

QC 474-05 Yuce1/Cohey
SUB 07-05-07-0002

MSA-S-1829-5119

RC
7/19/05

Robert L. Ehrlich, Jr.
Governor



Michael S. Steele
Lt. Governor

Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

July 19, 2005

Ms. Helen Spinelli
Queen Anne's Co., Dept of Planning & Zoning
160 Coursevall Drive
Centreville, Maryland 21617

RE: Administrative Subdivision, Orcan Yucel & Mervin Cohey
File #07-05-07-0002-C

Dear Ms. Spinelli:

Thank you for providing information on the above referenced administrative subdivision. The applicants propose to relocate an existing lot line to transfer 2.57 acres from one property to the other. The Critical Area portion of the property is designated LDA and it appears that there is an existing dwelling on one of the properties involved.

Provided all Critical Area development standards are addressed upon any further development of either property, this office has no Critical Area concerns on this subdivision.

Thank you for the opportunity to review this application. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,


LeeAnne Chandler
Natural Resources Planner

cc: QC474-05

MICHAEL SCOTT Inc.

207 SOUTH MAPLE AVENUE • CHESTERTOWN, MARYLAND • 21620
(410) 778-2310 FAX (410) 778-5718

June 30, 2005

Queen Anne's County
Planning and Zoning
160 Coursevall Drive
Centreville, Maryland 21617

Re: Proposed Administrative Subdivision between the lands of
Mervin R. Cohey et ux. And Orcan Yucel et ux. in the Seventh
Election District, Queen Anne's County, Maryland.

Planning & Zoning:

Mr Cohey wishes to sell a portion of his existing lot to Mr.
Yucel to be added to his existing parcel as shown on enclosed plat.

Enclosed are (6) six copies of the plat and application, and
(2) two copies of the deed.

Should you have any question regarding this project do not
hesitate to contact me at (410) 778-2310.

Sincerely,



Michael A. Scott, P.L.S.

RECEIVED

JUL 12 2005

CRITICAL AREA COMMISSION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THIS _____ DAY OF _____ 2005.

OWNER(S)

UNIFORM ACKNOWLEDGMENT ACT

STATE OF MARYLAND COUNTY OF QUEEN ANNE'S ON THIS _____ DAY OF _____ 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

LANDS OF **RICHARD D. ARMIGER, et ux.**
S.M. 952/720
ZONED CS
AG USE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THIS _____ DAY OF _____ 2005.

OWNER(S)

UNIFORM ACKNOWLEDGMENT ACT

STATE OF MARYLAND COUNTY OF QUEEN ANNE'S ON THIS _____ DAY OF _____ 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____

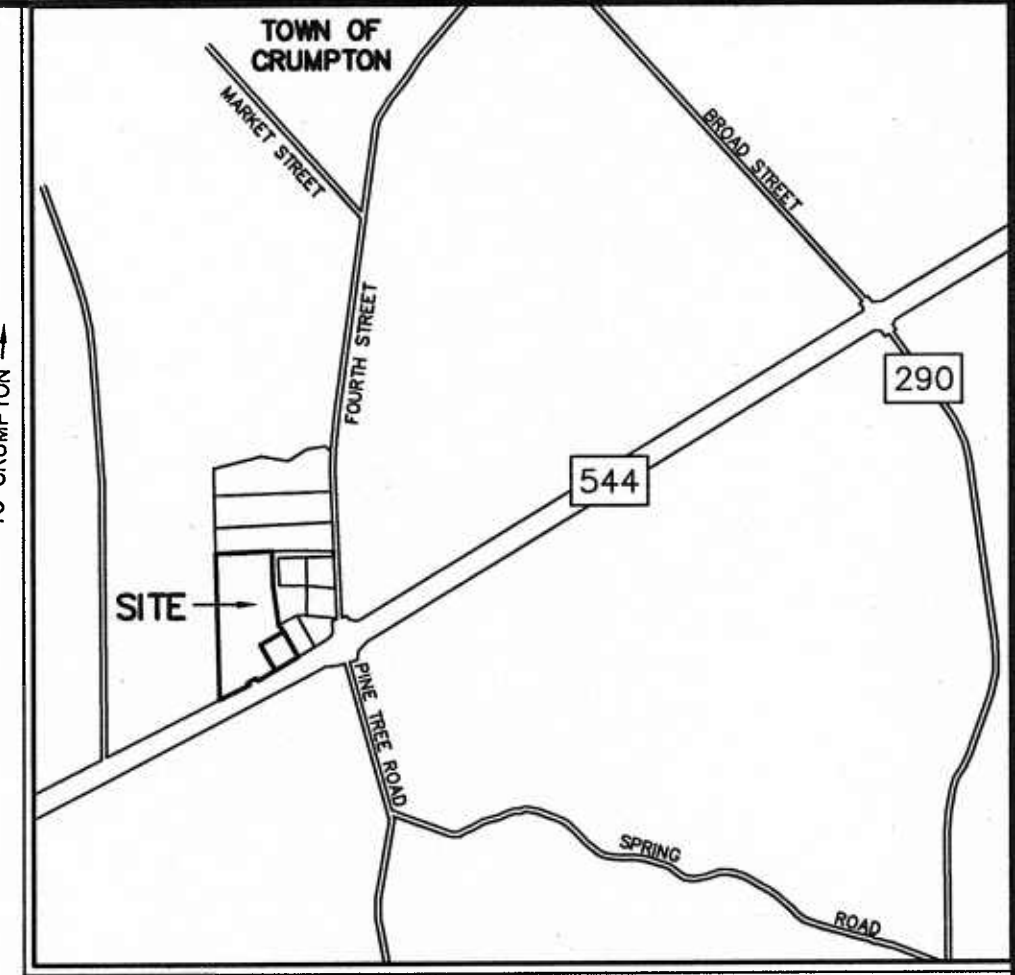
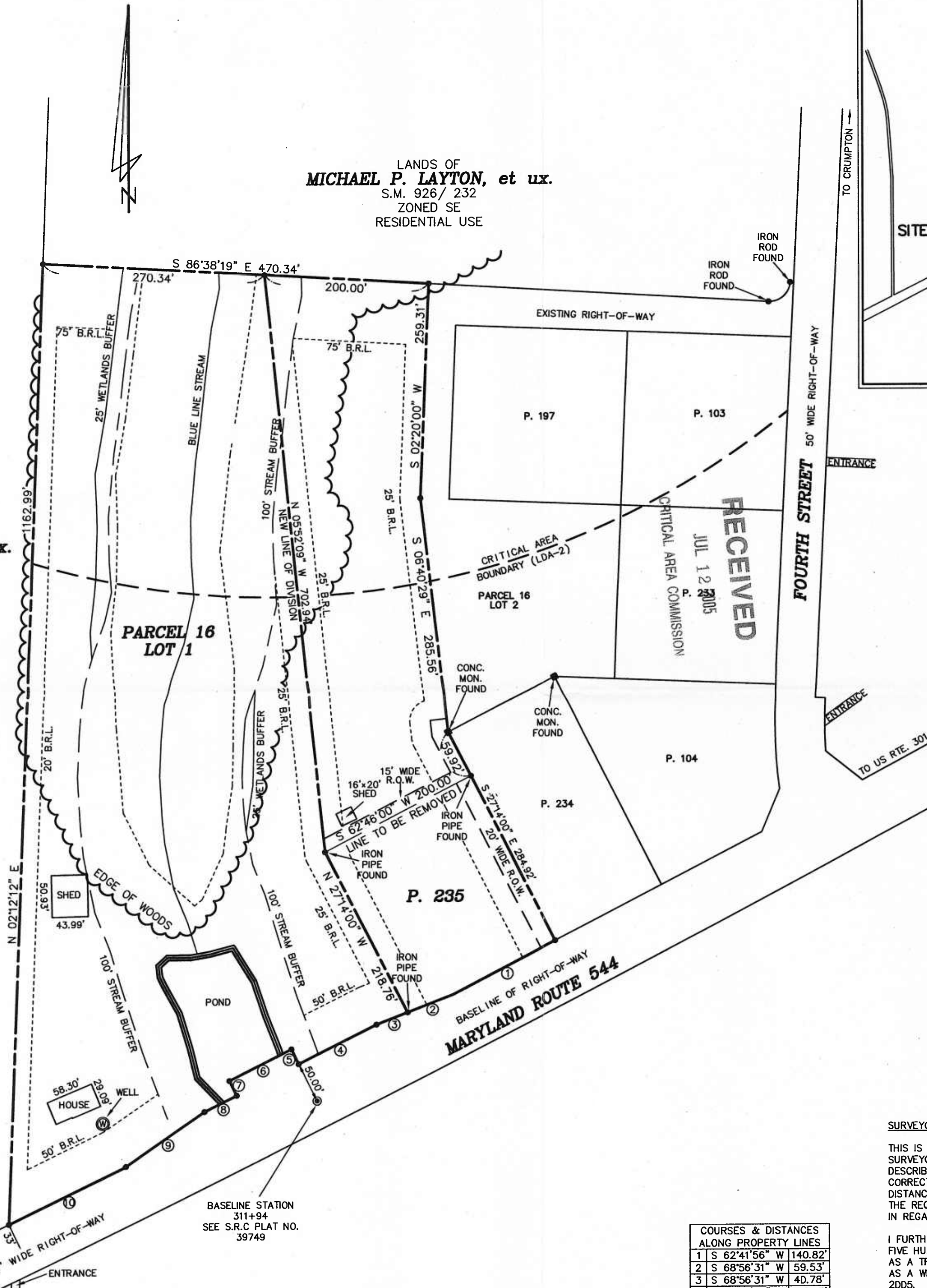
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAN OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____ 2005.

LANDS OF **MICHAEL P. LAYTON, et ux.**
S.M. 926/232
ZONED SE
RESIDENTIAL USE



VICINITY MAP
SEE TAX MAP 5 - PARCEL 16

SITE SUMMARY

PARCEL 235 OWNED BY:
ORCAN YUCEL, et ux.
2605 MCGINNES ROAD
CHESTERTOWN, MARYLAND 21620
FOR DEED REFERENCE SEE: S.M. 1298/181
ZONE - SE
USE - RESIDENTIAL USE

PARCEL 16 LOT 1 OWNED BY:
MERVIN R. COHEY, et ux.
2603 MCGINNES ROAD
CHESTERTOWN, MARYLAND 21620
FOR DEED REFERENCE SEE: N.B.W. 8/ 524
M.W.M. 204/ 144

ZONE - SE
USE - RESIDENTIAL

EXISTING AREAS
PARCEL 235 = 1.03 ACRES
PARCEL 16 LOT 1 = 10.96 ACRES

RESULTING AREAS
PARCEL 235 = 3.60 ACRES
PARCEL 16 LOT 1 = 8.38 ACRES

AREAS CONVEYED
PARCEL 16 LOT 1 TO PARCEL 235 = 2.57 ACRES

AREA OF PROPOSED PARCEL 235:
CRITICAL AREA: 1.51 AC±
WOODS IN CRITICAL AREA: 0.68 AC±
WOODS OUT OF CRITICAL AREA: 0.01 AC±

AREA OF PROPOSED PARCEL 16 LOT 1:
CRITICAL AREA: 2.62 AC±
WOODS IN CRITICAL AREA: 2.62 AC±
WOODS OUT OF CRITICAL AREA: 2.42 AC±

STATEMENT OF INTENT AND PURPOSE
THIS ADMINISTRATIVE SUBDIVISION IS INTENDED TO TRANSFER 2.57 ACRES FROM PARCEL 16 LOT 1 TO PARCEL 235.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR NO. 528, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS/ IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE. AS A WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2005.

MICHAEL A. SCOTT
207 S. MAPLE AVENUE
CHESTERTOWN MD. 21620

Table with 2 columns: COURSES & DISTANCES ALONG PROPERTY LINES, and numerical data for 10 courses.

- P. 16 LOT 2- MERVIN R. COHEY et ux.-N.B.W. 8/ 524 M.W.M. 204/ 144-ZONED NC-1-RESIDENTIAL USE
P. 197 - NEAL M. GOAD, et ux.-M.W.M. 395/ 132-ZONED NC-1-RESIDENTIAL USE
P. 103 - WILLIAM E. HUNTER, et ux.-C.W.C. 18/ 43-ZONED NC-1-RESIDENTIAL USE
P. 233 - GRACE B. LUCHT-T.S.P. 31/ 272-ZONED NC-1-RESIDENTIAL USE
P. 104 - NOBLE L. TEAT, et ux.-T.S.P. 20/ 283 & 33/ 232-ZONED VC-RESIDENTIAL USE
P. 234 - JUDY A. BREESE-S.M. 866/ 591-ZONED VC-RESIDENTIAL USE



MICHAEL A. SCOTT INC.
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

Table with columns: DATE, JOB NO., FOLDER REF, SCALE, DRAWN BY, D.SPRAY, REVISION.

ADMINISTRATIVE SUBDIVISION

OF THE LANDS OF
ORCAN YUCEL, et ux.
&
MERVIN R. COHEY, et ux.
SEVENTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

DWG. NAME -