SRB LIBER 241 FOLIO 73
RECORDED
9/09/2015

REVISED & REASSEMBLANCE & CONVERSION OF LOT 2

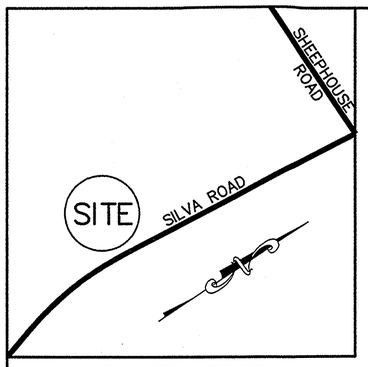
BETWEEN THE LANDS OF

WILLIAM E. BUCHANAN, et al

TAX MAP 101 GRID 11 PARCEL 41 LOT 2 DEED 4387/713
ACCOUNT # 01-032690

BENJAMIN T. AYDELOTTE, et al.

TAX MAP 101 GRID 4 PARCEL 22 DEED 2117/20
ACCOUNT# 01-032682
FIRST TAX DISTRICT
WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- (W) – PROPOSED WELL
- – IRON PIPE SET
- – IRON ROD FOUND
- – CONCRETE MONUMENT FOUND
- – IRON PIPE FOUND
- – PROPERTY CORNER
- – AXLE FOUND
- SP-A – SOIL PROFILE
- NW – WETLAND LINE
- WB – WETLAND BUFFER

N 7938.5945
E -2028.9818

20' R/W

ACCT# 01-014846
TAX MAP 101 PARCEL 45
LOT 2
N/F
CARLTON E. MASSEY, Jr., et ux.
1735/274
PLAT 113/26
ZONING: A-1 AGRICULTURAL
USE: FARMLAND

N 10°40'14" E 150.16'

20.70'

S 77°24'36" E 134.08'

PROPOSED
10,000 S.F.
SEWAGE RESERVE
AREA

N 7840.2686
E -2047.5086

N 77°24'36" W 149.59'

N 7916.7974
E -1931.3863

N 7973.4687
E -1895.139

LINE TO BE ABANDONED
PER THIS PLAT

AREA TO BE CONVEYED
TO PARCEL 41, LOT 2
21,287 sq. ft.
0.50 acres

N 7818.4714
E -1949.9131

21.48'

38.49'

130.00'

ACCT# 01-014633
TAX MAP 101 PARCEL 22
N/F
BENJAMIN T. AYDELOTTE &
BROOKS C. AYDELOTTE
2117/20
ZONING: A-1 AGRICULTURAL
USE: FARMLAND

S89°13'35"E

ACCT# 01-036114
TAX MAP 101 PARCEL 45
LOT 3C
N/F
JOHN E. DURYEA, et ux.
2449/344
PLAT 126/17
ZONING: A-1 AGRICULTURAL
USE: RESIDENTIAL

S89°12'22"E

LINE TO BE ABANDONED
PER THIS PLAT

AREA TO BE CONVEYED
TO PARCEL 22
21,798 sq. ft.
0.50 acres

N33°28'21"E
431.20'

366.22'

361.05'

10' DEDICATION STRIP

ACCT# 01-032690
TAX MAP 101 PARCEL 41
LOT 2A
TOTAL LOT AREA 5.11Ac.
BUILDABLE AREA= 11,473SF. 0.26Ac.
PLAT 70/75
ZONING: A-1 AGRICULTURAL
USE: VACANT/WOODED

AREA OF
WETLANDS IMPACT
PER M.D.E.
PERMIT No. 201560154/15NT2010

60.0'

N 7968.5242
E -1528.9524

C2

6.79'

TO SHEEPHOUSE ROAD

106.44'

310.96'

S89°35'26"W

S89°35'26"W

AREA OF
WETLANDS BUFFER IMPACT
PER M.D.E.
PERMIT No. 201560154/15NT2010

SETBACK
LINES(typ.)

S06°00'00"W

SILVA RD.
(30' R/W)

43,488 sq. ft.
1.00 acres
AREA TO BE CONVEYED
TO PARCEL 41, LOT 1A

LINE TO BE ABANDONED
PER THIS PLAT

391.09'

TO SILVERTHORNE ROAD

TAX MAP 101 PARCEL 41
LOT 1A
ACCT# 01-032682
N/F
WILLIAM E. BUCHANAN, et ux
801/553
PLAT 70/75
ZONING: A-1 AGRICULTURAL
USE: RESIDENTIAL/WOODED

430.14'

71.57'

N16°26'34"W

C1

WETLAND DISTURBANCE
= 4,908 S.F.

WETLAND BUFFER DISTURBANCE
= 5,080 S.F.

NW — WETLAND LINE
WB — WETLAND BUFFER LINE

AREA CHART PARCEL 41

ORIGINAL AREA OF LOT 1: 3.81AC
AREA TO BE ADDED FROM LOT 2: 1.00AC
TOTAL REVISED AREA: 4.81AC

ORIGINAL AREA OF LOT 2: 6.11AC
AREA TO BE SUBTRACTED FROM LOT 2: 1.50AC
AREA TO BE ADDED FROM PARCEL 22: 0.50AC
TOTAL REVISED AREA: 5.11AC

AREA CHART PARCEL 22

ORIGINAL AREA: 125.00AC.±
AREA TO BE SUBTRACTED: 0.50AC
AREA TO BE ADDED FROM PARCEL 41 LOT 2: 0.50AC
TOTAL REVISED AREA: 125.00AC±
(PER DEED)

STATE OF MARYLAND
GEORGE EDWIN YOUNG III
No. 10364
PROFESSIONAL LAND SURVEYOR

PERC CHART

SOIL PROFILE #	NORTHING	EASTING	ELEVATION
SP-1	N 7890.925	E -1906.1393	100.28
SP-2	N 7838.7962	E -2025.6957	109.35
SP-3	N 7819.0753	E -1951.7506	101.96
SP-4	N 7934.7516	E -1929.8258	102.86
SP-5	N 7952.504	E -2009.3113	110.55
SP-6	N 7946.2159	E -1962.411	106.18
SP-7	N 7823.1543	E -1980.8814	103.99
SP-8	N 7829.0587	E -2004.0025	106.42
SP-A	N 7899.5517	E -1928.5694	101.45

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIRECTION
C1	38.45	720.67	S14°54'51"E
C2	53.95	375.00	N10°07'17"E

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1603 MARKET STREET
POCOMOKE MARYLAND 21851
EMAIL: info@gey3pc.com
PHONE: (410)-957-2149
FAX: (410)-957-2928

SCALE:	1"=60'	REVISIONS:	
DRAWN BY:	BMD	7/13/15	
DATE DRAWN:	11/13/14	.	
CADD NAME:	M14096BUCH.		
JOB # :	M14096	SHEET 1 OF 3	

03/04/05

P211866

MSA S1257-8904-1