



**VICINITY MAP**  
(NO SCALE)

LEGEND:  
 ● DENOTES RE-BAR, FOUND  
 ○ DENOTES IRON PIPE/CAP SET  
 ● DENOTES IRON PIPE, FOUND  
 ● DENOTES IRON FENCE POST, SET  
 ○ DENOTES < IRON, FOUND  
 ○ DENOTES UNMARKED POINT

**WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:**

**Lot 2A**  
 Lot 2A is subject to the Worcester County Forest Conservation Law. This lot is subject to forest conservation plan No. 05-22 for Amended Lot 2. This lot has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to the County Forest Conservation Law.

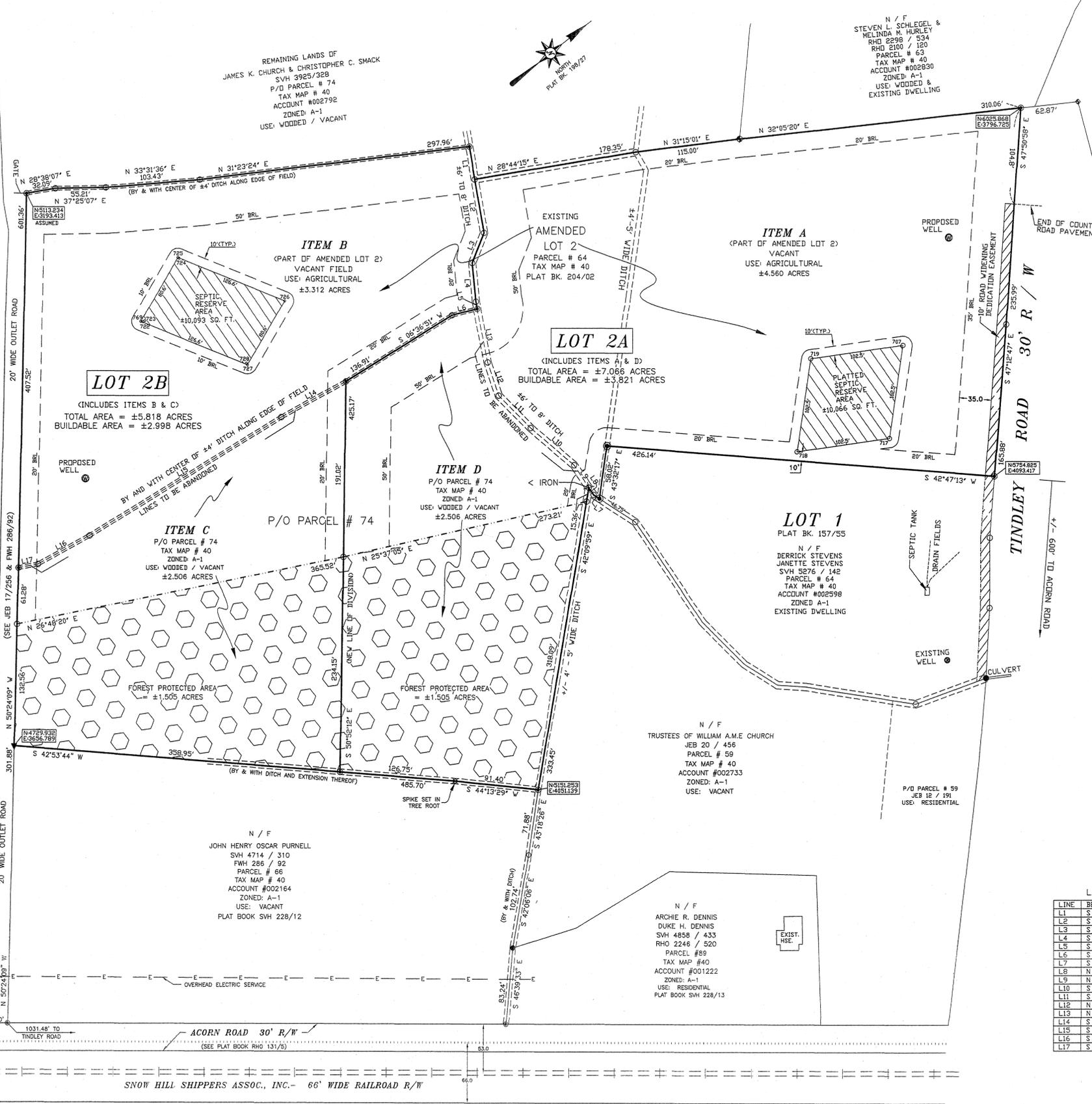
**Lot 2B**  
 Lot 2B is subject to the Worcester County Forest Conservation Law. This lot is subject to forest conservation plan No. 10-07. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity 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 plot in the Land Records of Worcester County, Maryland.

**WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET**

ITEM C & ITEM D	
A. TOTAL TRACT AREA	5.01 ACRES
B. DEDUCTIONS	0.00 ACRES
C. NET TRACT AREA	5.01 ACRES
LAND USE CATEGORY AREA	
D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%)	1.00 ACRES
E. CONSERVATION THRESHOLD (NET TRACT AREA X 50%)	2.51 ACRES
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	5.01 ACRES
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	2.51 ACRES
H. BREAK EVEN POINT	3.01 ACRES
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	2.00 ACRES
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	2.00 ACRES
K. TOTAL AREA OF FOREST TO BE RETAINED	3.01 ACRES
PLANTING REQUIREMENTS	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 ACRES
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
P. TOTAL REFORESTATION REQUIRED	0.00 ACRES
Q. TOTAL AFFORESTATION REQUIRED	0.00 ACRES
R. TOTAL PLANTING REQUIREMENT	0.00 ACRES

**N / F PATRICK A. LIEB & CHRISTINE L. LIEB**  
 SVH 4443 / 357  
 PARCEL # 63  
 TAX MAP # 40  
 ACCOUNT #002601  
 ZONED: A-1  
 USE: CULTIVATED FIELD

**N / F ROBERT M. & VIOLA HUNTER**  
 SVH 4443 / 348  
 EWR 81/195  
 PARCEL # 67  
 TAX MAP # 40  
 ACCOUNT #001575  
 ZONED: A-1  
 USE: RESIDENTIAL  
 PLAT BOOK SVH 198/27



SVH LIBER 237 FOLIO 4  
 RECORDED  
 03/12/2012

**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 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.  
 The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of P/O Parcel # 64, and the adjoining roadway is offered in dedication for the future widening of Tindley Road. Acceptance of such 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 offer. The offer may not be withdrawn without consent of the County Commissioners.

*JAMES K. CHURCH* 12/15/10 Date  
*CHRISTOPHER C. SMACK* 12/15/10 Date

**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 approvals. 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 approval for such permit. The approval shown herein 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.

*Bruce C. ...* 12/29/10 Date  
 Worcester County - Approving Authority

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**  
 Lot 2A and Lot 2B are approved for interim water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50' feet below the ground level) or some deeper confined aquifer. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.)

*Richard S. Mitchell* 12/28/10 Date  
 Worcester County - Approving Authority

**COORDINATE TABLE**

**SEPTIC RESERVE AREA- LOT 2A**

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
707	9764.9608	3913.5332	32.0	sp10
717	9630.1792	3985.6389	32.0	SKA CRK
718	9600.6040	3928.1910	32.0	SKA CRK
719	9676.8956	3967.9513	32.0	SKA CRK

**SEPTIC RESERVE AREA- LOT 2B**

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
722	9126.6938	3382.0187	32.9	SKA FLAG
723	9252.8951	3382.2946	32.9	sp
724	9200.4283	3352.5240	32.7	sp
725	9195.9832	3350.9396	32.7	SKA FLAG
726	9262.7304	3460.9487	33.0	SKA FLAG
727	9187.6461	3490.1684	33.0	SKA FLAG
728	9187.2995	3488.2072	33.0	sp/plezo
729	9124.8989	3380.1993	32.0	SKA CRK

COORDINATES & ELEVATIONS ARE IN FEET BASED ON ASSUMED DATA.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 61°31'15" E	36.34'
L2	S 61°31'15" E	58.98'
L3	S 29°59'17" E	33.25'
L4	S 57°06'01" E	42.21'
L5	S 62°53'14" E	8.05'
L6	S 24°02'10" W	28.49'
L7	S 71°09'08" W	7.54'
L8	N 85°06'24" W	9.53'
L9	N 85°06'22" W	29.20'
L10	S 78°35'27" W	62.66'
L11	S 83°37'21" W	49.65'
L12	N 69°51'45" W	38.15'
L13	N 62°53'14" W	39.49'
L14	S 09°34'45" W	80.97'
L15	S 06°51'08" W	246.84'
L16	S 09°32'56" W	64.41'
L17	S 28°00'53" W	21.85'

**PURPOSE STATEMENT:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE NEW LOT 2A AND NEW LOT 2B BY REVISING THE EXISTING AMENDED LOT 2 (KNOWN AS A PART OF PARCEL #64 OF WORCESTER COUNTY TAX MAP #40) WITH A PART OF PARCEL #74 OF SAID TAX MAP #40 (BEING AS DESCRIBED AS TRACT NO. 2 IN DEED LIBER JEB 17/25/6) BY (1) COMBINING PART OF AMENDED LOT 2 SHOWN ON THIS PLAT AS ITEM A (4.560 ACRES) WITH A PORTION OF PART OF PARCEL 74 SHOWN AS ITEM D (2.506 ACRES) TO CREATE NEW LOT 2A; AND (2) BY COMBINING THE REMAINDER OF SAID AMENDED LOT 2 SHOWN AS ITEM B (3.312 ACRES), WITH THE REMAINDER OF PART OF PARCEL 74 SHOWN AS ITEM C (2.506 ACRES) TO CREATE NEW LOT 2B. THE BOUNDARIES OF AMENDED LOT 2 AND THIS PART OF PARCEL 74 ARE BEING ADJUSTED ONLY, THIS NOT CREATING ANY ADDITIONAL LOTS. CORRESPONDING DEEDS WILL BE RECORDED TO REFLECT THE ADJUSTMENT OF SAID PROPERTY LINES.

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

**SURVEYOR'S CERTIFICATION**  
 I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 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* 12/15/10 Date  
 L. E. Bunting, Jr. PROP. # 142

**GENERAL NOTES:**  
 BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY- PANEL NUMBER 2400893-0100-B, DATED 06-15-1983, THIS PROPERTY IS SITUATED IN ZONE C.  
 THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.  
 THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.  
 THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES ADJOINING OR WITHIN THIS LOT.  
 THE BUILDABLE AREAS COMPUTED AND THE BUILDING RESTRICTION LINES (BRL) SHOWN ARE PER ZONING SETBACKS ONLY, AND MAY VARY PER OTHER RESTRICTIONS OR LIMITATIONS, SUCH AS WETLANDS AND/OR WOODLANDS, ETC.

**LOT AREA TABULATIONS**

**LOT 2A**  
 ITEM A (PART OF AMENDED LOT 2) = 4198,637 SQ. FT. (4.560 ACRES)  
 ITEM B (PART OF AMENDED LOT 2) = 4109,165 SQ. FT. (42,506 ACRES)  
 AREA OF NEW LOT 2A = 8307,802 SQ. FT. (47,066 ACRES)

**LOT 2B**  
 ITEM C (PART OF AMENDED LOT 2) = 4144,265 SQ. FT. (43,312 ACRES)  
 ITEM D (PART OF AMENDED LOT 2) = 4109,165 SQ. FT. (42,506 ACRES)  
 AREA OF NEW LOT 2B = 8253,430 SQ. FT. (45,818 ACRES)

PROPERTY ZONED: A-1 (AGRICULTURAL)

MIN. FRONT YARD 35' (60' from c/l road)  
 MIN. REAR YARD 50'  
 MIN. SIDE YARD 20'

**REFERENCE PLATS:**  
 1) "MINOR SUBDIVISION OF LANDS OF ARTHUR J. TINDLEY"  
 BY:  
 L. E. BUNTING SURVEYS, INC.  
 DEC. 21, 1998  
 PLAT BOOK SVH LIBER 157/55

2) "AMENDED LOT 2 OF LANDS OF ARTHUR J. TINDLEY"  
 BY:  
 L. E. BUNTING SURVEYS, INC.  
 NOV. 18, 2005  
 PLAT BOOK SVH LIBER 204/02

**PARCEL 64**  
**OWNERS:**  
 JAMES K. CHURCH  
 CHRISTOPHER C. SMACK  
 #12815 PINTAL DR.  
 OCEAN CITY, MARYLAND 21842

**DEED REFERENCE:**  
 SVH 4607 / 287  
 PARCEL # 64- AMENDED LOT 2  
 TAX MAP # 40  
 ACCOUNT #007042  
 ZONED: A-1 AGRICULTURAL

**PARCEL 74**  
**OWNERS:**  
 JAMES K. CHURCH  
 CHRISTOPHER C. SMACK  
 #12815 PINTAL DR.  
 OCEAN CITY, MARYLAND 21842

**DEED REFERENCE:**  
 SVH 3925 / 328  
 PARCEL # 74  
 TAX MAP # 40  
 ACCOUNT #002792  
 ZONED: A-1 AGRICULTURAL

**LOT 2A & LOT 2B**  
**REVISED AND REASSEMBLED LANDS**  
 OF  
**JAMES K. CHURCH & CHRISTOPHER C. SMACK**  
 FOURTH TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND  
 SCALE: 1" = 60'  
 DATE: 12/01/10  
 JOB NO. 6392BLA3/10



RECORDED  
 FILED  
 MAR 12 AM 10:35  
 2011  
 STEPHEN V. HALES  
 CLERK  
 WORCESTER COUNTY, MD.

192863 MSA CSX 2157 873