SRB LIBER 242 FOLIO 44
RECORDED

12/31/2015

PROPERTY LINE		
LINE	BEARING	DISTANCE
L1	S 89°35'46" W	35.91'
L2	N 71°21'20" W	64.85'
L3	N 76°38'32" W	106.25'
L4	N 22°48'26" W	43.70'
L5	N 73°25'08" W	41.72'
L6	S 75°30'56" W	51.95'
L7	N 73°36'32" W	66.29'
L8	N 82°10'24" W	115.08'
L9	S 43°45'44" W	55.48'
L10	N 74°34'07" W	75.55'
L11	S 86°37'56" W	52.46'
L12	S 58°02'19" W	112.89'
L13	S 84°50'57" W	38.52'
L14	S 02°58'46" E	32.01'
L15	S 50°19'26" W	46.45'
L16	N 67°45'04" W	22.85'
L17	S 45°00'00" W	42.43'
L18	N 68°44'58" W	19.31'
L19	N 77°28'16" W	9.22'
L20	S 27°45'31" E	21.47'
L21	S 39°48'20" E	23.39'
L22	S 34°42'28" W	160.56'
L23	N 80°04'15" W	44.34'
L24	N 68°08'04" W	79.22'
L25	N 85°28'59" W	25.33'
L26	N 68°11'55" W	5.59'
L27	S 81°01'39" W	7.12'
L28	N 85°28'59" W	89.44'
L29	S 72°45'03" W	90.94'
L30	N 73°43'33" W	35.42'
L31	N 71°12'37" W	107.24'
L32	N 72°54'05" W	93.44'
L33	N 83°46'46" W	85.22'
L34	N 68°55'28" W	169.48'
L35	N 81°30'35" W	139.97'
L36	N 82°47'28" W	87.79'
L37	S 83°51'49" W	74.53'
L38	N 34°22'49" W	9.48'
L39	N 34°22'49" W	13.54'
L40	S 57°59'41" W	9.43'
L41	S 50°42'38" W	14.21'
L42	N 72°00'28" W	31.53'
L43	N 84°45'06" W	98.72'
L44	S 75°01'15" W	95.83'
L45	N 51°00'57" W	46.22'
L46	N 67°06'59" W	76.30'
L47	S 83°07'02" W	32.72'
L48	S 27°04'04" W	46.63'
L49	S 15°58'26" W	35.28'
L50	S 10°52'25" E	57.57'
L51	S 33°03'44" W	14.53'
L52	N 81°33'01" W	38.27'
L53	N 37°18'07" W	68.16'
L54	N 63°20'01" W	118.16'
L55	N 38°44'13" W	60.84'
L56	N 10°47'27" W	45.61'
L57	N 46°16'14" W	38.75'

PROPERTY LINE		
LINE	BEARING	DISTANCE
L58	S 86°59'30" W	85.92'
L59	N 76°18'20" W	113.14'
L60	S 73°41'09" W	38.79'
L61	N 50°18'36" W	61.29'
L62	N 86°00'02" W	31.55'
L63	N 34°59'20" W	74.11'
L64	N 34°39'06" W	81.52'
L65	N 08°03'49" E	30.00'
L66	N 76°02'21" E	36.25'
L67	N 03°32'45" W	76.22'
L68	N 04°40'25" E	10.21'
L69	N 39°48'32" E	21.44'
L70	N 19°33'26" W	25.00'
L71	N 42°07'38" W	44.93'
L72	S 27°18'53" W	12.47'
L73	S 40°33'47" E	53.89'
L74	S 54°22'03" W	30.17'
L75	N 48°30'25" W	60.40'
L76	N 55°54'56" W	71.06'
L77	N 69°28'06" W	14.03'
L78	N 79°15'19" W	56.38'
L79	N 52°53'56" W	50.56'
L80	N 73°29'26" W	41.75'
L81	N 52°11'56" W	55.81'
L82	N 47°28'58" W	85.23'
L83	N 04°10'33" E	105.72'
L84	N 42°19'25" W	6.33'
L85	N 01°38'07" E	17.28'
L86	N 20°18'13" E	20.13'
L87	N 02°46'27" W	35.49'
L88	N 18°17'50" E	14.10'
L89	N 02°38'19" E	73.15'
L90	N 09°51'35" E	23.28'
L91	N 15°48'50" W	10.79'
L92	N 03°56'40" E	10.41'
L93	N 07°47'27" W	14.27'
L94	N 27°54'17" E	14.83'
L95	N 01°06'23" E	49.89'
L96	N 05°39'26" W	19.10'
L97	N 42°10'10" E	21.12'
L98	N 88°42'11" E	8.10'
L99	N 76°41'26" E	78.93'
L100	N 81°58'15" E	37.26'
L101	N 30°32'18" E	20.64'
L102	N 57°43'54" E	7.03'
L103	N 23°03'11" E	64.71'
L104	N 25°18'11" E	81.84'
L105	N 16°20'11" E	61.38'
L106	N 45°11'11" E	53.46'
L107	N 10°48'11" E	112.86'
L108	N 30°55'11" E	139.59'
L109	N 14°33'11" E	97.68'
L110	N 27°03'11" E	132.00'
L111	N 13°18'11" E	35.64'
L112	N 00°26'49" W	36.96'
L113	N 42°22'57" E	46.92'

TIDAL WETLANDS		
LINE	BEARING	DISTANCE
T1	N 68°02'43" W	43.94'
T2	N 63°57'09" W	97.95'
T3	S 85°19'47" W	43.09'
T4	N 49°48'45" W	28.88'
T5	N 60°14'44" W	39.06'
T6	N 79°07'04" W	40.83'
T7	N 66°19'43" W	56.23'
T8	N 77°14'56" W	50.53'
T9	N 63°44'14" W	75.06'
T10	N 73°04'52" W	53.30'
T11	N 53°10'40" W	27.37'
T12	N 05°07'47" W	37.73'
T13	N 69°48'19" W	129.49'
T14	S 79°03'38" W	31.51'
T15	S 58°18'11" W	61.64'
T16	S 41°29'31" W	66.66'
T17	S 53°10'18" W	30.56'
T18	S 22°09'28" W	60.90'
T19	S 53°13'04" W	66.06'
T20	S 31°07'51" W	41.15'
T21	S 58°15'18" W	57.02'
T22	S 53°19'25" W	48.15'
T23	S 24°12'50" W	63.69'
T24	S 05°41'25" W	47.79'
T25	S 26°42'01" W	124.45'
T26	N 67°07'05" W	18.40'
T27	N 87°33'48" W	24.23'
T28	N 39°45'42" W	45.52'
T29	N 79°01'28" W	34.02'
T30	N 48°50'25" W	27.42'
T31	N 69°40'18" W	69.33'
T32	S 63°56'03" W	50.69'
T33	S 64°53'56" W	58.58'
T34	S 67°36'21" W	52.90'
T35	N 59°58'44" W	45.98'
T36	N 00°32'13" E	32.17'
T37	N 18°32'58" W	33.16'
T38	N 53°57'05" W	83.49'
T39	N 50°65'29" W	57.50'
T40	N 83°33'52" W	28.84'
T41	S 40°37'15" W	55.12'
T42	S 72°28'52" W	33.47'
T43	N 89°20'55" W	50.01'
T44	S 01°39'46" W	39.65'
T45	N 76°12'59" W	41.45'
T46	N 44°19'32" W	65.63'
T47	S 88°11'11" W	43.45'
T48	N 65°25'00" W	51.44'
T49	N 50°01'13" W	38.04'
T50	N 42°33'36" W	35.45'
T51	N 46°35'55" W	40.97'
T52	N 79°58'27" W	70.22'
T53	S 43°55'36" W	53.77'
T54	S 29°48'59" W	54.11'
T55	S 50°34'30" W	53.17'
T56	S 70°26'45" W	25.68'
T57	N 69°01'44" W	29.53'
T58	N 80°43'43" W	49.22'
T59	N 87°24'13" W	36.78'
T60	S 81°21'38" W	92.42'
T61	N 80°26'29" W	31.21'
T62	N 67°11'05" W	76.25'
T63	N 38°31'40" W	37.24'
T64	N 12°10'58" W	47.31'
T65	S 62°53'53" W	17.09'
T66	S 21°03'22" W	20.10'
T67	S 14°41'59" W	17.82'
T68	S 39°25'06" W	81.98'
T69	S 56°06'44" W	58.72'
T70	N 54°09'05" W	36.09'
T71	N 55°53'44" W	78.41'
T72	N 13°36'53" W	100.64'
T73	N 82°26'44" W	125.65'
T74	S 60°06'55" W	28.59'
T75	N 73°03'31" W	187.07'
T76	N 58°23'59" W	51.88'
T77	N 36°18'24" W	96.65'
T78	N 17°43'38" W	32.77'

NON TIDAL WETLANDS		
LINE	BEARING	DISTANCE
NT1	N 58°42'28" W	25.13'
NT2	N 30°11'03" W	39.70'
NT3	N 18°02'15" W	43.58'
NT4	N 77°03'28" W	43.29'
NT5	N 85°21'53" W	177.38'
NT6	N 64°54'36" W	50.82'
NT7	N 67°43'57" W	104.42'
NT8	N 74°04'45" W	52.18'
NT9	N 48°02'24" W	15.50'
NT10	N 19°11'13" W	47.98'
NT11	N 16°26'59" W	90.33'
NT12	S 88°49'49" W	33.44'
NT13	N 89°31'14" W	60.35'
NT14	S 66°31'04" W	81.05'
NT15	S 58°38'33" W	66.41'
NT16	S 29°29'52" W	47.62'
NT17	S 38°05'20" W	50.61'
NT18	S 39°07'41" W	87.25'
NT19	S 59°42'18" W	28.03'
NT20	S 45°01'00" W	77.45'
NT21	S 48°55'58" W	83.79'
NT22	S 24°00'08" W	89.12'
NT23	S 21°38'46" W	151.60'
NT24	N 72°36'44" W	21.85'
NT25	N 44°39'17" W	57.43'
NT26	N 52°29'28" W	33.45'
NT27	N 75°51'53" W	92.48'
NT28	S 63°58'20" W	34.51'
NT29	S 54°32'56" W	42.02'
NT30	S 82°41'42" W	83.78'
NT31	N 10°09'42" W	34.82'
NT32	N 31°25'35" W	39.37'
NT33	N 54°53'56" W	78.16'
NT34	N 30°52'30" W	32.56'
NT35	N 28°56'01" W	59.08'
NT36	N 60°33'57" W	32.17'
NT37	S 30°25'02" W	69.24'
NT38	S 38°53'29" W	30.06'
NT39	N 89°38'33" W	49.16'
NT40	N 45°17'22" W	53.08'
NT41	N 42°15'47" W	64.45'
NT42	N 56°17'49" W	82.16'
NT43	S 02°12'06" W	24.30'
NT44	S 45°31'47" E	44.91'
NT45	S 21°07'33" E	60.47'
NT46	S 48°29'51" W	26.91'
NT47	N 79°45'59" W	67.85'
NT48	N 59°25'29" W	40.94'
NT49	N 38°13'41" W	49.53'
NT50	N 10°51'46" E	93.23'
NT51	N 02°00'22" E	78.62'
NT52	N 57°41'43" W	38.07'
NT53	S 85°00'09" W	25.84'
NT54	S 25°19'24" W	26.56'
NT55	S 10°26'10" W	46.07'
NT56	S 69°09'42" W	33.74'
NT57	S 46°40'38" W	55.65'
NT58	S 26°56'23" W	114.39'
NT59	S 36°47'34" W	40.51'
NT60	S 43°07'04" W	35.94'
NT61	N 79°58'36" W	49.52'
NT62	N 84°22'26" W	68.78'

NON TIDAL WETLANDS		
LINE	BEARING	DISTANCE
NT63	N 85°22'08" W	50.64'
NT64	S 66°53'12" W	44.87'
NT65	N 83°24'16" W	36.35'
NT66	N 51°50'29" W	45.28'
NT67	N 61°36'14" W	26.23'
NT68	N 22°46'58" W	40.16'
NT69	N 06°33'56" W	21.82'
NT70	N 39°54'42" E	40.56'
NT71	N 04°51'08" E	44.75'
NT72	N 03°13'16" E	53.52'
NT73	N 48°10'19" W	58.81'
NT74	N 31°55'57" W	32.39'
NT75	N 63°55'31" W	79.82'
NT76	N 70°30'33" W	82.49'
NT77	S 46°23'29" W	44.36'
NT78	S 88°29'39" W	64.29'
NT79	N 18°33'57" W	26.18'
NT80	N 30°35'58" E	50.07'
NT81	N 18°31'03" W	59.41'
NT82	N 09°59'00" E	24.95'
NT83	N 20°18'11" W	49.74'
NT84	N 52°33'51" W	8.04'
NT85	S 50°47'42" W	41.87'
NT86	N 89°19'15" W	52.65'
NT87	N 21°57'22" W	26.57'
NT88	N 08°47'34" W	89.90'
NT89	N 17°34'44" E	35.48'
NT90	N 75°47'15" E	67.00'
NT91	N 79°13'01" E	61.69'
NT92	N 29°21'58" E	26.29'
NT93	N 15°40'31" W	49.36'
NT94	N 61°35'45" W	38.77'
NT95	N 54°34'40" W	53.41'
NT96	N 66°00'52" W	82.33'
NT97	S 72°16'53" W	32.73'
NT98	S 89°18'02" W	26.58'
NT99	N 37°29'29" W	36.18'
NT100	N 65°34'50" W	64.59'
NT101	N 46°27'23" W	77.64'
NT102	N 69°08'53" W	52.78'
NT103	S 74°04'06" W	53.83'
NT104	S 86°30'33" W	29.43'
NT105	N 39°01'30" W	31.53'
NT106	N 74°52'43" W	42.16'
NT107	N 41°26'21" W	44.69'
NT108	N 24°03'32" E	14.92'
NT109	N 50°59'36" W	17.70'
NT110	N 27°58'25" E	16.86'
NT111	N 40°06'48" W	29.80'
NT112	N 64°07'33" W	23.33'
NT113	N 08°38'58" W	28.48'
NT114	N 37°21'58" E	23.76'
NT115	N 44°06'55" E	30.86'
NT116	N 34°43'49" E	21.74'
NT117	N 38°22'02" E	62.58'
NT118	N 39°17'46" E	109.93'
NT119	N 24°41'45" E	18.61'
NT120	N 14°24'33" E	43.59'
NT121	N 15°58'21" E	168.16'
NT122	N 16°45'45" E	279.44'
NT123	N 17°08'31" E	115.32'
NT124	N 49°04'12" W	6.94'

FOREST CONSERVATION		
LINE	BEARING	DISTANCE
FC1	S 53°14'42" E	595.40'
FC2	S 33°22'30" W	201.15'
FC3	S 53°20'26" E	210.11'
FC4	S 33°01'14" W	633.54'
FC5	N 68°02'43" W	59.92'
FC6	N 60°55'43" W	38.36'
FC7	N 73°32'33" W	12.15'
FC8	N 65°08'00" W	59.74'
FC9	N 78°57'09" W	17.53'
FC10	N 12°42'33" E	378.89'
FC11	N 04°22'50" W	65.72'
FC12	N 21°28'36" W	762.09'
FC13	S 10°16'37" E	222.47'
FC14	S 17°00'06" E	33.40'
FC15	S 46°09'30" E	163.45'
FC16	S 49°40'03" E	209.13'
FC17	S 01°30'55" E	92.11'
FC18	N 60°32'20" W	53.09'
FC19	N 54°23'29" W	53.19'
FC20	N 64°50'05" W	149.46'
FC21	N 71°45'45" W	260.22'
FC22	S 76°18'33" W	57.36'
FC23	N 60°39'15" W	27.02'
FC24	N 20°00'41" W	45.31'
FC25	N 38°30'54" E	188.43'
FC26	N 20°40'12" E	39.64'

FOREST CONSERVATION		
LINE	BEARING	DISTANCE
FC27	N 15°02'44" E	179.88'
FC28	N 52°34'44" W	68.74'
FC29	N 40°12'57" E	356.78'
FC30	N 39°56'35" F	45.81'
FC31	N 40°20'53" E	161.60'
FC32	N 40°30'12" E	19.57'
FC33	S 58°01'10" E	3.29'
FC34	N 39°32'05" E	194.69'
FC35	N 39°34'53" E	107.45'
FC36	N 40°07'07" E	95.29'
FC37	N 39°30'05" E	106.01'
FC38	N 40°55'31" E	99.10'
FC39	S 53°17'37" E	41.87'
FC40	S 36°50'07" W	147.06'
FC41	S 36°19'48" W	20.50'
FC42	S 36°50'07" W	140.69'
FC43	S 43°27'37" W	73.26'
FC44	S 36°52'27" W	99.56'
FC45	S 53°31'38" W	24.54'
FC46	S 36°40'42" W	100.04'
FC47	S 52°42'45" W	24.93'
FC48	S 36°34'20" W	99.57'
FC49	S 62°16'24" W	26.23'
FC50	S 36°51'36" W	100.31'
FC51	S 55°19'46" W	25.92'
FC52	S 37°10'49" W	309.23'

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA

A.	TOTAL TRACT AREA (LOT 14 ACCESS)	=	2.42 Acs.±
B.	DEDUCTIONS	=	0.00 Acs.±
C.	NET TRACT AREA	=	2.42 Acs.±

LAND USE CATEGORY "MDR"

D.	AFFORESTATION THRESHOLD (NET TRACT AREA x 20%)	=	0.48 Acs.±
E.	CONSERVATION THRESHOLD (NET TRACT AREA x 25%)	=	0.61 Acs.±

EXISTING FOREST COVER

F.	EXISTING FOREST COVER WITHIN THE NET TRACT AREA	=	0.00 Acs.±
G.	AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD	=	0.00 Acs.±

BREAK EVEN POINT

H.	BREAK EVEN POINT	=	0.00 Acs.±
I.	FOREST CLEARING PERMITTED WITHOUT MITIGATION	=	0.00 Acs.±

PROPOSED FOREST CLEARING

J.	TOTAL AREA OF FOREST TO BE CLEARED	=	0.00 Acs.±
K.	TOTAL AREA OF FOREST TO BE RETAINED	=	0.00 Acs.±

PLANTING REQUIREMENTS

L.	REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	=	0.00 Acs.±
M.	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	=	0.00 Acs.±
N.	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	=	0.00 Acs.±
P.	TOTAL REFORESTATION REQUIRED	=	0.00 Acs.±
Q.	TOTAL AFFORESTATION REQUIRED	=	0.48 Acs.±
R.	TOTAL PLANTING REQUIREMENT	=	0.48 Acs.±

LOT 1A SEPTIC RESERVE AREA COORDINATE TABLE
(FORMER LOT 14)

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
202	180975.4	1801422.9	15.0	SRA
203	180785.4	1801283.1	14.4	SRA
204	180820.7	1801228.3	17.6	SRA
205	181012.9	1801372.0	18.2	SRA

VALUES IN U.S. SURVEY FEET
HORIZONTAL DATUM MD SPCS, LATEST VERSION
VERTICAL DATUM NAVD 88

SURVEY DATA SUPPLIED BY TRUE NORTH LAND SURVEYING, INC.

03/14/02

09
12/16/15

BOUNDS LAND SURVEY LLC
MARYLAND & DELAWARE LAND AND HYDROGRAPHIC SURVEYING
PO Box 20 • Newark, Maryland 21841
p. 410.726.2767 • coard.bounds@gmail.com

BOUNDARY LINE ADJUSTMENT & CONVERSION PLAT

ON LANDS OF

GRANDE VIEW PROPERTIES LLC

PUBLIC LANDING ROAD - SNOW HILL, MARYLAND 21863
PARCEL 16 OF TAX MAP 65 - WORCESTER COUNTY - TAX DISTRICT 02

REVISED:	NOVEMBER 17, 2015	PER WORCETER COUNTY REGULATOR COMMENTS	
DRAWN:	MARCH 30, 2015	SCALE: N/A	
SURVEYED:	N/A	JOB: 290	SHEET: 7 OF 7

P213321

MSA 51257-8934-7

Maryland State Archives