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Maryland State Archives

LINE TABLE		
LINE	LENGTH	BEARING
NT-1	67.97	N07°27'26"W
NT-2	112.65	N10°04'23"E
NT-3	89.61	N34°09'49"E
NT-4	59.76	N36°56'13"E
NT-5	53.09	N23°15'14"E
NT-6	76.29	N02°50'48"W
NT-7	109.20	N46°47'52"E
NT-8	59.68	S62°40'24"E
NT-9	156.41	S83°30'10"E
NT-10	31.97	N79°00'25"E
NT-11	85.92	S78°01'56"E
NT-12	61.60	N72°57'31"W
T-13	391.90	N77°59'02"E
T-14	63.83	N50°46'17"E
T-15	38.12	S77°15'00"W
T-16	23.28	N65°23'06"E
T-17	58.73	N31°17'37"E
T-18	24.85	N30°02'45"W
T-19	41.86	N60°58'20"W
T-20	39.23	N56°01'13"E
T-21	27.82	N40°37'02"E
T-22	43.65	N23°31'29"E
T-23	33.22	N08°05'46"E
T-24	22.99	N00°00'00"W
T-25	29.42	N06°07'14"E
T-26	26.45	N09°05'52"E
T-27	20.53	N14°45'19"E
T-28	12.76	N35°00'51"E
T-29	15.54	N47°44'59"E
T-30	20.30	N55°30'49"E
T-31	16.76	N86°25'36"E
T-32	26.23	N85°25'47"E
T-33	11.69	S63°27'14"W
T-34	9.56	N29°08'07"E
T-35	31.89	N00°53'42"E
T-36	23.04	N09°01'31"E
T-37	42.71	N54°01'31"E
T-38	17.52	N04°32'43"W
T-39	22.85	N59°27'56"E

ATLANTIC COASTAL BAYS CRITICAL AREA LAW STATEMENT

This property lies within the Worcester County Atlantic Coastal Bays Critical Area, and 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.

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 PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL; 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 APPLICATION FOR SUCH PERMIT. THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

Max J. Buntz 2/12/2009
 APPROVING AUTHORITY DATE:
 WORCESTER COUNTY PLANNING COMMISSION

ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SYSTEMS AND A CENTRAL SEWERAGE SYSTEM(S) AND THEIR USE IS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL WATER SYSTEM(S) AND CONNECT TO THE COMMUNITY WATER SYSTEM(S) WHEN AVAILABLE.

THAT LAND AS SHOWN ON SHEET 2 AS LABELED "P/O LOT 2" WHICH LIES WESTERLY OF INDIAN KNOLL ROAD IS NOT APPROVED FOR BUILDING PURPOSES WHICH REQUIRE ANY WATER AND/OR WASTEWATER USE.
Robert Ventullo, R.S. 2-9-09
 APPROVING AUTHORITY DATE:

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 (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS : A WIDENING STRIP OF VARYING WIDTH ALONG GOLF COURSE AND INDIAN KNOLL ROADS, AND A 5' WIDE STRIP ALONG DRUM POINT GARTH AND MOTTER ROADS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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 THE CONSENT OF THE COUNTY COMMISSIONERS.

- OWNER: PATRICIA O'C.B. FARLEY 801 SHAWAN ROAD COCKEYSVILLE, MD. 21030 PH. : 410-785-4999
Patricia O'c.B. Farley 12/2/08 DATE:
- OWNER: EUGENIA TANEY FARLEY 4800 KESWICK AVENUE BALTIMORE, MD. 21210 PH. : 410-366-4628
Eugenia Taney Farley 12/3/08 DATE:
- OWNER: JOHN A. FARLEY III 19345 DUSTY LOOP BEND, OREGON 97701 PH. : 541-788-7444
John A. Farley III 12/3/08 DATE:
- OWNER: KIEL FARLEY QUINN 1510 LABEL AVENUE RUXTON, MD. 21204 PH. : 410-245-9939
Kiel Farley Quinn 12/3/08 DATE:
- OWNER: WAYNE ELLIOTT FARLEY 7 FAWN RIDGE COURT REISTERSTOWN, MD. 21136 PH. : 443-838-4540
Wayne Elliott Farley 12-3-08 DATE:

SURVEYOR'S CERTIFICATION

I Herely 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 (Latest Edition) 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.



12-01-2008
 Date:

GENERAL NOTES

- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0040 B, DATED JUNE 15, 1983. THIS SUBDIVISION IS LOCATED IN ZONE A7 (B.F.E.= 7).
- OWNER : WAYNE E. FARLEY, KIEL F. QUINN, JOHN A. FARLEY III, EUGENIA T. FARLEY, AND PATRICIA FARLEY
- DEED REFERENCE : 4221/538 ET. SEQ.
- ZONING : R-2
- ZONING SETBACKS : FRONT 25' OR 50' FROM CENTER OF ROAD SIDES = 8' EACH, REAR = 30'
- CRITICAL AREA DESIGNATION = I.D.A. (BUFFER = 100')
- SITE IS DESIGNATED AS PARCEL 271 ON TAX MAP 22.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ORIGINAL PARCEL INTO TWO BUILDABLE LOTS. TOTAL AREA = 18.95 ACRES.
- THAT LAND AS SHOWN ON SHEET 2 AS LABELED "P/O LOT 2" WHICH LIES WESTERLY OF INDIAN KNOLL ROAD IS NOT APPROVED FOR BUILDING PURPOSES WHICH REQUIRE ANY WATER AND/OR WASTEWATER USE.
- THESE LOTS ARE SUBJECT TO BUFFER MANAGEMENT PLANS ON FILE WITH WORCESTER COUNTY NATURAL RESOURCE DEPT. UPON ACCEPTANCE OF A DEED FOR THIS PROPERTY, THE CURRENT OWNER AND ANY SUCCESSORS AGREE TO BE BOUND BY THE TERMS AND CONDITIONS HEREIN. NO MAINTAINED PATH THROUGH THE CRITICAL AREA BUFFER IS PERMITTED. NO CLEARING, CUTTING, OR REMOVING OF VEGETATION IN THE BUFFER IS PERMITTED UNLESS APPROVED BY A SITE INSPECTION BY WORCESTER COUNTY UNDER THE GUIDELINES SET FORTH IN NR 3-104(d) OF THE WORCESTER COUNTY CODE.
- WORCESTER COUNTY CODE NR 3-125(b) LIMITS PRIVATE PIERS OR DOCKS TO NO MORE THAN 100 FEET IN LENGTH OVER STATE OR PRIVATE TIDAL WETLANDS. THEREFORE, DUE TO THE EXTENSIVE AMOUNT OF TIDAL WETLANDS ON THIS PROPERTY, PRIVATE PIERS OR DOCKS WILL NOT BE PERMITTED.
- THE 100 FOOT CRITICAL AREA BUFFER SHALL BE EXPANDED TO INCLUDE CONTIGUOUS NON-TIDAL WETLANDS AND THEIR BUFFERS.
- DNR WILDLIFE AND HERITAGE SERVICE HAS ESTABLISHED A WATER BIRD COLONY ON DRUM ISLAND, WHICH IS ADJACENT TO THIS PROPERTY. THE PROTECTIVE ZONES WITHIN THE ALREADY ESTABLISHED CRITICAL AREA BUFFER. HOWEVER, WORCESTER COUNTY NATURAL RESOURCE DEPARTMENT CAN BE CONTACTED FOR MORE INFORMATION REGARDING RESTRICTIONS IN THESE PROTECTIVE ZONES.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	572.96'	24°23'35"	243.93'	123.84'	242.09'	N39°49'08"E
C2	800.44'	07°39'53"	107.08'	53.62'	107.00'	S86°08'56"E
C3	246.09'	41°59'10"	180.33'	94.43'	176.33'	N69°02'43"W
C4	327.64'	25°44'16"	147.18'	74.85'	145.95'	S60°47'08"E
C5	572.96'	12°51'37"	128.60'	64.57'	128.33'	N34°03'09"E
C6	572.96'	11°31'58"	115.33'	57.86'	115.13'	N46°14'57"E
C7	50.00'	45°00'00"	39.27'	20.71'	38.27'	N31°31'31"E
C8	50.00'	64°00'39"	55.86'	31.25'	53.00'	N27°27'36"E

MINOR SUBDIVISION
 LANDS OF
 PATRICIA O'C.B. FARLEY, EUGENIA TANEY FARLEY,
 JOHN A. FARLEY III, KIEL FARLEY QUINN, AND WAYNE ELLIOTT FARLEY
 TAX MAP 22 - PARCEL 271
 TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr. & Associates, Inc.
 SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 641-6353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	RT/BO/CW	FILE #	9861-06
DRAWN BY	F.G.L. JR./B.O.	DATE	4-23-2007 REV. 11-3-08	SHEET 1 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 100'		

MSA SSU 1257 8389-1
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