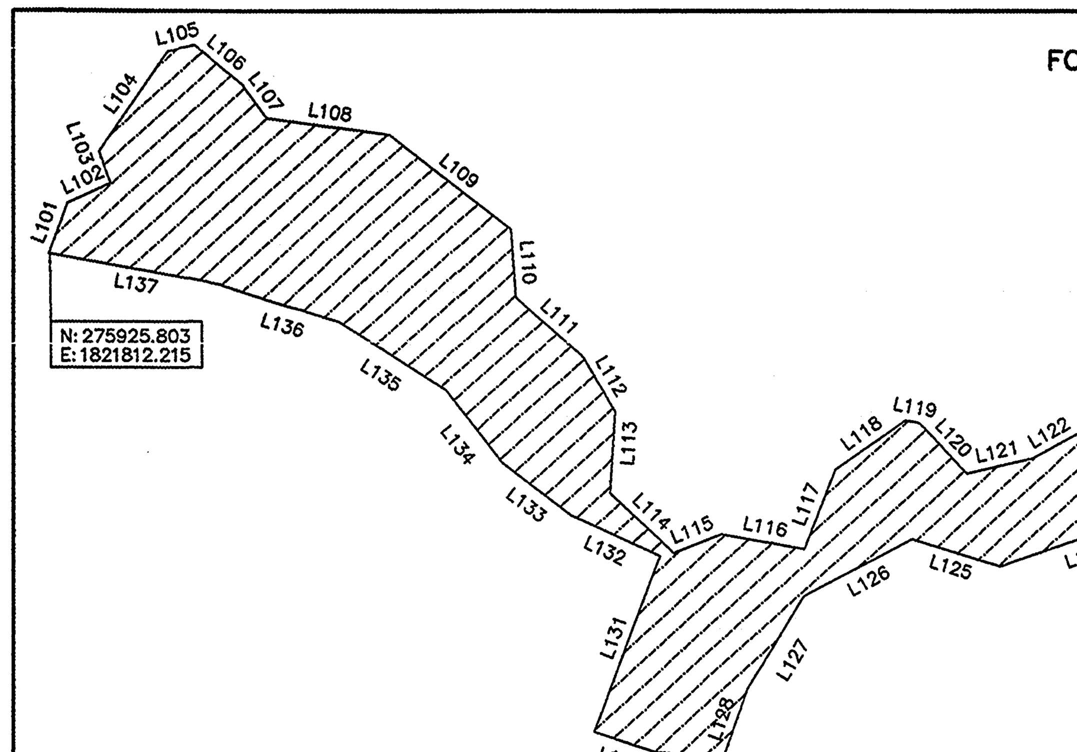
FOREST CONSERVATION EASEMENT AREA DETAIL



FOREST CONSERVATION EASEMENT AREA
74,025 SQ. FT.± (1.699 AC.±)

NOTES:
1. WITH THE RECORDING OF THIS PLAT THE PROPERTY OWNER DOES HEREBY GRANT TO WORCESTER COUNTY OFFICIALS AND/OR THEIR REPRESENTATIVES FREE ACCESS TO ANY FOREST CONSERVATION AREA AS SHOWN HEREON.
2. THE FOREST CONSERVATION AREA AS SHOWN HEREON WAS FOR THE ORIGINAL SUBDIVISION OF LOTS 2 & 3, RECORDED AT S.V.H. 237/41. FOREST CONSERVATION PLAN NO, 12-10

LINE	BEARING	DISTANCE
L101	N 19°55'38" E	35.92'
L102	N 65°20'11" E	31.78'
L103	N 20°16'48" W	22.86'
L104	N 34°32'42" E	81.29'
L105	N 76°18'12" E	18.28'
L106	S 51°24'28" E	41.04'
L107	S 35°49'01" E	28.97'
L108	S 81°53'36" E	82.99'
L109	S 51°58'41" E	102.71'
L110	S 03°52'06" E	45.95'
L111	S 48°13'38" E	59.10'
L112	S 30°14'14" E	43.93'
L113	S 03°32'12" W	54.27'
L114	S 46°54'27" E	58.02'
L115	N 68°31'46" E	33.90'
L116	S 79°59'55" E	55.92'
L117	N 21°10'17" E	56.66'
L118	N 54°52'59" E	56.70'

LINE	BEARING	DISTANCE
L119	S 79°57'40" E	9.66'
L120	S 43°12'54" E	45.93'
L121	N 77°40'54" E	44.47'
L122	N 60°56'32" E	37.60'
L123	S 34°17'20" E	69.80'
L124	S 70°53'36" W	98.41'
L125	N 72°47'40" W	61.98'
L126	S 62°01'25" W	81.03'
L127	S 31°13'54" W	71.92'
L128	S 19°23'45" W	49.80'
L129	N 83°17'51" W	45.49'
L130	N 71°38'39" W	42.57'
L131	N 20°33'00" E	124.34'
L132	N 65°19'52" W	64.93'
L133	N 52°32'13" W	57.11'
L134	N 37°46'55" W	61.30'
L135	N 57°16'27" W	85.84'
L136	N 71°58'06" W	84.92'
L137	N 79°45'41" W	115.01'

FOREST CONSERVATION NOTES

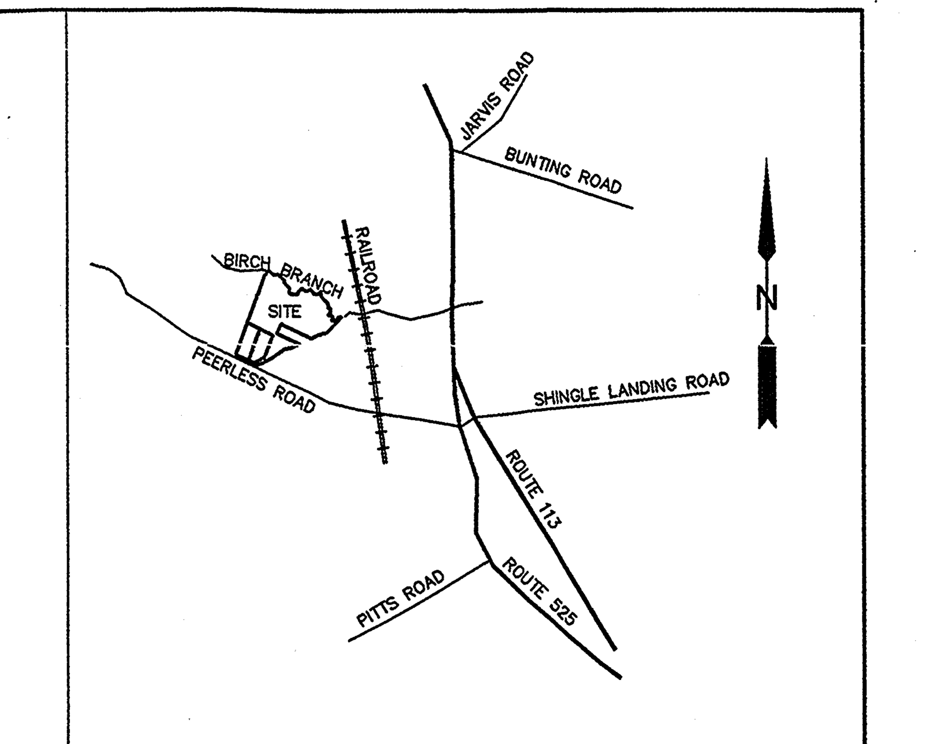
Lot three-A is exempt from the Ccounty's Forest Conservation Law in accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Laws, since this subdivision is a boundary line adjustment with no accompanuing change in land use. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

REMAINING LANDS & LOT 4
In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of Worcester County Code of Public Local Laws, this minor subdivision located in the A-1, A-2 OR RP Zoning Districts as defined in the Worcester County Zoning & Subdivision Control Article is exempt from the County's Forest Conservation Law since the proposed lot contained within its boundaries a building, structure or use of land that required a zoning or building permit and existed as of July 29, 1994, if the subdivision does not result in any cutting, clearing, or grading of a forest; and it is not a re-subdivision of a lot previously subdivided as an exemption pursuant to this subsection. Furthermore any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE	
L1	N 65°20'11" E	14.57'	BY AND WITH CENTERLINE OF BIRCH BRANCH
L2	N 20°16'48" W	19.19'	
L3	N 34°32'42" E	89.39'	
L4	N 76°18'12" E	26.13'	
L5	S 51°24'28" E	46.69'	
L6	S 35°49'01" E	26.37'	
L7	S 81°53'36" E	81.57'	
L8	S 51°58'41" E	109.13'	
L9	S 03°52'06" E	46.29'	
L10	S 48°13'38" E	56.86'	
L11	S 30°14'14" E	48.09'	
L12	S 03°32'12" W	52.76'	
L13	S 46°54'27" E	48.10'	
L14	N 68°31'46" E	30.75'	
L15	S 79°59'55" E	51.06'	
L16	N 21°10'17" E	51.93'	
L17	N 54°56'03" E	63.31'	
L18	S 79°57'40" E	16.27'	
L19	S 43°12'54" E	43.82'	
L20	N 77°40'54" E	38.05'	
L21	N 60°56'32" E	44.49'	
L22	S 34°17'20" E	77.57'	
L23	S 63°58'25" E	15.14'	
L24	N 81°09'38" E	48.23'	
L25	N 43°04'28" E	38.62'	
L26	N 77°10'57" E	13.55'	
L27	S 33°52'13" E	20.81'	
L28	S 15°51'33" W	30.11'	
L29	S 11°54'23" E	31.59'	
L30	S 43°17'23" E	73.98'	
L31	S 66°34'50" E	33.28'	
L32	S 28°55'22" E	29.73'	
L33	S 10°14'43" W	20.69'	
L34	S 14°06'51" E	40.33'	
L35	S 59°13'08" E	22.77'	
L36	S 17°38'46" E	35.37'	
L37	S 30°13'08" W	48.74'	
L38	S 17°54'17" W	17.41'	
L39	S 77°33'28" E	42.38'	
L40	S 36°50'15" E	29.36'	
L41	S 20°16'25" W	24.36'	
L42	S 11°14'33" W	19.86'	
L43	S 56°51'05" E	19.19'	
L44	N 83°44'30" E	23.27'	
L45	N 54°58'12" E	45.84'	
L46	N 32°34'46" E	24.70'	
L47	N 71°20'46" E	35.57'	
L48	S 75°45'12" E	13.03'	
L49	S 50°05'28" W	43.72'	B/W CENTERLINE DITCH
L50	N 76°44'22" W	8.14'	
L51	S 69°00'58" W	17.80'	
L52	N 81°59'33" W	25.00'	
L53	S 53°46'16" W	18.37'	
L54	S 65°50'22" W	24.32'	
L55	S 82°00'04" W	15.77'	
L56	S 72°26'58" W	12.51'	
L57	S 65°12'09" W	13.36'	
L58	S 64°33'58" W	94.31'	
L59	S 54°06'17" W	22.48'	
L60	S 82°57'47" W	32.44'	
L61	S 55°49'47" W	47.53'	
L62	S 75°01'17" W	134.68'	
L63	S 53°40'47" W	200.37'	
L64	S 62°43'47" W	232.41'	
L65	N 63°35'53" W	43.44'	
L66	N 63°35'53" W	32.50'	
L67	N 64°15'08" W	11.04'	

SRB LIBER 242 FOLIO 33
RECORDED
12/18/2015



VICINITY MAP (N.T.S.)

SEWAGE RESERVE AREA COORDINATE TABLE

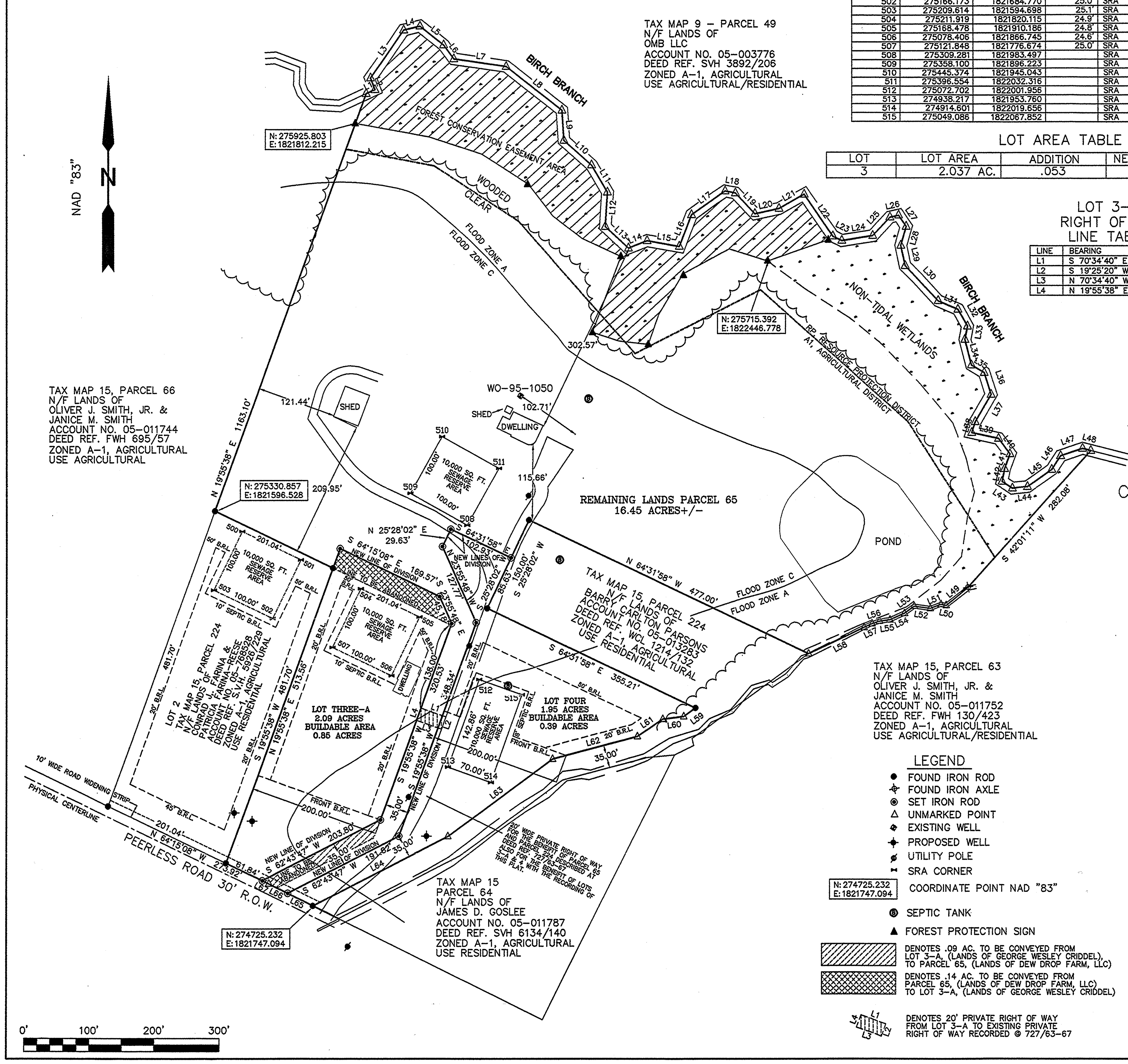
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
500	275299.685	1821638.139	25.5'	SRA
501	275256.244	1821728.211	24.8'	SRA
502	275166.173	1821684.770	25.0'	SRA
503	275209.614	1821594.698	25.1'	SRA
504	275211.919	1821820.115	24.9'	SRA
505	275168.478	1821910.186	24.8'	SRA
506	275078.406	1821866.745	24.6'	SRA
507	275121.848	1821776.674	25.0'	SRA
508	275309.281	1821983.497		SRA
509	275358.100	1821896.223		SRA
510	275445.374	1821945.043		SRA
511	275396.554	1822032.316		SRA
512	275072.702	1822001.956		SRA
513	274938.217	1821953.760		SRA
514	274914.601	1822019.656		SRA
515	275049.086	1822067.852		SRA

LOT AREA TABLE

LOT	LOT AREA	ADDITION	NEW LOT	LOT AREA
3	2.037 AC.	.053	3A	2.09 AC.

LOT 3-A
RIGHT OF WAY
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 70°34'40" E	40.49'
L2	S 19°25'20" W	20.00'
L3	N 70°34'40" W	40.67'
L4	N 19°55'38" E	20.00'



LEGEND

- ● FOUND IRON ROD
- FOUND IRON AXLE
- ◉ SET IRON ROD
- △ UNMARKED POINT
- EXISTING WELL
- PROPOSED WELL
- UTILITY POLE
- SRA CORNER
- N: 274725.232 E: 1821747.094 — COORDINATE POINT NAD "83"
- SEPTIC TANK
- ▲ FOREST PROTECTION SIGN
- DENOTES .09 AC. TO BE CONVEYED FROM LOT 3-A, (LANDS OF GEORGE WESLEY CRIDDEL), TO PARCEL 65, (LANDS OF DEW DROP FARM, LLC)
- DENOTES .14 AC. TO BE CONVEYED FROM PARCEL 65, (LANDS OF DEW DROP FARM, LLC) TO LOT 3-A, (LANDS OF GEORGE WESLEY CRIDDEL)
- DENOTES 20' PRIVATE RIGHT OF WAY FROM LOT 3-A TO EXISTING PRIVATE RIGHT OF WAY RECORDED @ 727/63-67

MINOR SUBDIVISION

LANDS OF DEW DROP FARM LLC
CREATING LOT 4, AND RE-SUBDIVISION OF LOT 3 CREATING LOT 3-A, LANDS OF GEORGE WESLEY CRIDDLE
FIFTH TAX DISTRICT, WORCESTER COUNTY

GENERAL NOTES:

1. OWNER/DEVELOPER TAX MAP 15, PARCEL 65
   DEW DROP FARM LLC
   627B OCEAN PARKWAY, OCEAN PINES
   BERLIN, MD 21811
   DEED REFERENCE: S.V.H. 5026/553
   ACCOUNT NO. 05-011779
2. OWNER/DEVELOPER TAX MAP 15, PARCEL 224 - LOT 3-A
   GEORGE WESLEY CRIDDLE
   113 DUNDEE CIRCLE
   KINGSPORT, TN 37660
   DEED REFERENCE: S.V.H. 6405/203
   ACCOUNT NO. 05-768529
3. EXISTING ZONING A-1
   ZONING SETBACKS: FRONT = 60' FROM CENTERLINE OF ROAD
   SIDES = 20'
   REAR = 50'
4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240083 0025 A, DATED 2/15/1979, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE C AND FLOOD ZONE A.
5. COORDINATE SYSTEM IS NAD 83
6. PLAT REFERENCE: S.V.H. 237/41
7. THIS SUBDIVISION LIES WITHIN SUB-WATERSHED 2130103 (ISLE OF WIGHT BAY DRAINAGE)
8. UNLESS OTHERWISE NOTED, EASEMENTS ARE HEREBY ESTABLISHED 5' WIDE ALONG SIDE LOT LINES AND 5' WIDE ALONG REAR AND FRONT LINES FOR UTILITES AND/OR DRAINAGE.
9. ALL LOTS CONTAIN MORE THAN 2,500 SQ.FT. OF BUILDABLE AREA.
10. THIS SUBDIVISION IS NOT IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
11. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE EXISTING RESIDENTIAL LOT 3 CREATING LOT 3-A AND CREATE RESIDENTIAL LOT 4.
12. THERE ARE NO AGRICULTURAL ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THE PROPOSED PROPERTY LINES.
13. THERE ARE NO STRUCTURES WITHIN 50' OF THE PROPOSED PROPERTY LINES.
14. THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON THIS PROPERTY.
15. ANY REPLACEMENT OF THE MOBILE HOME ON LOT 4 MUST MEET CURRENT SETBACK REQUIREMENTS.

ENVIRONMENTAL PROGRAMS

Lots two, three-a, and four are approved with a proposed well location for a water supply well in a confined aquifer at least 50 feet below the ground level and with existing septic systems within the 10,000 square foot Sewage Reserve Areas (SRA). Each SRA must remain exclusive of buildings, easements, right-of-ways, and other permanent or physical objects, shall be provided for the subsurface disposal of sewage. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office. In addition, any future changes to these systems first require an evaluation and permit from Environmental Programs.

The remaining farm is approved with existing water and sewage facilities as shown. This does not indicate that the quality of these systems has been evaluated. A 10,000 sq. ft. sewage reserve area has been set aside for each dwelling unit and must remain free of buildings easements, right of ways and any other permanent or physical objects and be reserved for future sewage disposal. In addition, any future changes to these systems first require an evaluation and permit from Environmental Programs.

[signature], LEHS 6/19/15
APPROVING AUTHORITY WORCESTER COUNTY Date

WORCESTER COUNTY PLANNING AND ZONING 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 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 application for such permit. The approval shown hereon is not sufficient approval for a building permit.

Worcester County does not guarantee the developement 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] 6/26/2015
WORCESTER COUNTY PLANNING COMMISSION 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 (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of lots three-a and four and the adjoining roadways are offered in dedication for the future widening of PEERLESS 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 the consent of the County Commissioners.

[signature] 2/19/15
DEW DROP FARM LLC DATE
MANAGEMENT COMMITTEE MEMBER: G. MARVIN STEEN
627B OCEAN PARKWAY, OCEAN PINES
BERLIN, MARYLAND 21811
410-641-7050

[signature] 2/19/15
DEW DROP FARM LLC DATE
MANAGEMENT COMMITTEE MEMBER: GREG M. STEEN
627B OCEAN PARKWAY, OCEAN PINES
BERLIN, MARYLAND 21811
410-641-7050

[signature] 2/19/15
GEORGE WESLEY CRIDDLE DATE
113 DUNDEE CIRCLE
KINGSPORT TN 37660
305-303-9297

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 (1981) 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21523, EXPIRATION DATE 07-13-2015.

[signature] 2-23-2015
MD PROF. LS #21523 - EXP. DATE 07/13/2015 DATE
GREGORY P. WILKINS - PRESIDENT
GREGORY P. WILKINS SURVEYOR, INC.

CRD: 555SUB

REV. 02/03/2015 - ENV. PRO. COMMENTS
REV. 1/25/2015 - DRP COMMENTS

GREGORY P. WILKINS REGISTERED NO. 21523 MARYLAND PROFESSIONAL LAND SURVEYOR

GREGORY P. WILKINS
SURVEYOR, INC.
12626 OLD BRIDGE ROAD
OCEAN CITY, MARYLAND 21842
(410)213-0222 - FAX 213-0332

SCALE: 1" = 100'	DATE: 01/02/2015
DRAWN BY: GPW7	JOB NO.: 555SUB3A

03/04/2015

P213310

MSA S1257-8929

Maryland State Archives