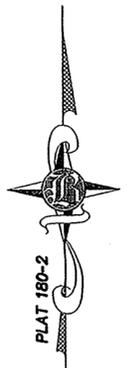


VICINITY MAP
1" = 3000' ±



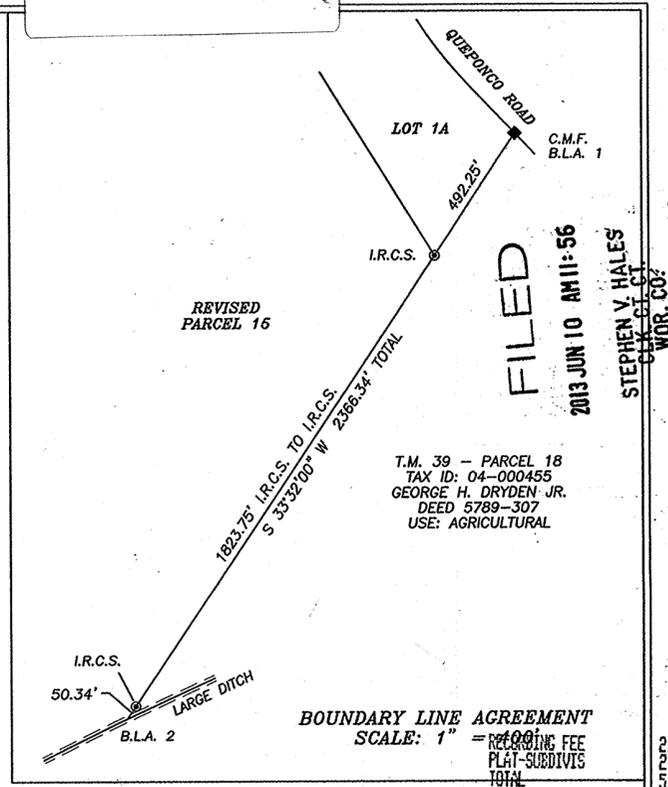
T.M. 39 - PARCEL 34 - LOT 2
TAX ID: 04-008111
JOHN & TRACEY KROEGER
DEED 5768-321
PLAT 185-54
USE: RESIDENTIAL

WORCESTER COUNTY PLANNING COMMISSION
A. 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 PRACTICALITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
B. WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

Rad 2 Coughlin 6/10/13
APPROVING AUTHORITY DATE
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
REVISED PARCEL 34 - LOT 1A IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

Bob Flanagan 6-7-13
APPROVING AUTHORITY DATE
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS



BOUNDARY LINE AGREEMENT
SCALE: 1" = 100'

T.M. 39 - PARCEL 18
TAX ID: 04-000455
GEORGE H. DRYDEN JR.
DEED 5789-307
USE: AGRICULTURAL

FILED
2013 JUN 10 AM 11:56
STEPHEN V. HALES
CLERK
WOR. CO.

RECORDING FEE	2.50
PLAT-SUBDIVIS	2.50
TOTAL	5.00
Rec# 1002	Rec# 57078
SVH 5266	BLK # 635
Jun 10, 2013	11:59 am

OWNER & SURVEYOR CERTIFICATION
I/WE HEREBY CERTIFY THAT, TO THE BEST OF MY/OUR KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY, SECTION 3-108, (LATEST EDITION) SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

BOUNDARY LINE AGREEMENT
WE THE PROPERTY OWNERS OF PARCELS 15 & 18, REALIZING PROPERTY CORNER(S) HAVE BEEN DESTROYED, DO HEREBY AGREE THAT OUR COMMON BOUNDARY LINE, DESCRIBED HEREON AS S 33° 32' 00" W 2,366.34', FROM A CONCRETE MONUMENT FOUND AT THE EDGE OF QUEPONCO ROAD, TO THE CENTER OF A LARGE DITCH, PASSING THROUGH AN IRON ROD WITH CAP SET AT A DISTANCE OF 2,316.00', TO BE NOW AND FOREVER THE REAL PROPERTY LINES BETWEEN THE OWNERS, THEIR HEIRS AND ASSIGNS, WHOSE SIGNATURES ARE AFFIXED HERETO.

James T. Brinker Jr. 5-27-13
JAMES T. BRINKER JR. DATE

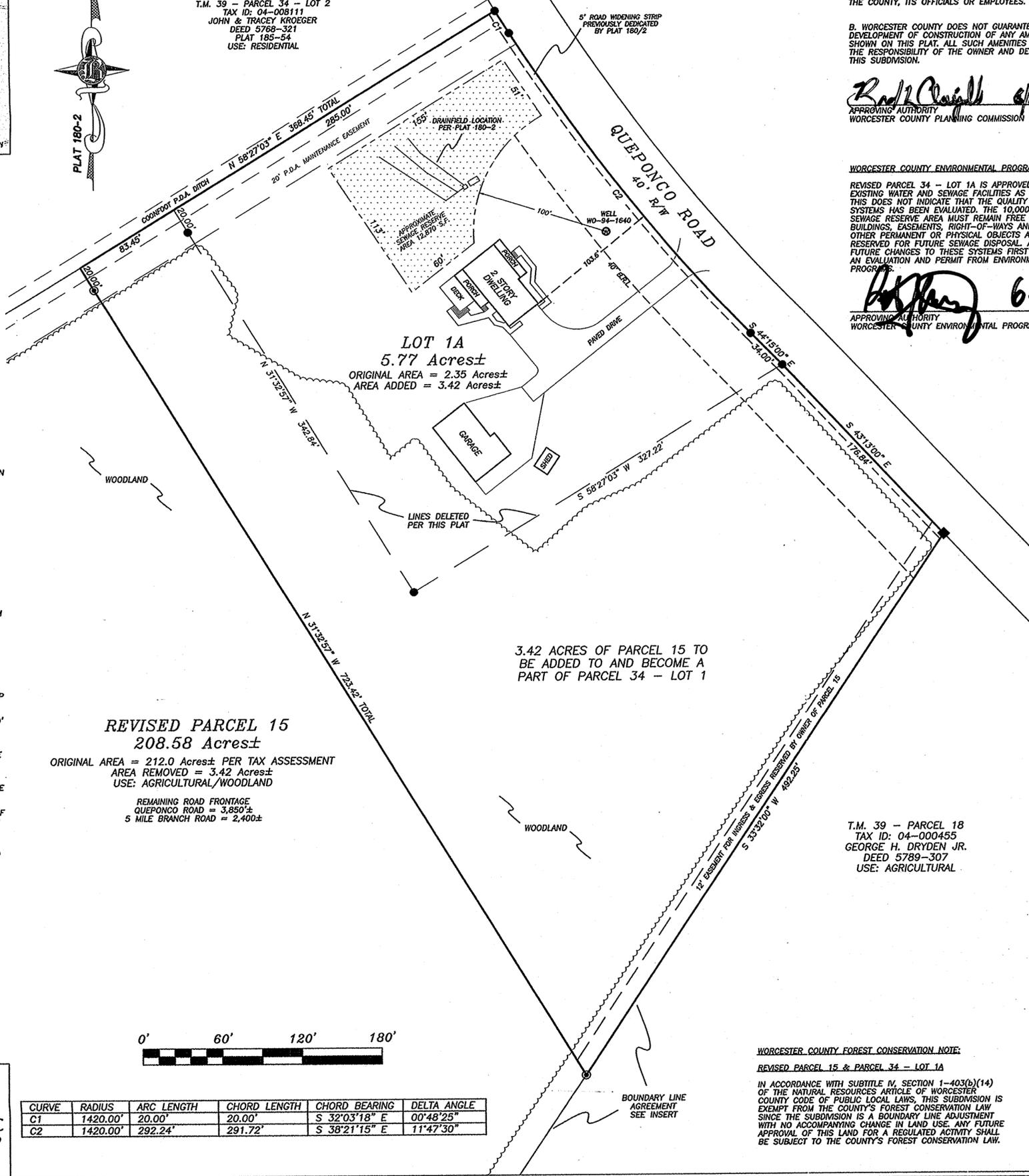
Sara Jo Brinker 5/27/13
SARA JO BRINKER DATE

Lola Marie Bradford 5/27/13
LOLA MARIE BRADFORD DATE

Brian Bradford 5/27/13
TRUSTEE - H P BRADFORD CREDIT SHELTT TRUST DATE

George H. Dryden Jr. 5-20-13
GEORGE H. DRYDEN JR. DATE

Coard D. Bounds 5/28/13
COARD D. BOUNDS, PROF. LAND SURVEYOR DATE
MD. 21516 LICENSE EXPIRES JULY 15, 2013



LOT 1A
5.77 Acres±
ORIGINAL AREA = 2.35 Acres±
AREA ADDED = 3.42 Acres±

REVISED PARCEL 15
208.58 Acres±
ORIGINAL AREA = 212.0 Acres± PER TAX ASSESSMENT
AREA REMOVED = 3.42 Acres±
USE: AGRICULTURAL/WOODLAND

3.42 ACRES OF PARCEL 15 TO BE ADDED TO AND BECOME A PART OF PARCEL 34 - LOT 1

T.M. 39 - PARCEL 18
TAX ID: 04-000455
GEORGE H. DRYDEN JR.
DEED 5789-307
USE: AGRICULTURAL



WORCESTER COUNTY FOREST CONSERVATION NOTE:
REVISED PARCEL 15 & PARCEL 34 - LOT 1A
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF 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.

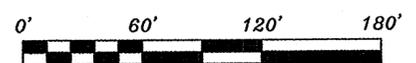
BOUNDARY LINE ADJUSTMENT

On the Lands Of
LOLA MARIE BRADFORD 1/2 & H P BRADFORD CREDIT SHELTT TRUST
JAMES T. JR. & SARA JO BRINKER
TAX MAP 39, BETWEEN PARCELS 15 & 34 - LOT 1
WORCESTER COUNTY, MD. - TAX DISTRICT 04

REVISED:	MARCH 29, 2013 PER WOR. COUNTY COMMENTS	SCALE: 1" = 60'
DRAWN:	DECEMBER 13, 2012	
SURVEYED:	DECEMBER 13, 2012	JOB: 123 SHEET: 1 OF 1

GENERAL NOTES
PROPERTY / OWNER INFORMATION:
TAX MAP NO. 39 - PARCEL NO. 34 - LOT 1
TAX ID: 04-007379
JAMES T. JR. & SARA JO BRINKER
MAILING ADDRESS: 7844 QUEPONCO ROAD
NEWARK, MARYLAND 21841
DEED ON RECORD: 3652-120
REFERENCE PLAT: 180-2
TAX MAP NO. 39 - PARCEL NO. 15
TAX ID: 04-000412
LOLA MARIE BRADFORD 1/2 & H P BRADFORD CREDIT SHELTT TRUST
MAILING ADDRESS: 7864 QUEPONCO ROAD
NEWARK, MARYLAND 21841
DEED ON RECORD: 2859-234
REFERENCE PLAT: N/A
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.
ZONED: A-1 AGRICULTURAL
SETBACKS: FRONT = 40' PER PLAT 180-2
SIDE = 20'
REAR = 50'
THIS PROPERTY LIES BEYOND THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
COORDINATE INFORMATION SHOWN HEREON TAKEN FROM PLAT 180-2
BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0100 B, DATED JUNE 15, 1983, THIS PARCEL IS LOCATED WITHIN ZONE C.
THIS PROPERTY IS LOCATED WITHIN THE COONFOOT PUBLIC DRAINAGE ASSOCIATION (P.D.A.) AND AFFECTS A 20' MAINTENANCE EASEMENT, MEASURED FROM THE TOP OF BANK ON BOTH SIDES OF DITCH.
THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINES.
THE PURPOSE OF THIS PLAT IS TO ADD 3.42 ACRES± OF PARCEL 15 TO PARCEL 34 - LOT 1, REVISING THE AREA OF LOT 1 TO 5.77 ACRES±, AND REVISING THE AREA OF PARCEL 15 TO 208.58 ACRES±.
PLAT 180-2 RESERVED AN ACCESS EASEMENT FOR THE OWNER OF PARCEL 15 THAT WAS COINCIDENTAL WITH THE P.D.A. MAINTENANCE EASEMENT SHOWN HEREON. PER THE OWNERS OF PARCEL 15 AND THE OWNERS OF LOT 1A, THIS ACCESS EASEMENT SHALL BE RELOCATED TO RUN ALONG THE SOUTHERLY EDGE OF LOT 1A AS SHOWN HEREON. NO FUTURE ACCESS TO PARCEL 15 SHALL BE ALLOWED ALONG THE NORTHERLY PROPERTY LINE OF LOT 1A, SAVE AND EXCEPT ACCESS REQUIRED TO PERFORM MAINTENANCE IN ASSOCIATION WITH THE P.D.A.

- LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIPE OR ROD FOUND
 - ⊙ IRON ROD WITH CAP PLACED (I.R.C.S.)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1420.00'	20.00'	20.00'	S 32°03'18" E	00°48'25"
C2	1420.00'	292.24'	291.72'	S 38°21'15" E	11°47'30"

BOUNDS LAND SURVEY LLC
MARYLAND & DELAWARE LAND AND HYDROGRAPHIC SURVEYING
PO Box 20 • Newark, Maryland 21841
p. 410.726.2767 • coard.bounds@gmail.com



P.203142
MSA C2157-8886