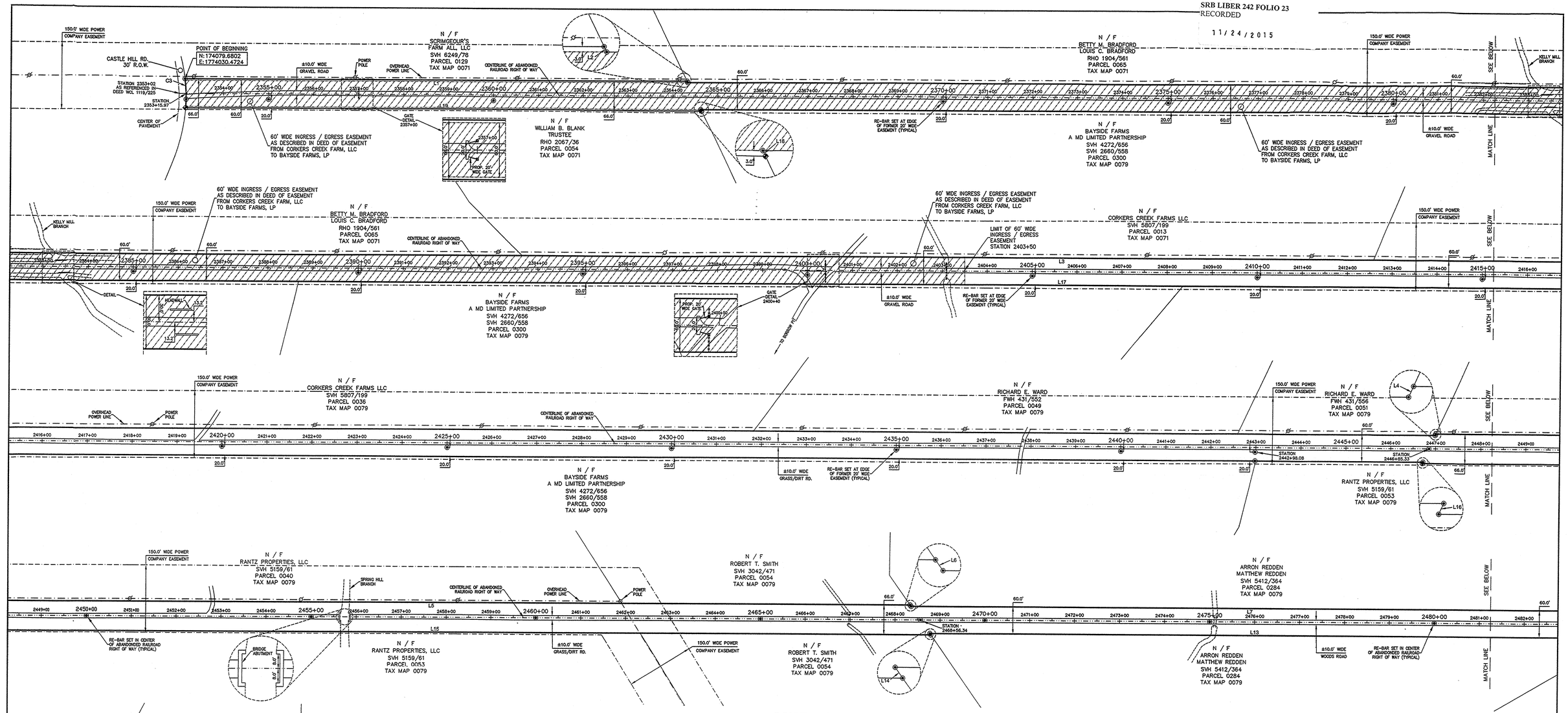
SRB LIBER 242 FOLIO 23
RECORDED
11/24/2015



LINE AND CURVE TABLES FOR ABANDONED RAILROAD RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	S 07°38'45" W	1117.95'
L2	S 71°58'05" W	3.33'
L3	S 07°38'45" W	8265.63'
L4	S 58°19'05" E	3.28'
L5	S 07°38'45" W	2133.12'
L6	S 62°34'35" W	3.67'
L7	S 07°38'45" W	1507.93'
L8	S 63°16'49" E	3.17'
L9	S 07°38'45" W	1051.40'
L10	N 81°46'56" W	10.72'

LINE	BEARING	DISTANCE
L11	N 07°38'45" E	1054.97'
L12	S 63°16'49" E	3.17'
L13	N 07°38'45" E	1445.06'
L14	S 62°34'35" W	3.67'
L15	N 07°38'45" E	2208.88'
L16	S 58°19'05" E	3.28'
L17	N 07°38'45" E	8210.02'
L18	S 71°58'05" W	3.33'
L19	N 07°38'45" E	1148.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	79.47'	50.10'	49.27'	N 66°32'01" W
C2	288.13'	9.73'	9.73'	N 46°23'13" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	365.00'	66.11'	66.02'	S 83°42'17" E

LEGEND:
- ◆ DENOTES RE-BAR, FOUND
- ◉ DENOTES RE-BAR, SET

0 100 200 300
GRAPHIC SCALE

AREA OF SURVEY = ±19.99 ACRES

REFERENCE PLATS:

"PLAT OF SURVEY SHOWING
ABANDONED RAILROAD RIGHT OF WAY
FOR CORKERS CREEK FARMS LLC"
BY: L.E. BUNTING SEURVEYS, INC.
DATED: 03/18/14
PLAT BOOK: SVH 240/4

"RIGHT OF WAY & TRACK MAP
DELAWARE, MARYLAND & VIRGINIA R.R. CO.
OPERATED BY THE P.B. & W. R.R. CO. AGENT"
DATED: JUNE 30, 1918
ABANDONED: DEC. 26, 1957

OWNERS:

CORKERS CREEK FARMS, LLC
#3501 SNOW HILL ROAD
GIRDLETREE, MARYLAND 21829

DEED REFERENCE:

SVH 5807/199
PARCEL 0156; TAX MAP 0071
TAX ID #02-027569
PARCEL 0294; TAX MAP 0079
TAX ID #08-009902

PROPERTY ZONED: A-1 (AGRICULTURAL)

STATE OF MARYLAND
LAWTON E. BUNTING, JR.
NO. 1445
REGISTERED
PROPERTY LINE SURVEYOR

L. E. BUNTING, JR. 9/22/15
DATE

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

NOTE:
The purpose of this plat is to show a revised ingress/egress easement across the abandoned railroad right-of-way (owned by Corkers Creek Farms, LLC and shown on Worcester County Tax Map 71 as Parcel 156) per an agreement with Bayside Farm, LP. The former ingress/egress easement across the westerly 20' of the abandonded railroad right of way, as described in deed SVH 2660/558 and as shown on the reference plat recorded in Plat Book SVH 240/4, is being abandoned. A revised 60' wide ingress/egress easement is shown on this plat. A deed of easement, further describing the terms of the aforesaid agreement, is intended to be recorded in the Land Records of Worcester County, Maryland.

PLAT OF SURVEY
SHOWING
ABANDONED RAILROAD RIGHT OF WAY & REVISED ACCESS EASEMENT
FOR
CORKERS CREEK FARMS, LLC
SECOND & EIGHTH TAX DISTRICTS
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 09/22/15
JOB NO. 9147PLAT_EASE/15

03/18/03

P212820

MSA 3125-7-8920