

VICINITY MAP
(NO SCALE)

LEGEND:
 ● DENOTES RE-BAR, FOUND
 ○ DENOTES IRON PIPE/CAP SET
 ● DENOTES IRON PIPE, FOUND
 ● DENOTES IRON FENCE POST, SET
 ○ DENOTES < IRON, FOUND
 ○ DENOTES UNMARKED POINT

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE

Lot 2A
Lot 2A is subject to the Worcester County Forest Conservation Law. This lot is subject to forest conservation plan No. 05-29 for Amended Lot 2. This lot 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.

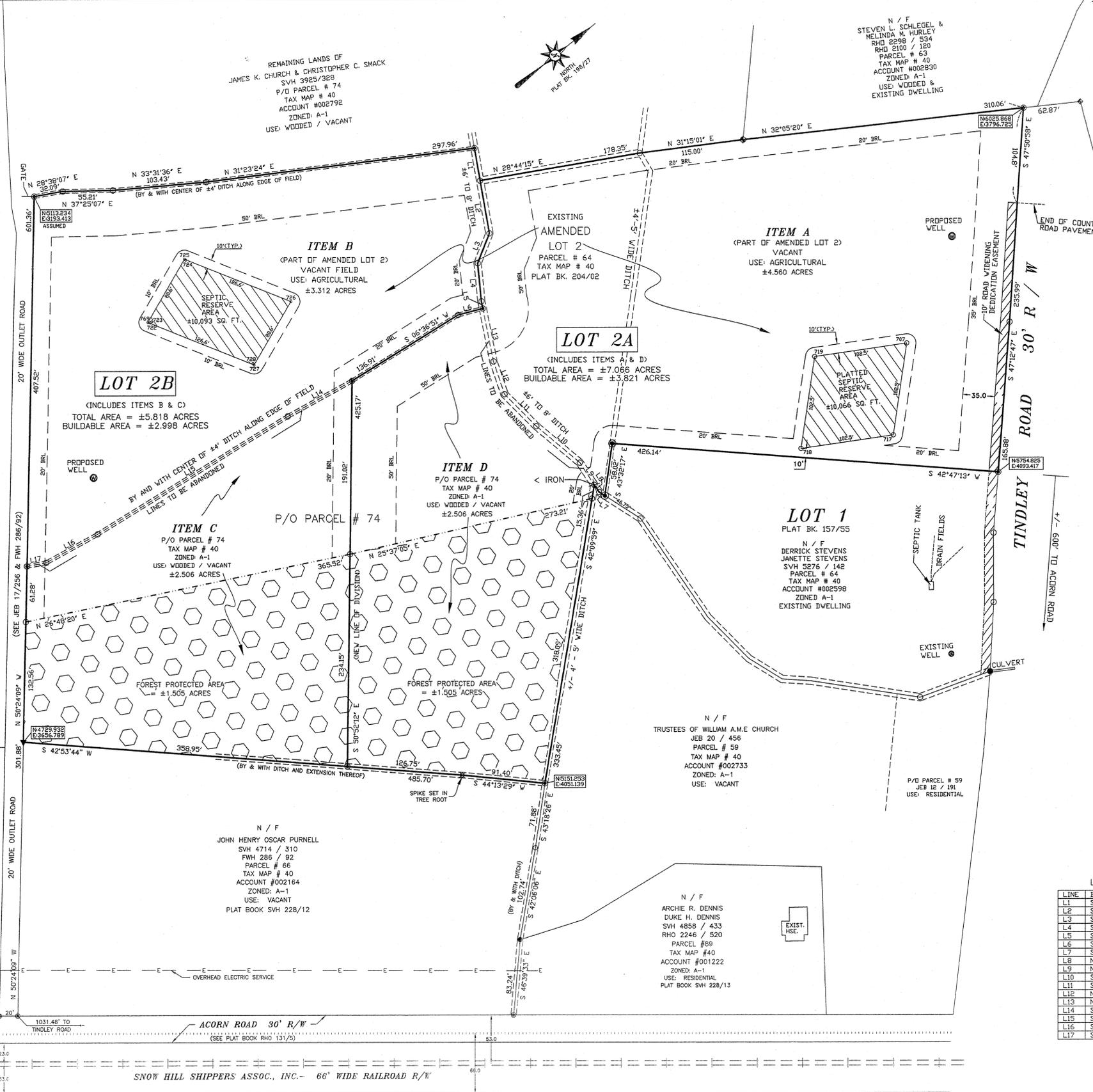
Lot 2B
Lot 2B is subject to the Worcester County Forest Conservation Law. This lot is subject to forest conservation plan No. 10-07. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to the County Forest Conservation Law. A forest conservation plan has been approved and is on file with the Department of Planning, Permits and Inspections. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET

ITEM C & ITEM D

NET TRACT AREA	
A. TOTAL TRACT AREA	5.01 ACRES
B. DEDUCTIONS	0.00 ACRES
C. NET TRACT AREA	5.01 ACRES
LAND USE CATEGORY AREA	
D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%)	1.00 ACRES
E. CONSERVATION THRESHOLD (NET TRACT AREA X 50%)	2.51 ACRES
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	5.01 ACRES
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	2.51 ACRES
H. BREAK EVEN POINT	3.01 ACRES
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	2.00 ACRES
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	2.00 ACRES
K. TOTAL AREA OF FOREST TO BE RETAINED	3.01 ACRES
PLANTING REQUIREMENTS	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 ACRES
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
P. TOTAL REFORESTATION REQUIRED	0.00 ACRES
Q. TOTAL AFFORESTATION REQUIRED	0.00 ACRES
R. TOTAL PLANTING REQUIREMENT	0.00 ACRES

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R. TOTAL PLANTING REQUIREMENT	0.00 ACRES



SVH LIBER 237 FOLIO 4
RECORDED
03/12/2012

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 as for as they relate to the making of this plat and the setting of markers have been complied with.
The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County, A 10' wide strip across the front of P/O Parcel # 64, and the adjoining roadway is offered in dedication for the future widening of Tindley 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.

[Signature] 12/10/10
Date: 12/10/10
JAMES K. CHURCH
[Signature] 12/16/10
Date: 12/16/10
CHRISTOPHER C. SMACK

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 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.
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 approval 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 amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

[Signature] 12/29/10
Date: 12/29/10
Worcester County - Approving Authority

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
Lot 2A and Lot 2B are approved for interim water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are restricted to special designed lot or on-site treatment systems. 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 approval 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 amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

[Signature] 12/28/10
Date: 12/28/10
Worcester County - Approving Authority

COORDINATE TABLE

SEPTIC RESERVE AREA- LOT 2A

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
707	5764.9608	3915.5336	39.10	SP
716	5620.7922	3956.9259	39.10	SRA CUR
718	5600.6040	3938.9510	39.10	SRA CUR
719	5676.3856	3867.9513	39.10	SRA CUR

SEPTIC RESERVE AREA- LOT 2B

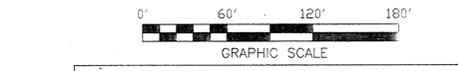
POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
722	5128.9398	3382.0191	38.93	SP
723	5128.8821	3382.2846	38.93	SP
724	5000.4283	3392.5240	38.7	SP
725	5193.9832	3360.6396	38.7	SP
726	5062.7304	3460.9487	33.0	SP
727	5187.6461	3490.1684	33.0	SP
728	5187.2795	3489.2072	33.0	SP
729	5124.9989	3381.1955	38.93	SRA CUR

COORDINATES & ELEVATIONS ARE IN FEET BASED ON ASSUMED DATA.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°31'15" E	36.34'
L2	S 61°31'15" E	7.54'
L3	S 69°39'17" E	25.25'
L4	S 57°06'01" E	42.21'
L5	S 62°53'14" E	8.05'
L6	S 24°02'10" W	28.49'
L7	S 71°09'08" W	7.54'
L8	N 85°06'22" W	9.32'
L9	N 85°06'22" W	25.20'
L10	S 78°35'27" W	62.66'
L11	S 83°37'21" W	49.65'
L12	N 69°51'45" W	38.15'
L13	N 62°53'14" W	59.49'
L14	S 09°34'45" W	80.97'
L15	S 06°51'08" W	246.84'
L16	S 09°32'56" W	64.41'
L17	S 28°00'53" W	21.85'

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO CREATE NEW LOT 2A AND NEW LOT 2B BY REVISING THE EXISTING AMENDED LOT 2 (KNOWN AS A PART OF PARCEL #64 OF WORCESTER COUNTY TAX MAP #40) WITH A PART OF PARCEL #74 OF SAID TAX MAP #40 (BEING AS DESCRIBED AS TRACT NO. 2 IN DEED LIBER JEB 17/256); BY (1) COMBINING PART OF AMENDED LOT 2 SHOWN ON THIS PLAT AS ITEM A (±4.560 ACRES) WITH A PORTION OF PART OF PARCEL #74 SHOWN AS ITEM D (±2.506 ACRES) TO CREATE NEW LOT 2A; AND (2) BY COMBINING THE REMAINDER OF SAID AMENDED LOT 2 SHOWN AS ITEM B (±3.312 ACRES) WITH THE REMAINDER OF PART OF PARCEL #74 SHOWN AS ITEM C (±2.506 ACRES) TO CREATE NEW LOT 2B. THE BOUNDARIES OF AMENDED LOT 2 AND THIS PART OF PARCEL #74 ARE BEING ADJUSTED ONLY, THUS NOT CREATING ANY ADDITIONAL LOTS. CORRESPONDING DEEDS WILL BE RECORDED TO REFLECT THE ADJUSTMENT OF SAID PROPERTY LINES.



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

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 (1986) 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.
[Signature] 12/15/10
L. E. Bunting, Jr. PROP. & S. # 142 Date: 12/15/10

GENERAL NOTES:
BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY- PANEL NUMBER 240093-0100-B, DATED 06-15-1983, THIS PROPERTY IS SITUATED IN ZONE C.
THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.
THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.
THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES ADJOINING OR WITHIN THIS LOT.
THE BUILDABLE AREAS COMPUTED AND THE BUILDING RESTRICTION LINES (SRL) SHOWN ARE PER ZONING SETBACKS ONLY, AND MAY VARY PER OTHER RESTRICTIONS OR LIMITATIONS, SUCH AS WETLANDS AND/OR WOODLANDS, ETC.

LOT AREA TABULATIONS

LOT 2A	
ITEM A (PART OF AMENDED LOT 2)	= ±198,637 SQ. FT. (±4.560 ACRES)
ITEM B (PART OF AMENDED LOT 2)	= ±109,165 SQ. FT. (±2.506 ACRES)
AREA OF NEW LOT 2A	= ±307,802 SQ. FT. (±7.066 ACRES)
LOT 2B	
ITEM B (PART OF AMENDED LOT 2)	= ±144,265 SQ. FT. (±3.312 ACRES)
ITEM C (PART OF PARCEL #74)	= ±109,165 SQ. FT. (±2.506 ACRES)
AREA OF NEW LOT 2B	= ±253,430 SQ. FT. (±5.818 ACRES)

PROPERTY ZONED: A-1 (AGRICULTURAL)

MIN. FRONT YARD	35' (60' from c/l road)
MIN. REAR YARD	50'
MIN. SIDE YARD	20'

REFERENCE PLATS:

- MINOR SUBDIVISION OF LANDS OF ARTHUR J. TINDLEY
BY:
L. E. BUNTING SURVEYS, INC.
DEC. 21, 1998
PLAT BOOK SVH LIBER 157/55
- AMENDED LOT 2 OF LANDS OF ARTHUR J. TINDLEY
BY:
L. E. BUNTING SURVEYS, INC.
NOV. 18, 2005
PLAT BOOK SVH LIBER 204/02

PARCEL 64
OWNERS:
JAMES K. CHURCH
CHRISTOPHER C. SMACK
#12815 PINTAIL DR.
OCEAN CITY, MARYLAND 21842
DEED REFERENCE:
SVH 4607 / 287
PARCEL # 64- AMENDED LOT 2
TAX MAP # 40
ACCOUNT #007042
ZONED: A-1 AGRICULTURAL

PARCEL 74
OWNERS:
JAMES K. CHURCH
CHRISTOPHER C. SMACK
#12815 PINTAIL DR.
OCEAN CITY, MARYLAND 21842
DEED REFERENCE:
SVH 3925 / 328
PARCEL # 74
TAX MAP # 40
ACCOUNT #002792
ZONED: A-1 AGRICULTURAL

LOT 2A & LOT 2B
REVISED AND REASSEMBLED LANDS
OF
JAMES K. CHURCH &
CHRISTOPHER C. SMACK
FOURTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 60'
DATE: 12/01/10
JOB NO. 6392BA3/10

P192632 MSA SSV 12578612