

STEPHEN V. HALES
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 WOR. CO.
 2009 JUN -1 A 10:26
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EASEMENT PLAT

LANDS OF EQUESTRIAN SHORES

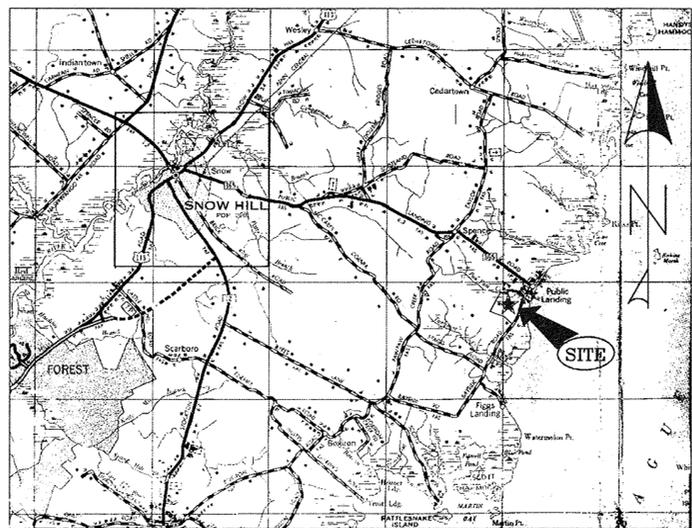
TAX MAP 73 PARCEL 123 OUTLOT A SECOND TAX DISTRICT WORCESTER COUNTY, MARYLAND

WORCESTER COUNTY FOREST CONSERVATION LAW
 THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN No. 2002-02. 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 HAS BEEN RECORDED IN THE LANDS RECORDS OF WORCESTER COUNTY, MARYLAND IN PLAT BOOK S.V.H. LIBER 186, FOLIO 38 & SVH 211/39 ET. SEQ. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WAS RECORDED IN LIBER S.V.H. 3947, FOLIO 92-97;

NOTE:
 THE PURPOSE OF THIS PLAT IS TO ESTABLISH AN OFF-SITE MITIGATION AREA BY ADDING 1.97 ACRES OUT OF OUTLOT "A" TO OBTAIN COMPLIANCE WITH THE ATLANTIC COASTAL BAYS CRITICAL AREA MITIGATION REQUIREMENTS ASSOCIATED WITH CLEARING ON LOTS 28, 29 AND 31 IN THE INDIAN CREEK SUBDIVISION, TAX MAP 50, PARCEL 50. (REFERENCE: MITIGATION REQUIRED-1.44 ACRE; MITIGATION PROVIDED-1.97 ACRE.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW NOTE:

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA, ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.



VICINITY MAP
PROJECT NO. 03191

- ### LEGEND
- - IRON ROD W/CAP SET
 - - CONCRETE MONUMENT SET
 - - PROPERTY CORNER
 - - FOREST PROTECTION SIGN
 - ▭ - EXISTING FOREST PROTECTION AREA
 - ▨ - PROPOSED CRITICAL OFFSITE MITIGATION
 - - NON TIDAL WETLANDS BUFFER LINE
 - - - - NON TIDAL WETLANDS LINE
 - ZONE B
--- ZONE A11 - 100 YEAR FLOODPLAIN LINE

RECORDING FEE	5.00
PLAT FEE-A	5.00
TOTAL	10.00
Rec'd MD&T	10.00
SVH 8132	10.00
Jun 01 2009	10.00

- NOTES:
- ZONING: E-1(ESTATE)
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0170 B, DATED 6/15/83, THIS SITE AS SHOWN IS LOCATED IN ZONE A11 & ZONE B.
 - THE FLOODPLAIN ELEVATION FOR THIS SITE IS ELEVATION 7.0'
 - CURRENT USE: "OUTLOT-OPEN SPACE"
 - PLAT REFERENCES:
 - MOUNT EPHRAIM FARM BLOCK A, LOT 1, PARCELS A & B RECORDED RHO 140/25
 - EQUESTRIAN SHORES, BLOCK A, PARCEL A & B, BOUNDARY SURVEY & EASEMENT PLAN, EXHIBIT "A" SVH, 152/42, 10/20/97
 - LOT 1A, PARCEL 126 AND HELEN JONES PARCEL 59 EQUESTRIAN SHORES, BLOCK A, REVISES PARCELS A & B BOUNDARY LINE RHO 154/12-16, 04/23/98
 - ADJUSTMENT BETWEEN THE LANDS OF MAY PARTNERSHIP WITH STEPHEN T. GORDON,
 - REFERENCE IS MADE TO PLAT ENTITLED EQUESTRIAN SHORES SECTION 2 RECORDED IN PLAT BOOK SVH LIBER 186 FOLIO 38
 - REFERENCE IS MADE TO PLAT ENTITLED RESUBDIVISION PLAT "EQUESTRIAN SHORES" SECTION 2 FOR O.P. LAND, LLC RECORDED IN PLAT BOOK SVH 211/39.

OWNER/DEVELOPER'S CONSENT
 THE EASEMENT 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.
Kathleen M. Schardt 12/25/08
 OP LAND, LLC DATE
 KATHLEEN M. SCHARDT
 12319-240 OCEAN GATEWAY # 201
 OCEAN CITY, MARYLAND 21842

SURVEYOR'S CERTIFICATE
 I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY 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.
George E. Young III 12/25/08
 George E. Young III DATE
 Professional Land Surveyor No. MD 10854
 VA 1700
 DE 534

REVISIONS:

▲ LINE OF REVISION	11/16/05
▲ 1/5/05	02/28/06
▲ 3/28/05	06/28/06
▲ 12/12/07	

10/08/08 ADDRESS COUNTY COMMENTS



GEY

GEORGE E. YOUNG, III, P.C.

ENGINEERS & SURVEYORS
 2317 STOCKTON ROAD
 POCOMOKE MARYLAND 21851
 PHONE: (410)-957-2149
 (410)-832-2434
 (410)-479-0400
 (410)-957-2928
 FAX:

SCALE: NOT TO SCALE
 DRAWN BY: SDT
 DATE DRAWN: 12/12/07
 CADD NAME: SURVEY 2003
 JOB #: 03191-A

SHEET 1 OF 2

P163879 HSA CW 2157 8539-1