

- GENERAL NOTES:**
- OWNER: PARCEL 1222
WINDY WAY FARM INC.
PO BOX 460
OCEAN CITY, MARYLAND 21843
DEED REFERENCE:
SVH 3552 / 562
 - OWNER: PARCEL 1221
G. A. PURNELL TRUSTEE, ET AL.
PO BOX 460
OCEAN CITY, MARYLAND 21843
DEED REFERENCE:
WCL 1103 / 418
 - TOPOGRAPHY DATA
PHOTOGRAMMETRY BY SPECTRUM MAPPING LLC
DATE FLOWN: 12/3/2004
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240141-0014-B, DATED 9/18/86, THIS PROPERTY IS SITUATED IN ZONED X.
 - LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEM.
 - THERE ARE NO WETLANDS (TIDAL OR NON-TIDAL) NOTED ON THIS SITE.
 - PROPERTY ZONED: R-1
 - TRACT B (DESCRIBED AS A 50' R/W) SHALL BE SUBJECT TO AN INGRESS/EGRESS EASEMENT FOR THE BALANCE OF THE PURNELL CROSSING DEVELOPMENT AND SHALL BE TURNED OVER TO THE TOWN OF BERLIN FOR OWNERSHIP AND MAINTENANCE.

APPROVED BERLIN PLANNING AND ZONING COMMISSION:

Not more than one principal building shall be permitted on any single family residential lot, and no such lot may ever be resubdivided so as to produce a building site of less area or width than the minimum required by the applicable zoning regulations.

Chairman: *[Signature]* 7/8/11
Planning Director: *[Signature]* 7-8-11

APPROVED:

Director of Water Resources: *[Signature]* 7/6/11
Town Berlin Engineer: *[Signature]* 7/10/11

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

The subdivision shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Interim Water Supply and Community Sewerage.

Worcester County - Approving Authority: *[Signature]* 7-8-11

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

This site is subject to the Worcester County Forest Conservation Law. This site is subject to forest conservation plan No. 05-23. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. This site has met compliance with Worcester County Forest Conservation Law. An off-site forest conservation plan has been approved and is on file with the Department of Planning, Permits and Inspections. A plot depicting the approved off-site forest conservation easement area and a Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland has been recorded in the Lands of Records of Worcester County, Maryland.

PURNELL CROSSING SOUTH

RECORD PLAT
SHOWING
REVISED AND REASSEMBLED LANDS OF WINDY WAY FARM, INC.
AND
REVISED PARCEL 1221
TOWN OF BERLIN
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 06/23/11
JOB NO.: 8624SOUTH_TRACTA-B_RECORD

OWNERS CERTIFICATE:

As legal owner of this property, I approve of this subdivision and desire that it be recorded. I hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat, the setting of monuments and the existence of prior recorded plats have been complied with.

Windy Way Farm, Inc. 7/12/11
Owner - Parcel 1222
Katherine B. Janson
Trustee
Date: 7/12/11

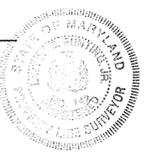
Parcel 1221
Owner - Parcel 1221
Trustee
Date: 7/12/11

SURVEYORS CERTIFICATE:

I certify that this plat represents a survey made by me, that it is accurate to the best of my knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown, and that all requirements of Chapter 94 of the Berlin Town Code and Section 3-108 of the Annotated Code of Maryland, and other applicable laws have been complied with.

L. E. Bunting, Jr. 7/8/11
L. E. Bunting, Jr. P.L.S. # 142
Date: 7/8/11

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



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	47.12'	42.43'	N 75°49'39" E
C2	30.00'	47.13'	42.43'	N 14°10'28" W

LEGEND:

○ DENOTES IRON PIPE, TO BE SET
■ DENOTES CONC. MON., FOUND

AREA TABULATIONS

ORIGINAL AREA OF PARCEL 1222 = ±49.530 ACRES
MINUS TRACT A ±4.077 ACRES
MINUS P/O TRACT B ±0.287 ACRES
MINUS TRACT C ±0.177 ACRES
MINUS OUTLOT A ±0.298 ACRES
REMAINING AREA OF PARCEL 1222 = ±44.691 ACRES

ORIGINAL AREA OF PARCEL 1221 = ±0.803 ACRES
MINUS P/O TRACT B ±0.004 ACRES
REMAINING AREA OF PARCEL 1222 = ±0.799 ACRES

