

**NON TIDAL WETLANDS LINE TABLE:
(JURISDICTION DETERMINATION)**

LINE	BEARING	DISTANCE
W1	S 72°01'40" E	6.65'
W2	N 56°03'59" E	95.72'
W3	S 28°42'37" E	91.49'
W4	S 53°34'35" E	120.44'
W5	S 70°48'30" E	10.58'
W6	N 58°01'29" E	33.75'
W7	S 53°04'21" E	71.57'
W8	S 52°16'02" E	19.95'
W9	S 66°30'21" E	45.21'
W10	S 84°04'23" E	41.88'
W11	S 72°19'19" E	32.28'
W12	N 89°10'16" E	94.01'
W13	S 81°28'43" E	19.00'
W14	N 46°47'33" E	88.74'
W15	N 51°03'16" E	98.51'
W16	N 64°28'08" E	104.92'
W17	N 16°46'35" E	8.57'
W18	N 50°14'13" E	49.03'
W19	N 38°37'01" E	40.53'
W20	N 29°53'36" E	54.06'
W21	S 80°29'46" E	48.56'
W22	S 73°06'40" E	31.45'
W23	N 88°21'53" E	56.43'
W24	S 72°20'53" E	47.93'
W25	N 52°53'21" E	30.35'
W26	N 20°03'53" E	65.25'
W27	N 58°17'47" W	35.51'
W28	N 71°02'15" W	63.82'
W29	N 51°33'24" W	42.32'
W30	N 27°27'36" W	34.78'
W31	N 01°03'44" W	34.91'
W32	N 21°53'12" E	22.08'
W33	N 69°00'28" E	46.37'
W34	S 83°33'25" E	53.65'
W35	N 34°43'55" E	56.82'
W36	N 53°55'36" E	57.80'
W37	S 77°35'26" E	55.40'
W38	S 89°15'34" E	21.60'
W39	N 15°18'33" E	43.13'
W40	N 38°39'35" E	43.16'
W41	N 27°21'36" E	38.51'
W42	N 33°28'32" E	62.84'
W43	N 30°17'21" E	20.18'
W44	N 61°03'20" W	41.24'
W45	N 77°02'34" E	65.98'
W46	S 86°34'39" E	40.56'
W47	N 34°29'04" E	26.07'
W48	N 48°47'04" W	80.87'
W49	N 34°52'53" W	60.54'
W50	N 12°02'38" E	47.32'
W51	N 54°11'15" W	65.58'
W52	N 61°40'08" W	61.83'
W53	N 36°20'59" W	52.36'
W54	N 31°45'02" E	24.02'
W55	S 71°24'50" E	37.44'
W56	S 63°41'07" E	49.61'
W57	S 68°34'24" E	51.99'
W58	S 45°50'40" E	62.88'
W59	S 22°40'51" E	57.66'
W60	S 62°13'42" E	67.72'
W61	S 51°50'11" E	96.55'
W62	S 30°07'52" E	89.65'
FC56	N 90°00'00" W	91.26'
FC57	S 00°00'00" E	40.39'
FC58	S 89°40'52" E	52.59'
FC59	S 00°00'00" E	34.71'
FC60	S 54°28'30" E	50.55'
FC61	S 35°31'31" W	72.22'
FC62	N 54°28'29" W	19.71'
FC63	N 54°28'29" W	211.12'
FC64	N 35°31'31" E	160.08'
FC65	S 54°28'29" E	43.04'

**FOREST CONSERVATION
EASEMENTS CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
FCA1	54.31'	49.19'	47.53'	S 66°41'17" W
FCA2	51.00'	86.18'	76.29'	S 06°03'52" E

LOT AND ROADS CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	130.00'	118.09'	114.07'	S 46°20'06" E
C2	30.00'	40.00'	37.10'	S 34°43'16" W
C3	225.00'	194.39'	188.40'	S 21°16'33" W
C4	25.00'	19.19'	18.72'	S 68°00'47" W
C5	54.00'	169.65'	108.00'	N 00°00'00" W

**BY & WITH CENTERLINE OF
BOTTLE BRANCH LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 81°25'20" W	140.06'
L2	S 51°52'29" W	100.42'
L3	S 38°39'35" W	96.05'
L4	S 15°18'33" W	126.16'
L5	S 38°11'58" W	27.92'
L6	S 71°24'06" W	20.46'
L7	S 87°25'38" W	54.43'
L8	S 13°46'21" E	102.16'
L9	S 37°51'33" W	20.40'
L10	S 01°31'36" W	30.31'
L11	S 38°25'27" E	60.81'
L12	S 22°59'36" W	16.74'
L13	S 58°21'25" W	25.55'
L14	S 32°03'33" E	21.99'
L15	S 03°02'23" E	68.85'
L16	S 80°37'30" W	149.27'
L17	S 85°32'22" W	134.34'
L18	S 88°50'42" W	60.07'
L19	S 82°06'29" W	75.55'
L20	N 75°38'45" W	27.82'
L21	S 64°28'08" W	57.57'
L22	S 51°03'16" W	74.37'
L23	S 47°15'46" W	71.32'
L24	S 22°05'40" W	28.80'
L25	S 22°05'40" W	28.80'
L26	N 81°56'23" W	92.57'
L27	S 89°10'16" W	102.53'
L28	N 72°19'19" W	38.58'
L29	N 84°04'23" W	47.30'
L30	N 66°25'42" W	81.17'
L31	N 70°49'35" W	107.19'
L32	N 53°34'35" W	102.13'
L33	N 72°14'16" W	35.03'
L34	N 28°42'37" W	26.26'
L35	S 56°03'59" W	57.13'
L36	N 36°26'50" W	52.14'
L37	S 58°16'03" W	24.87'
L38	N 61°59'09" W	18.81'

**FOREST CONSERVATION
EASEMENTS LINE TABLE:**

LINE	BEARING	DISTANCE
FC1	S 68°31'35" W	89.00'
FC2	S 12°24'16" W	23.39'
FC3	N 77°43'25" W	55.89'
FC4	N 43°58'27" W	143.80'
FC5	N 31°45'02" E	92.75'
FC6	N 15°44'07" W	35.27'
FC7	N 46°01'33" E	69.05'
FC8	S 77°43'25" E	74.93'
FC9	S 12°16'35" W	199.59'
FC10	S 23°31'35" W	90.00'
FC11	N 88°58'25" W	57.79'
FC12	N 43°58'26" W	70.49'
FC13	N 47°28'52" E	1.91'
FC14	S 77°29'48" E	99.42'
FC15	N 12°30'12" E	170.00'
FC16	N 77°29'48" W	65.07'
FC17	N 35°31'31" E	175.69'
FC18	N 54°28'29" W	11.28'
FC19	N 35°31'31" E	72.79'
FC20	S 54°40'04" E	438.50'
FC21	N 35°31'31" E	66.38'
FC22	S 89°23'22" E	35.47'
FC23	S 33°56'08" E	66.25'
FC24	N 56°03'52" E	170.00'
FC25	N 33°56'08" W	48.74'
FC26	N 48°11'31" E	35.06'
FC27	S 54°28'29" E	47.25'
FC28	N 35°31'31" E	170.00'
FC29	N 54°28'29" W	92.00'
FC30	N 35°31'30" E	92.00'
FC31	N 54°28'30" W	218.03'
FC32	N 39°03'50" E	83.33'
FC33	S 54°28'30" E	160.00'
FC34	N 35°31'30" E	92.37'
FC35	S 76°38'30" E	22.61'
FC36	S 61°26'31" E	36.31'
FC37	S 25°07'57" E	105.45'
FC38	N 64°52'03" E	170.00'
FC39	N 25°07'57" W	88.50'
FC40	N 64°52'03" E	25.72'
FC41	N 59°04'19" E	12.70'
FC42	S 43°58'26" E	80.22'
FC43	S 88°58'25" E	79.44'
FC44	N 23°31'35" E	105.33'
FC45	N 12°16'35" E	229.28'
FC46	N 68°31'35" E	72.54'
FC47	S 66°28'25" E	8.94'
FC48	S 00°00'00" E	10.00'
FC49	S 63°26'06" W	23.48'
FC50	N 45°04'46" W	89.76'
FC51	N 35°31'31" E	35.65'
FC52	S 88°58'27" E	230.68'
FC53	S 43°58'27" E	82.54'
FC54	N 89°42'44" W	89.21'
FC55	N 00°00'00" E	10.00'

RESTRICTIONS:

SPECIAL CONDITIONS/ DEED RESTRICTIONS FOR RESIDENTIAL LOTS WITH ANY NON TIDAL WETLANDS:

THE APPLICANT, AS DEVELOPER (DECLARANT), OR ANY SUBSEQUENT LANDOWNER OR PERMITEE, SHALL NOTIFY ALL POTENTIAL LOT PURCHASERS FOR THOSE LOTS CONTAINING NONTIDAL WETLANDS AND WETLANDS BUFFERS, OF RESTRICTED ACTIVITIES WITHIN THESE WETLANDS AND BUFFERS, BY INCLUDING A DESCRIPTION OF THESE RESTRICTED ACTIVITIES WITHIN THEIR DEEDS. THESE DEED RESTRICTIONS, APPROVED BY THE WATER MANAGEMENT ADMINISTRATION, MUST BE RECORDED FOR ALL FUTURE SALES OF THESE LOTS OR PORTIONS THEREOF, AND APPEAR IN EVERY DEED FROM THE DECLARANT TO A LOT OWNER AND IN EVERY FUTURE DEED FROM LOT OWNER TO SUCCESSOR INTEREST, AND READ AS FOLLOWS:

EXCEPT AS EXPRESSLY AUTHORIZED PURSUANT TO ANY PERMITS OF LETTERS OF AUTHORIZATION PREVIOUSLY OBTAINED FROM AND ISSUED BY THE U.S. ARMY CORPS ENGINEERS AND/ OR MARYLAND DEPARTMENT OF THE ENVIRONMENT (OR THEIR SUCCESSORS OR ASSIGNS), NEITHER THE PERMITEE, NOR ANYSUBSEQUENT OWNER OR OWNERS OF THE PROPERTY OR ANY PORTION THEREOF, SHALL UNDERTAKE OR CAUSE TO BE UNDERTAKEN ANY OF THE FOLLOWING WITHIN OR UPON THE WETLAND OR BUFFER AREAS:

- CONSTRUCT OR PLACE BUILDINGS, SHEDS, WALKWAYS, ROADS, SIGNS OR OTHER STRUCTURES ON ABOVE THE GROUND WITHIN THE WETLAND OR BUFFER AREAS;
- DUMP OR PLACE TRASH, BRUSH, SOIL WASTE, OR OTHER FILL MATERIAL WITHIN THE WETLAND OR BUFFER AREAS, OR OTHERWISE USE THE GROUND WITHIN THE WETLAND OR BUFFER AREAS FOR DISPOSAL OF SUCH MATERIALS;
- EXCAVATE, DREDGE, OR REMOVE LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIALS SUBSTANCE WITHIN THE WETLAND OR BUFFER AREAS;
- REMOVE OR DESTROY TREES, SHRUBS OR OTHER VEGETATION, OR ANY OTHER MATERIAL SUBSTANCE WITHIN THE WETLAND OR BUFFER AREAS IN VIOLATION AS SECTION 404 OF THE CLAEAN WATER ACT AND/ OR THE APPLICABLE PROVISIONS OF THE MARYLAND NONTIDAL WETLANDS PROTECTION ACT, OR
- ENGAGE IN ANY ACTIVITIES ON THE WETLAND OR BUFFER AREAS THAT WOULD VIOLATE ANY GOVERNMENTAL REGULATION CONCERNING DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONTROL, OR FISH OR WILDLIFE HABITAT PRESERVATION.

ALTERNATION OF VEGETATION OR OTHER SUBSTANCES WITHIN THE WETLAND OR BUFFER AS REQUIRED FOR ROUTINE MAINTENANCE OF THE WETLAND OR BUFFER AREAS CONSISTENT WITH STATE AND FEDERAL LAW IS PERMISSIBLE.

COPIES OF DEEDS INDICATING THESE RESTRICTIONS ARE TO BE PROVIDED TO MDE WATER MANAGEMENT ADMINISTRATION ONCE RECORDED.

THE AFOREFERENCED RESTRICTIONS EXPRESSLY DO NOT APPLY TO THE EXISTING UTILITY EASEMENT IN FAVOR OF THE TOWN OF BERLIN THAT MAY BE WITHIN THE SUBJECT LOTS.

VERIZON MARYLAND, INC. CONSTRUCTION EASEMENT NOTE:

IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND ORDER NUMBER 60316 DATED JUNE 20, 1973, OWNER DOES HEREBY GRANT AND CONVEY UNTO BELL ATLANTIC-MD, INC., A BODY CORPORATE HEREINAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND LICENSEES A R/W EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE, AND REMOVE TELECOMMUNICATIONS, ELECTRIC AND GAS SYSTEMS, CONDUIT, PIPE, MANHOLES, CABLES, WIRE, AND FIXTURES UNDER AND OVER THE PROPERTY AS DESCRIBED AS FOLLOWS, A STRIP (S) OF LAND 10' FEET WIDE AND PARALLEL CONTIGUOUS AND ADJACENT TO THE PROPERTY LINES OF THE LOTS RECORDED TO THE FULL EXTENT THAT SUCH PROPERTY LINES ABUT ROAD RIGHT-OF-WAYS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF THE GRANTEE AGREES TO REPAIR OR PAY FOR ALL DAMAGE LANDSCAPE AREAS, FENCES, DRIVEWAYS, AND WALKWAYS ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE AFORESAID SYSTEM.

NOTES:

TAX MAP # 302
PARCELS 871 & 872

PHASE 2:

TOTAL SITE AREA = ± 1,543,276 SQ. FT. (35.429 ACRES)
TOTAL NON-TIDAL WETLAND AREA = ± 336,787 SQ. FT. (7.732 ACRES)
FORESTED NON-TIDAL WETLAND = ± 335,446 SQ. FT. (7.763 ACRES)
TOTAL AREA FOREST CONSERVATION = ± 670,156 SQ. FT. (15.386 ACRES)
(SEE PERPETUAL PROTECTIVE AGREEMENT)
P/O PARCEL C = ± 25,160.5 SQ. FT. (0.578 ACRES)
PARCEL D = ± 17,065.1 SQ. FT. (0.392 ACRES)
P/O PARCEL E = ± 584,297.1 SQ. FT. (13.414 ACRES)
PARCEL F = ± 16,515.8 SQ. FT. (0.379 ACRES)
PARCEL G = ± 27,117.4 SQ. FT. (0.623 ACRES)

TOWNHOUSE PARCEL AREA:
TOTAL AREA = ± 1,316,379.2 SQ. FT. (30.219 ACRES)

RIGHT OF WAY AREA:
TOTAL R/W AREA WITH OUTLOT 13 = ± 46,704.3 SQ. FT. (1.072 ACRES)
OUTLOT 13 AREA = ± 7128.9 SQ. FT. (0.164 ACRES)
(AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION)

ZONING R.1 RESIDENTIAL DISTRICT
APPROVED AS A RESIDENTIAL PLANNED UNIT DEVELOPMENT
WITH MULTIFAMILY TOWNHOMES AS AN APPROVED SPECIAL EXCEPTION
SETBACKS - AS APPROVED & ILLUSTRATED

Date Plotted 12/4/2008

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REVISIONS	Date	Issued for

**CONDOMINIUM PLAT - PHASE T-14
170, 172, 174, 176, 178 & 180 INTREPID LANE
UNITS 1401-1406
DECATUR FARM TOWNHOUSE CONDOMINIUM
TOWNHOUSE PARCEL, DECATUR FARMS,
TOWN OF BERLIN, THIRD TAX DISTRICT,
WORCESTER COUNTY, MARYLAND**



Surveyed By	Drawn By
	LWH
Date	Job No.
NOV. 2008	04-085

Sheet No. 3 of 9

Pl163122 MSA Ssu 1257 8327-3