

LINE TABLE OF COURSES AND DISTANCES

ITEM A= ±0.206 ACRES

LINE	BEARING	DISTANCE
L1	S 19°03'33" W	299.49'
L2	N 61°18'58" W	30.43'
L3	N 19°03'33" E	299.49'
L4	S 61°18'13" E	30.43'

ITEM B= ±0.064 ACRES

LINE	BEARING	DISTANCE
L5	S 19°03'33" W	83.31'
L6	N 61°18'58" W	30.43'
L7	N 19°03'33" E	83.31'
L8	S 61°18'58" E	30.43'

ITEM C= ±1.773 ACRES

LINE	BEARING	DISTANCE
L9	N 61°18'58" W	832.71'
L10	N 11°13'38" E	96.44'
L11	S 61°18'58" E	846.04'
L12	S 19°03'33" W	93.31'

ITEM D= ±5.670 ACRES

LINE	BEARING	DISTANCE
L13	S 19°03'33" W	299.49'
L14	N 61°18'58" W	846.04'
L15	N 11°13'38" E	51.17'
L16	N 25°59'18" E	76.28'
L17	N 30°27'37" E	170.53'
L18	S 61°18'13" E	609.71'

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 officer 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 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.

Worcester County does not guarantee the development or construction of any easements shown on this plat. All such easements shall be the responsibility of the owner and developer of this subdivision.

Mad. J. Bunting 11/10/2010
 Worcester County Planning Commission Date:

OWNER 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, hereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as for as they relate to the making of this plat and the setting of markers have been complied with.

The Service Road Parcel shown hereon is hereby offered for dedication to the County Commissioners of Worcester County for the future construction of a service 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 The offer may not be withdrawn without consent of the County Commissioners.

Richard Eisinger Secretary 11/10/2010
 Name: Title: Date:
 For Allen & Connie, LLC

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 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 this subdivision within the county have been complied with.

J.E. Bunting 11/3/10
 L. E. Bunting, Jr., PRP. L.S. # 142 Date:

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE

This site is subject to the Worcester County Forest Conservation Law. This subdivision is subject to forest conservation plan No. 03-219. 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 Development Review and Permitting. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland was in Plat Book SW 228, folio 14 and the Perpetual Protective Agreement associated with the easement is recorded in SW 5161, 724 et seq.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Parcel 301 is approved as a shared facility water system and a central sewerage system(s) and their use is in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these water and sewerage system(s) and connect to the community system when available.

Parcel 302 and Outparcel 1 are approved for agricultural purposes only. Any future approval for water and sewerage systems to utilize this land for building purposes will be subject to the regulations in effect at that time.

Randy Mitchell, P.S. 11/10/2010
 Worcester County - Approving Authority Date:

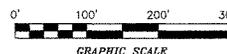
GENERAL NOTES:

- OWNER:
ALLEN & CONNIE, LLC
410 OCEAN AVENUE
LYNBROOK, NEW YORK 11563
- DEED REFERENCE:
SVH 2735 / 447
FVH 653476
PARCEL # 301, TAX ACCOUNT #018512
PARCEL # 302, TAX ACCOUNT #019520
TAX MAP # 26
- REFERENCE PLAT:
"LOT LINE ADJUSTMENT OF THE LANDS OF ALLEN & CONNIE, LLC" BY DAVIS, BEVEN & FRIEDEL, INC. PLAT BOOK SVH 189 / 24-27
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 24003-100-B, DATED 06/16/1993. THIS PROPERTY IS SITUATED IN ZONED C-3.
- SETBACK REQUIREMENTS:
#100 FEET ALONG A ARTERIAL HWY
#50 FEET ALONG A SERVICE ROAD
C-3 (COMMERCIAL):
FRONT 50' (SEE ABOVE)
SIDE 5'
REAR 20'
A-1 (AGRICULTURAL):
FRONT 35' (SEE ABOVE)
SIDE 20'
REAR 20'
- THERE ARE NO AGRICULTURAL STRUCTURES SITUATED WITHIN TWO HUNDRED FEET OF THIS SUBDIVISION.
- NO BUILDING PERMIT CAN BE ISSUED FOR OUTPARCEL 1 UNTIL ADEQUATE WATER AND SEWER CAPACITY IS MADE AVAILABLE SUFFICIENT TO MEET THE NEEDS OF ANY PROPOSED BUILDING USE FROM THE SHARED SEWER DISPOSAL SYSTEM APPROVED IN COUNTY COMMISSIONERS RESOLUTION # 10-07.
- THE PURPOSE OF THIS PLAT IS TO CREATE A SERVICE ROAD PARCEL FROM PARCEL 301 AND PARCEL 302, WHICH WILL ALSO CREATE OUTPARCEL 1.

AREA TABULATIONS

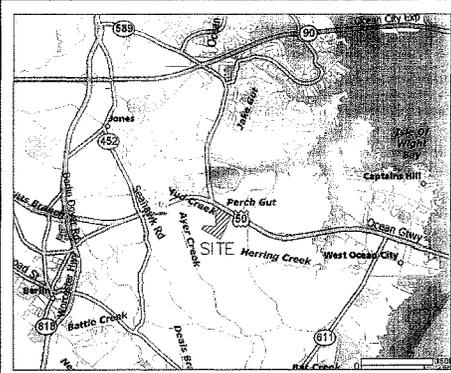
SERVICE ROAD PARCEL
 AREA OF ITEM B= ± 0.064 ACRES
 AREA OF ITEM C= ± 1.773 ACRES
 TOTAL AREA = ± 1.837 ACRES

OUTPARCEL 1
 AREA OF ITEM A= ± 0.206 ACRES
 AREA OF ITEM D= ± 5.670 ACRES
 TOTAL AREA = ± 5.876 ACRES



REVISED 11/03/10 - PER COMMENTS DIANE BAUDRAU
 PER COMMENTS RITA CAMPBELL

BOUNDARY LINE ADJUSTMENT & MINOR SUBDIVISION OF THE LANDS OF ALLEN & CONNIE, LLC PARCEL 301 & PARCEL 302, TAX MAP 26 OCEAN GATEWAY THIRD TAX DISTRICT WORCESTER COUNTY, MARYLAND SCALE: 1" = 100' DATE: 10/27/10 JWB ND: 6351SERVICERAD2 REV. 11/03/10



N / F
 WILLIAM E. CROPPER
 SVH 3768 / 410
 RHD 1896 / 88
 PARCEL # 299
 TAX MAP # 26
 TAX ACCOUNT #018547
 ZONED C-3
 EXISTING USE- AGRICULTURAL

REMAINING LANDS OF PARCEL #301
 ALLEN & CONNIE, LLC
 SVH 2735 / 447
 PARCEL #301, TAX MAP 26
 TAX ACCOUNT #018512
 ZONED C-3
 EXISTING USE- AGRICULTURE
 ORIGINAL AREA = ± 29,241 ACRES
 LESS ITEM C = ± 1,773 ACRES
 LESS ITEM D = ± 5,670 ACRES
 REVISED AREA = ± 21,798 ACRES

N / F
 OCEAN CITY PARTNERS LIMITED PARTNERSHIP
 SVH 2719 / 127
 PARCEL # 302
 TAX MAP # 26
 TAX ACCOUNT #018474
 ZONED C-3
 EXISTING USE- SHOPPING CENTER

REMAINING LANDS OF PARCEL #302
 ALLEN & CONNIE, LLC
 SVH 2735 / 447
 PARCEL #302, TAX MAP 26
 TAX ACCOUNT #018520
 ZONED A-1, C-3
 EXISTING USE- AGRICULTURE
 ORIGINAL AREA = ± 117,117 ACRES
 LESS ITEM A = ± 0,206 ACRES
 LESS ITEM B = ± 0,064 ACRES
 REVISED AREA = ± 116,847 ACRES

LINE TABLE OF COURSES AND DISTANCES
 FOREST CONSERVATION EASEMENT AREA #6
 PER PLAT SVH 228 / 14
 TOTAL AREA = ±0.71 ACRES

LINE	BEARING	DISTANCE
F1	S 14°03'27" E	135.69'
F2	S 41°33'33" W	134.22'
F3	S 84°02'05" W	89.89'
F4	N 32°58'01" W	30.97'
F5	N 29°51'50" E	45.05'
F6	N 21°47'41" E	68.74'
F7	N 09°38'49" W	98.30'
F8	S 89°23'00" E	68.73'
F9	S 86°02'28" E	52.40'

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

- LEGEND:
- DENOTES IRON PIPE, FOUND
 - DENOTES CONCRETE MONUMENT
 - ⊙ DENOTES IRON PIPE TO BE SET
 - DENOTES UNMARKED POINT
 - DENOTES PROPERTY LINE
 - DENOTES PROPERTY LINE TO BE DROPPED
 - - - - DENOTES BUILDING RESTRICTION LINE
 - ▨ DENOTES UTILITY EASEMENT PER REF. PLAT