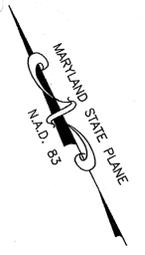


SVH LIBER 239 FOLIO 08
RECORDED 06/19/2013

REMAINING LANDS OF
WAYNE A. POWELL
SVH 3412/269
PARCEL # 90
TAX MAP # 14
USE: AGRICULTURAL
& EXISTING DWELLING
ZONED: A-1
±67.02 ACRES



NOTES:
BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED 2/15/79, THIS PROPERTY IS SITUATED IN ZONE C.
THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.
THIS PROPERTY IS SITUATED IN THE POCOMOKE WATERSHED; UPPER POCOMOKE RIVER SUBWATERSHED.
THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.
NONE OF THE DITCHES SHOWN ON LOT 1A ARE PART OF THE PUBLIC DRAINAGE ASSOCIATION (PDA).

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 subdivisions within the County have been complied with.

L. E. Bunting, Jr.
L. E. Bunting, Jr. PROFESSIONAL SURVEYOR # 142
6/8/13 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 as far as they relate to the making of this plat and the setting of markers have been complied with.

Robin Johnson 6/8/13 Date
Carol Johnson 6/8/13 Date
Carol Johnson 6/8/13 Date
(Co-Executor of the Estate of Wayne A. Powell)

James D. Layton 6-8-13 Date
(Co-Executor of the Estate of Wayne A. Powell)

N / F
ROBERT KENNETH HOLLAND
JORETTA LEWIS HOLLAND
FWH 665/557
PARCEL # 73
TAX MAP # 14
USE: AGRICULTURAL
ZONED: A-1

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 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 water system or suitability therefore is based upon State and County standards existing as of the date of approvals. 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.

Barb & Craig
Worcester County Planning Commission
6/18/2013 Date

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to Forest Conservation Plans #03-24 & #11-21. Any future approval of this land for a regulated activity shall be subject to the Worcester County Forest Conservation Law. A forest conservation plan has been approved and is on file with the Department of Planning and Inspections. A Perpetual Protective Agreement - Deed of Forest Conservation Easement, Worcester County, Maryland will be recorded simultaneously with this plat in the Lands of Records of Worcester County, Maryland.

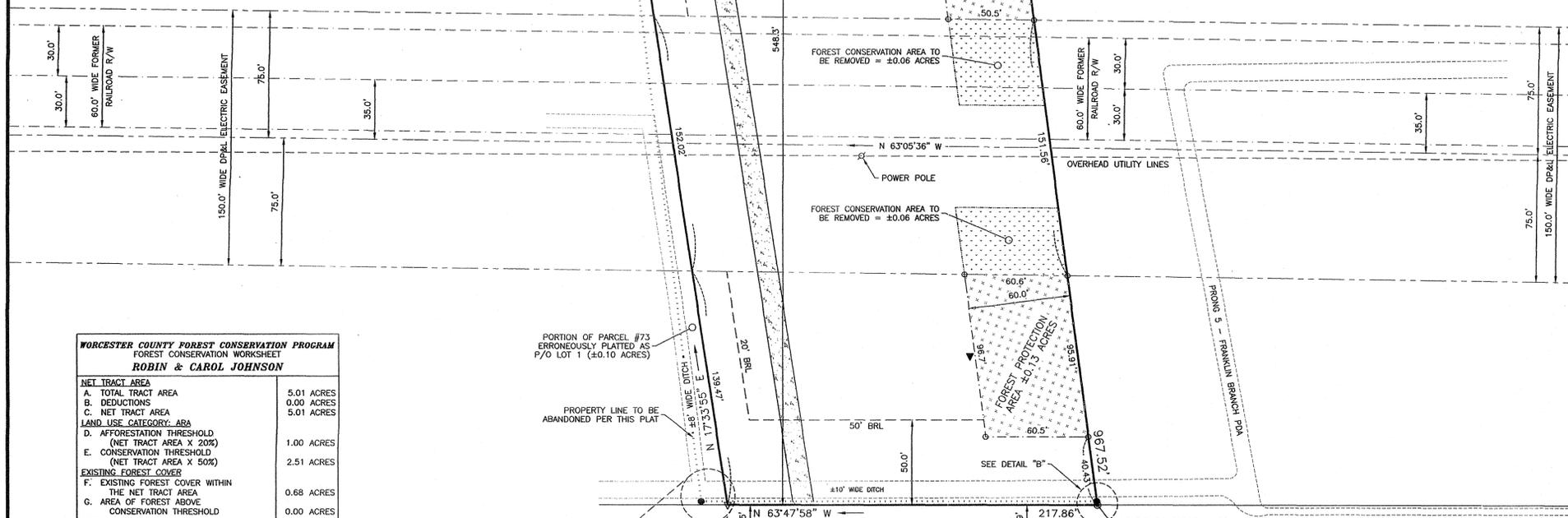
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

The purpose of this plat is to approve an addition to a parcel with existing approved on-site water and sewage disposal systems. This does not indicate that the quality of these systems has been evaluated. This subdivision is approved for interim individual 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.

Robert H. H. S.
Worcester County - Approving Authority
6-18-13 Date

PURPOSE STATEMENT

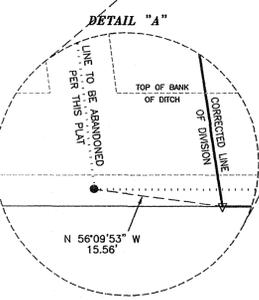
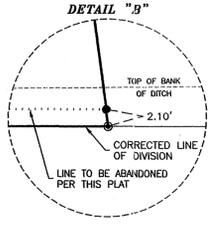
The purpose of this plat is to: 1) correct the westerly property line of Lot 1 with Parcel 73; Tax Map 14 to relate to an iron axle recently discovered on the northerly side of Maryland Route 346 and believed to be the beginning point of a survey by William K. Pitts on August 13, 1935 establishing a line of agreement between William K. Holland, Jr. and Alberta K. Holland, his wife with Corrie A. Powell and S. Augusta Powell, his wife and as recorded in the Land Records of Worcester County, Maryland in Liber BB 24, folio 98-100; 2) adjust the boundary line between Lot 1 and Parcel 90 to add a portion of Parcel 90; Tax Map 14 to Lot 1, creating Lot 1A. The boundary lines are being adjusted only, thus not creating any additional lots; and 3) revise the Forest Conservation Areas to relocate any area that was platted within the Electric Right of Way and show the required afforestation area for the increase in lot area of Lot 1A.



WORCESTER COUNTY FOREST CONSERVATION PROGRAM
FOREST CONSERVATION WORKSHEET
ROBIN & CAROL JOHNSON

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 - ABA	
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	0.68 ACRES
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00 ACRES
BREAK EVEN POINT	
H. BREAK EVEN POINT	0.68 ACRES
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0.00 ACRES
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	0.00 ACRES
K. TOTAL AREA OF FOREST TO BE RETAINED	0.68 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	0.32 ACRES
R. TOTAL PLANTING REQUIREMENT	0.32 ACRES

PLATTED AREA OF LOT 1 = ±4.01 ACRES
 PORTION OF PARCEL #73 ERRONEOUSLY PLATTED AS P/O LOT 1 = ±0.10 ACRES
 PORTION OF PARCEL #90 TO BE ADDED TO LOT 1 = ±1.10 ACRES
 AREA OF LOT 1A = ±5.01 ACRES
 EXISTING FOREST CONSERVATION AREA WITHIN LOT 1A = ±0.68 ACRES
 ADDITIONAL FOREST CONSERVATION AREA REQUIRED = ±0.32 ACRES
 OFF-SITE FOREST CONSERVATION AREA (WITHIN PARCEL #90) = ±0.64 ACRES

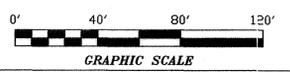


- LEGEND:**
- ▽ DENOTES IRON AXLE, FOUND
 - DENOTES IRON PIPE, FOUND
 - DENOTES RE-BAR, SET
 - ▼ DENOTES FOREST PROTECTION SIGN
 - ▨ DENOTES FOREST CONSERVATION AREA TO REMAIN UNCHANGED
 - ▩ DENOTES FOREST CONSERVATION AREA TO BE ELIMINATED

REFERENCE PLAT:
"LOT 1 - MINOR SUBDIVISION OF LANDS OF WAYNE A. POWELL"
BY: L. E. BUNTING SURVEYS, INC.
DATE: 12/17/03
PLAT BOOK: SVH 188/61

PARCEL #90
OWNERS:
WAYNE A. POWELL
8839 OLD OCEAN CITY ROAD
BERLIN, MARYLAND 21811
DEED REFERENCE:
SVH 3412/269
PARCEL # 90
TAX MAP # 14
TAX ACCOUNT ID:
#03-003469
PROPERTY ZONED: A-1 (AGRICULTURAL)
MIN. FRONT YARD 35'
50' FROM A COLLECTOR ROAD
MIN. REAR YARD 20'
MIN. SIDE YARD 20'

PARCEL #140
OWNERS:
ROBIN & CAROL JOHNSON
8811 OLD OCEAN CITY ROAD
BERLIN, MARYLAND 21811
DEED REFERENCE:
SVH 4129/450
PARCEL # 140
TAX MAP # 19
TAX ACCOUNT ID:
#03-161218
PROPERTY ZONED: A-1 (RESIDENTIAL)
MIN. FRONT YARD 35'
50' FROM A COLLECTOR ROAD
MIN. REAR YARD 50'
MIN. SIDE YARD 20'



LOT 1A
CORRECTIVE PLAT, AMENDMENT TO
FOREST CONSERVATION EASEMENT AREA &
BOUNDARY LINE ADJUSTMENT
FOR
ROBIN & CAROL JOHNSON
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 05/24/13
JOB NO. 7480_CP_BLA2/13 SHEET 1 OF 2

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

MSA SSU1257 8735-1