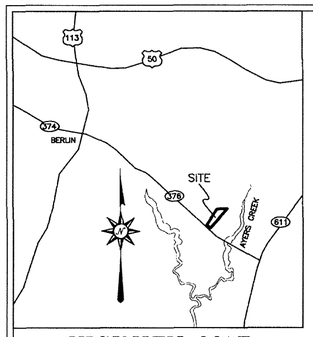
SVH LIBER 237 FOLIO 7
RECORDED

03/16/2012

AMENDMENT To An EXISTING FOREST CONSERVATION EASEMENT
AND
NEW FOREST CONSERVATION EASEMENT
ON THE LANDS OF
HORNER FARMS, LLC

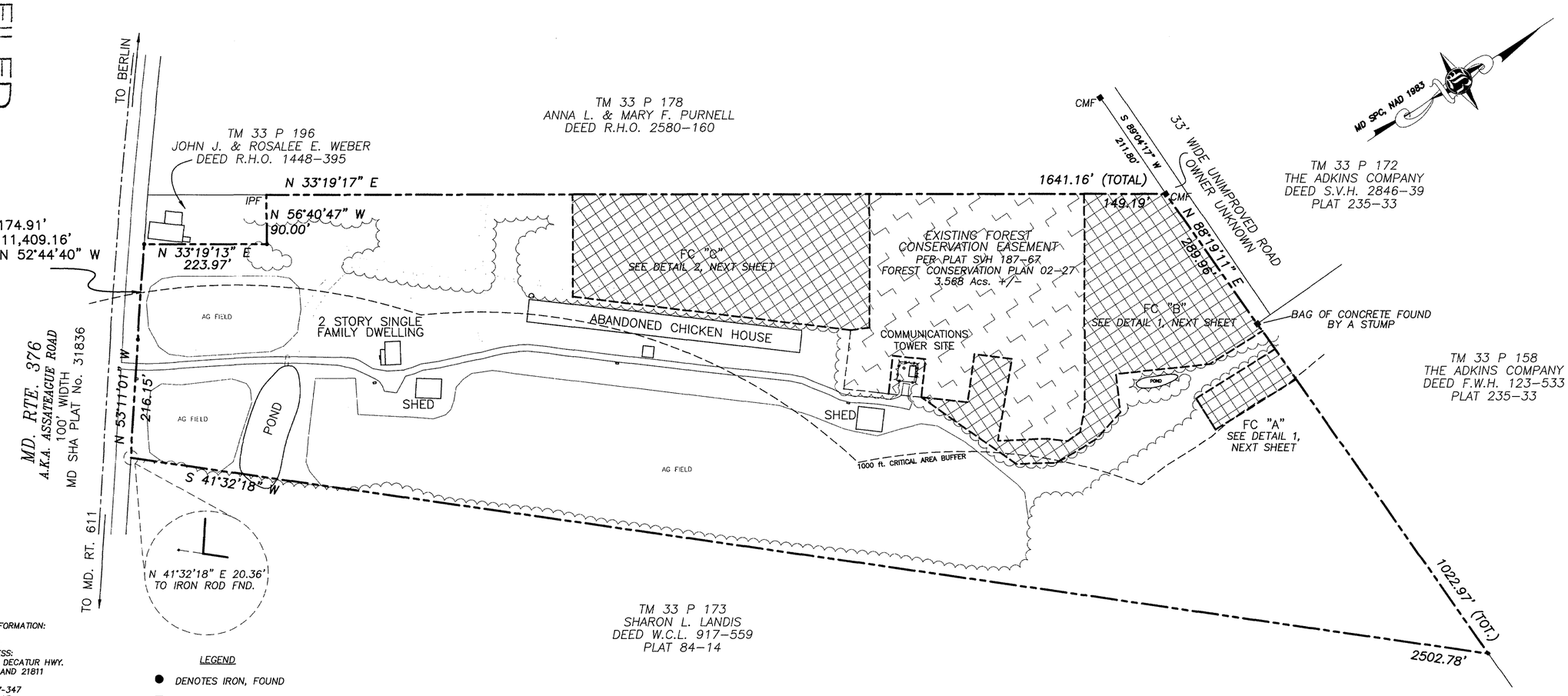
Tax Map 33, Parcel 179

THIRD TAX DISTRICT, WORCESTER COUNTY – MARYLAND



VICINITY MAP
1"= 2 MILES

FILED
2012 MAR 16 PM 1:46
STEPHEN Y. HALES
CLK. CT. CT.
WOR. CO.



RECORDING FEE 6.00
TOTAL 6.00
Rec# M001 Rcpt # 18440
SVH 5347 Blk # 1015
Mar 16, 2012 01:49 PM

NOTES

1. OWNER & PARCEL INFORMATION:

HORNER FARMS LLC
MAILING ADDRESS:
7501 STEPHEN DECATUR HWY.
BERLIN, MARYLAND 21811

DEED: SVH 4047-347
PLAT: 187-67
ZONING: A-1

2. NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

3. WATERSHED – NORTHERN COASTAL BAYS
SUB-WATERSHED – NEWPORT BAY

LEGEND

- ● DENOTES IRON, FOUND
- ■ DENOTES MONUMENT FOUND
- ○ DENOTES PLATTED POINT
- ◎ DENOTES IRON PIPE, TO BE SET
- DENOTES FOREST CONSERVATION SIGN

FOREST CONSERVATION EASEMENT AREA TABLE

AREA ID	± Sq. Ft.	± Acres
A	11,524.3	0.265
B	103,198.9	2.369
C	118,734.5	2.726
R	-4,200.0	-0.096
TOTAL	229,257.7	5.263

0 200' 400' 600'

BOUNDS LAND SURVEY LLC
PO Box 20 • 8344 Patey Woods Road
Newark, Maryland 21841
p. 410.726.2767 • coard.bounds@gmail.com

STATE OF MARYLAND
COARD D. BOUNDS
No. 21516
PROFESSIONAL LAND SURVEYOR

COARD D. BOUNDS, PROFESSIONAL LAND SURVEYOR
MD. 21516
DATE

HORNER FARMS, LLC
MR. EDWIN HORNER, JR.
DATE

FOREST CONSERVATION NOTE

THIS PROPERTY IS SUBJECT TO FOREST CONSERVATION PLAN #02-27. THE EXISTING CONSERVATION EASEMENT WAS SET ASIDE IN 2002 IN ORDER TO MEET THE REQUIREMENTS OF THE LAW IN ORDER TO BUILD A COMMUNICATIONS TOWER ON THIS PROPERTY. UNFORTUNATELY, SAID TOWER WAS NOT BUILT IN THE APPROVED LOCATION, AND IS CURRENTLY LOCATED WITHIN A PORTION OF A FOREST CONSERVATION EASEMENT AREA. IN ACCORDANCE WITH THE LAW, NO STRUCTURES ARE ALLOWED WITHIN THE CONSERVATION EASEMENT, THEREFORE, PART OF THE PURPOSE OF THIS PLAT IS TO AMEND THE LOCATION OF THE EASEMENT SO THAT THE TOWER AND ITS ASSOCIATED IMPROVEMENTS ARE NO LONGER LOCATED WITHIN THE FOREST CONSERVATION EASEMENT AREA.

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. A PORTION OF THIS PROPERTY IS BEING SET ASIDE TO MEET THE REQUIREMENTS OF THE FOREST CONSERVATION LAW FOR ANOTHER PROPERTY LOCATED IN THE SAME WATERSHED. THE MITIGATION AREA REQUIRED IS CALCULATED AT A 2:1 RATIO FOR THIS OFF-SITE EASEMENT AREA. THE SUBJECT PROPERTY, OWNED BY THE OCEAN CITY WORSHIP CENTER, IS LOCATED ON THE SOUTH SIDE OF US ROUTE 50, AND CURRENTLY KNOWN AS PARCEL 461 OF TAX MAP 26. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT, REVIEW, AND PERMITTING. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY MARYLAND, WILL BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

REVISED:	MARCH 3, 2011	PER WORCESTER CTY. COMMENTS	
DRAWN:	FEBRUARY, 2011	SCALE:	1" = 200 ft.
SURVEYED:	NOVEMBER 2010	JOB: 015	SHEET: 1 of 2

MSA CM 2157 8776-1
P192866
Maryland State Archives