.63 FEET TO A POINT, 2) S85°38'57"E 43.85 FEET TO A POINT, 3) S84°20'40"E 252.15 FEET TO A POINT, 4) S84°32'15"E 63.79 FEET TO A POINT, 5) S78°41'35"E 49.18 6) S87°50'44"E 79.55 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF THE WINTER QUARTERS TAX DITCH. THENCE CONTINUING BY AND WITH THE CENTERLINE OF SAID TAX DITCH THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: 1) S27°14'55"W 8.32 FEET, 2) S12°08'26"E 18.01 FEET, 3) S02°51'18"W 7.60 FEET, 4) S06°05'23"W 34.98 FEET, 5) S15°28'09"E 109.66 FEET, 6) S23°35'22"E 22.82 FEET, 7) S28°45'28"E 92.21 FEET, 8) S02°14'27"E 24.76 FEET, 9) S25°26'52"E 17.32 FEET, 10) S45°54'10"E 124.59 FEET, 11) S61°39'56"E 51.73 FEET, 12) S67°18'47"E 37.44 FEET, 13) S84°50'55"E 207.82 FEET, 14) S87°18'58"E 184.74 FEET, 15) S85°53'19"E 66.43 FEET TO THE LANDS NOW OR FORMERLY OWNED BY HARRY C. WILLIAMS AS RECORDED IN WORCESTER COUNTY RECORDS UNDER LIBER 1196, FOLIO 594, 16) THENCE ALONG SAID WILLIAMS LAND S85°53'19"E 195.06 FEET TO A POINT AT THE INTERSECTION OF SAID WINTER QUARTERS TAX DITCH AND THE AFORESAID LANDS OF WAYNE T. BRITTINGHAM, SR. THENCE ALONG SAID WAYNE T. BRITTINGHAM, SR. LANDS THE FOLLOWING TWO (2) COURSES: 1) S39°28'00"W 20.00 FEET TO AN IPF, 2) S39°28'00"W 1485.91 FEET TO AN IPF AND THE POINT OF BEGINNING CONTAINING 37.33 ACRES MORE OR LESS.

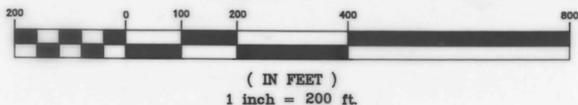
LOT 2 - POINT OF BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF MD RT. 756 AND THE CENTERLINE OF THE WINTER QUARTERS TAX DITCH, THENCE ALONG SAID MD RT. 756 RIGHT OF WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S87°50'44"E 23.45 FEET TO A POINT, 2) N83°49'42"E 45.03 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAYS OF MD RT. 756 AND CARTER ROAD. THENCE ALONG SAID CARTER ROAD THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) S58°18'53"E 48.79 FEET, 2) S58°18'53"E 63.24 FEET, 3) S60°05'15"E 118.71 FEET, 4) S66°15'43"E 95.42 FEET, 5) S77°23'30"E 131.59 FEET, 6) S89°37'36"E 102.35 FEET, 7) N82°38'54"E 99.95 FEET, 8) N78°18'36"E 105.74 FEET, 9) N75°39'20"E 133.52 FEET, 10) N76°29'17"E 113.86 FEET TO A STONE FOUND ON THE LANDS NOW OR FORMERLY OWNED BY HARRY C. WILLIAMS AS RECORDED IN WORCESTER COUNTY LAND RECORDS UNDER LIBER 1196, FOLIO 594. THENCE ALONG SAID WILLIAMS LAND THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S39°06'22"W 476.05 FEET TO AN IRON PIPE FOUND, 2) S39°06'22"W 20.00 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF THE WINTER QUARTERS TAX DITCH. THENCE CONTINUING BY AND WITH THE CENTERLINE OF SAID TAX DITCH AND REVERSING IN DIRECTION AS LISTED FOR LOT 1 THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: 1) N85°53'19"W 66.43 FEET, 2) N87°18'58"W 184.74 FEET, 3) N84°50'55"W 207.82 FEET, 4) N67°18'47"W 37.44 FEET, 5) N61°39'56"W 51.73 FEET, 6) N45°54'10"W 124.59 FEET, 7) N25°26'52"W 17.32 FEET, 8) N02°14'27"W 24.76 FEET, 9) N28°45'28"W 92.21 FEET, 10) N23°35'22"E 22.82 FEET, 11) N15°28'09"W 109.66 FEET, 12) N06°05'23"E 34.98 FEET, 13) N02°51'18"E 7.60 FEET, 14) N12°08'26"W 18.01 FEET, 15) N27°14'55"E 8.32 FEET TO THE SOUTHERLY RIGHT OF WAY OF MD RT. 756 AND THE POINT OF BEGINNING CONTAINING 5.90 ACRES MORE OR LESS.

FUTURE AREA OF DISTURBANCE LINE CHART

Table with columns: LINE, DIRECTION, DISTANCE. Lists 66 lines (L1-L66) with bearings and distances.



GRAPHIC SCALE



FOREST CONSERVATION CHART

TOTAL TRACT AREA = 37.3Ac.
NET TRACT AREA = 37.3Ac.
ZONING DISTRICT = B-2
EXISTING FOREST = 14.4Ac.
LIMITS OF DISTURBANCE = 6.6Ac.
AREA OF FOREST RETENTION = 7.8Ac.
AFFORESTATION REQUIRED = 0.00Ac.
REFORESTATION REQUIRED = 0.00Ac.

OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

Wayne T. Brittingham, Jr. 4/24/96
OWNER/DEVELOPER DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

PLANS FOR CENTRAL WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Wayne T. Brittingham, Jr. 4/26/96
OWNER/DEVELOPER DATE

NOTE: THIS SUBDIVISION IS SUBJECT TO WORCESTER COUNTY'S FOREST CONSERVATION LAW.

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 96-1. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW.

A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

PLANNING AND ZONING CERTIFICATE

APPROVED BY THE CITY OF POCOMOKE'S PLANNING AND ZONING COMMISSION.

Saunders Marshall 4-24-96
BY DATE

THIS PLAN IS HEREBY APPROVED BY THE MAYOR AND COUNCILMEN OF POCOMOKE CITY.

Robert Appert 4/23/96
BY DATE



THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Richard A. Noland 4/24/96
APPROVING AUTHORITY DATE
WORCESTER COUNTY

GEY GEORGE E. YOUNG, III, P.C. ENGINEERS & SURVEYORS 1504 MARKET STREET POCOMOKE MARYLAND 21851 PHONE: (410)-957-2149 (410)-632-2434 (410)-479-0400 FAX: (410)-957-2928 SCALE: 1" = 200' REVISIONS: DRAWN BY: SDT 1-31-96 FUTURE FOREST DATE DRAWN: 7/25/95 CONSERVATION AREA CHECKED BY: GEY 4/22/96 ADD'L CHANGES CADD NAME: SURVEY/WBSUB SHEET 2 OF 2 JOB #: 95050/VIEW#2

R.H.O. 146/36