

6
5
4
3
2
1
Municipal Grid Reference

PINE MEADOWS SUBDIVISION

THE TOWN OF PITTSVILLE
WICOMICO COUNTY, MARYLAND

OWNERS AND SURVEYOR'S CERTIFICATE:

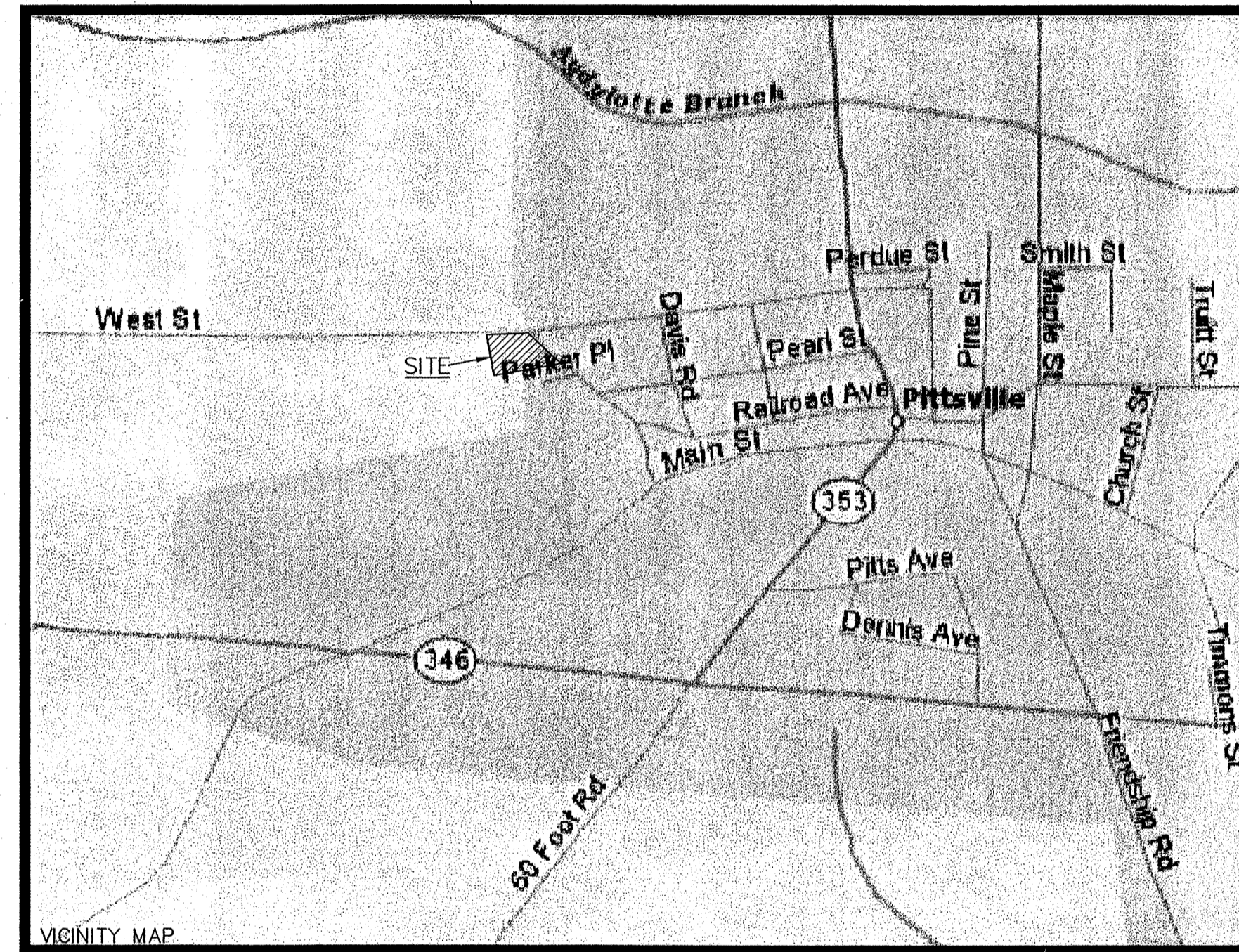
We Certify That The Requirements Of Real Property Section 3-108 Of The Annotated Code Of Maryland, Latest Edition, As Far As It Concerns The Making Of This Plat And The Settings Of Markers Have Been Complied With To The Best Of Our Knowledge.

BY [Signature] 2/16/06 Date:
KAINE, L.L.C.

BY [Signature] 2-17-06 Date:
W. BRUCE WAGNER
Property Line Surveyor #470

| AREA TABLE BLOCK A | | |
|--------------------|-----------------|----------------|
| LOT # | LOT AREA | BUILDABLE AREA |
| 1 | 12,533 S.F. +/- | 2,635 S.F. +/- |
| 2 | 10,000 S.F. +/- | 2,700 S.F. +/- |
| 3 | 10,085 S.F. +/- | 2,730 S.F. +/- |
| 4 | 10,918 S.F. +/- | 2,637 S.F. +/- |
| 5 | 20,919 S.F. +/- | 4,435 S.F. +/- |
| 6 | 14,706 S.F. +/- | 5,390 S.F. +/- |
| 7 | 10,000 S.F. +/- | 3,420 S.F. +/- |
| 8 | 10,000 S.F. +/- | 3,420 S.F. +/- |
| 9 | 10,000 S.F. +/- | 3,420 S.F. +/- |
| 10 | 10,000 S.F. +/- | 3,420 S.F. +/- |
| 11 | 18,391 S.F. +/- | 5,824 S.F. +/- |

| AREA TABLE BLOCK B | | |
|--------------------|-----------------|----------------|
| LOT # | LOT AREA | BUILDABLE AREA |
| 1 | 10,002 S.F. +/- | 2,530 S.F. +/- |
| 2 | 10,012 S.F. +/- | 3,905 S.F. +/- |
| 3 | 11,618 S.F. +/- | 4,676 S.F. +/- |
| 4 | 10,439 S.F. +/- | 3,970 S.F. +/- |
| 5 | 10,512 S.F. +/- | 3,921 S.F. +/- |
| 6 | 10,400 S.F. +/- | 4,200 S.F. +/- |
| 7 | 12,001 S.F. +/- | 3,603 S.F. +/- |



SCALE: 1" = 2000'

OWNER: KAINE L.L.C.
11212 GUM POINT RD.
BERLIN, MD 21811
CONTACT: JOE JOBSON
PHONE: 410-641-5930

GENERAL NOTES:

- TAX MAP 301 P.1459
- FLOOD ZONE C
- DEED REF: 2086/791,2062/415
- ZONED R3
- PLAT REF: 14/382
- AVERAGE LOT SIZE = 10,000 S.F. +/-
- TOTAL AREA SUBDIVIDED = 6.55 ACRES +/-
- 18 LOTS CREATED AS PER THIS PLAT
- FIFTEEN FEET WIDE STRIP HEREBY DEDICATED TO THE TOWN OF PITTSVILLE, FOR ROAD AND UTILITY PURPOSES. (AREA = 15,073 S.F. +/-)
- THIS PROPERTY IS LOCATED WITHIN AN AREA WHICH ALLOWS AGRICULTURAL OPERATIONS, THIS "RIGHT TO FARM" IS PROTECTED UNDER CHAPTER 186 OF THE WICOMICO COUNTY CODE
- LOTS 1 & 11 BLOCK A, LOTS 1 & 7 BLOCK B ARE DENIED VEHICULAR ACCESS TO PARKER STREET & WEST STREET
- AREA RESERVED FOR FOREST CONSERVATION ON SITE 0.74 ACRES FCA#2005-15
- AREA SHOWN AS FOREST CONSERVATION IS RESTRICTED USE. NO DEVELOPEMENT, SHEDS, DECKS, POOLS, OR OTHER STRUCTURES PERMITTED.
- LOTS SUBJECT TO MAINTENANCE & INSPECTION AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES MSB 2526/01.02
- THIS PROPERTY IS LOCATED WITHIN AYDELOTTE PUBLIC DRAINAGE ASSOCIATION WATERSHED AND IS SUBJECT TO THE CONDITIONS, EASEMENTS, AND RESTRICTIONS THEREOF.
- ALL LOTS CREATED AS PER THIS PLAT ARE LIMITED TO SINGLE FAMILY DWELLING.
- VISIBILITY EASEMENT-NO LANDSCAPING TO EXCEED 24" IN HEIGHT WITHIN THIS EASEMENT SEE DETAILS VI-14
- WITHIN THE AREA DESIGNATED AS "DRAINAGE AND MAINTENANCE EASEMENT" OBJECTS (SUCH AS STRUCTURES, FENCE, SIDEWALKS, PAVED DRIVEWAYS, AND/OR UTILITIES) WHICH MAY ACT AS AN OBSTRUCTION TO THE INTENDED USE AND/OR MAINTENANCE OF THIS EASEMENT, SHALL NOT BE PERMITTED.
- PARCEL A TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SEWER/WATER ALLOCATION: 18 LOTS X 250 GAL/DAY = 4,500 GAL/DAY TOTAL
- THERE ARE NO WELLS LOCATED WITHIN 100' OF PROPERTY.

ALL LOTS OFFERED FOR SALE WILL HAVE COMMUNITY WATER AND SEWER

BY [Signature] 2/16/06 DATE
KAINE, LLC

THE TOWN OF PITTSVILLE TOWN COMMISSIONERS

APPROVED BY: [Signature] 03/31/2006 DATE

THE TOWN OF PITTSVILLE PLANNING AND ZONING

APPROVED BY: [Signature] 2/17/06 DATE

WICOMICO COUNTY HEALTH DEPARTMENT ALL LOTS APPROVED FOR WATER AND SEWER SERVICES FROM TOWN OF PITTSVILLE

APPROVED BY: [Signature] 2/23/06 DATE

WICOMICO COUNTY FOREST CONSERVATION ACT THIS SUBDIVISION IS BOUND BY THE AGREEMENT AS SET FORTH IN FCA #2005-15 ON FILE IN THE PLANNING OFFICE

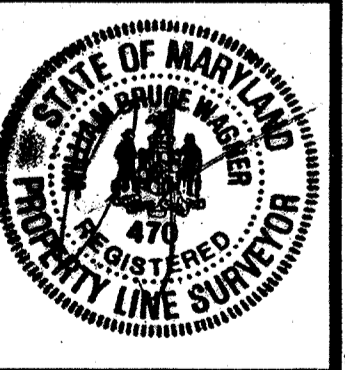
BY [Signature] 2/23/06 DATE
PLANNING DIRECTOR

Wicomico County
April 20, 2006
MSB Cab 15 Folio 62

SOULÉ & ASSOCIATES, P.C. ENGINEERING / SURVEYING / PLANNING
122 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MARYLAND 21801
(410) 742-7797

| REVISIONS | Date | Issued for |
|-----------|------|------------|
| | | |
| | | |
| | | |
| | | |

RECORD PLAT
PINE MEADOWS SUBDIVISION
THE TOWN OF PITTSVILLE
PITTSBURG ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND



Surveyed By: D
Drawn By: MCS
Date: FEBRUARY 2006
Job No.: 03-034
Drawing File No.: 03-034BASE.dwg
Sheet No.: 1 OF 2

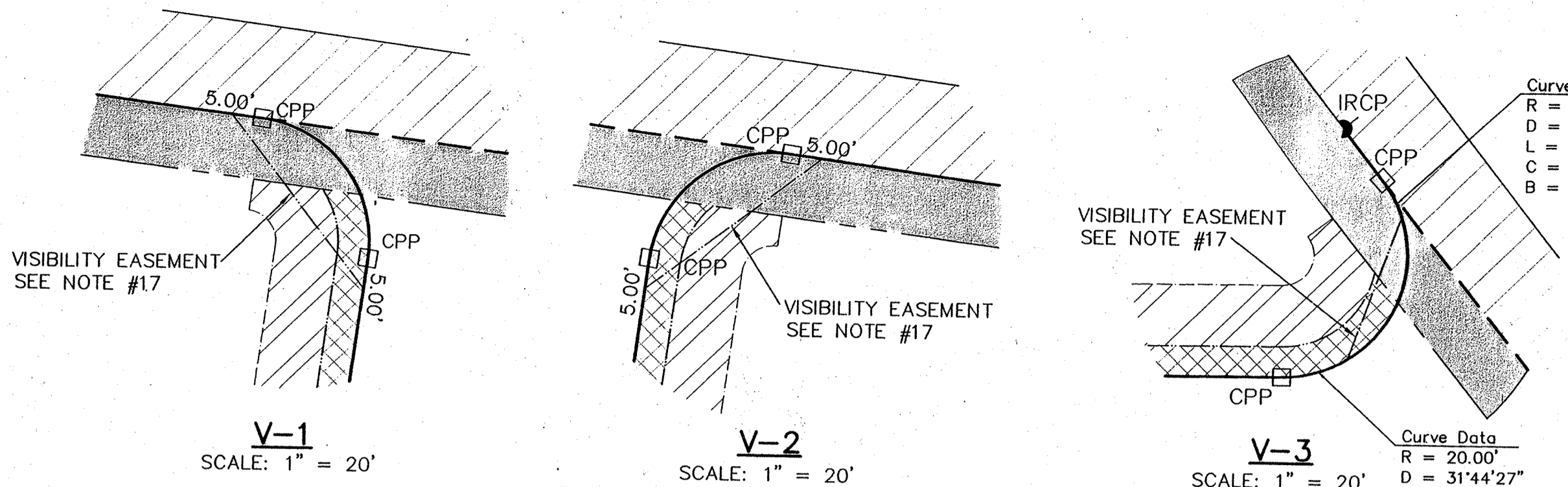
SHEET INDEX
1 OF 2 - GENERAL NOTES & AGENCY APPROVALS
2 OF 2 - RECORD PLAT

Date Plotted: 2/16/06
Soulé & Associates, P.C. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Soulé & Associates, P.C.

MSB CSU 2332 1501-1

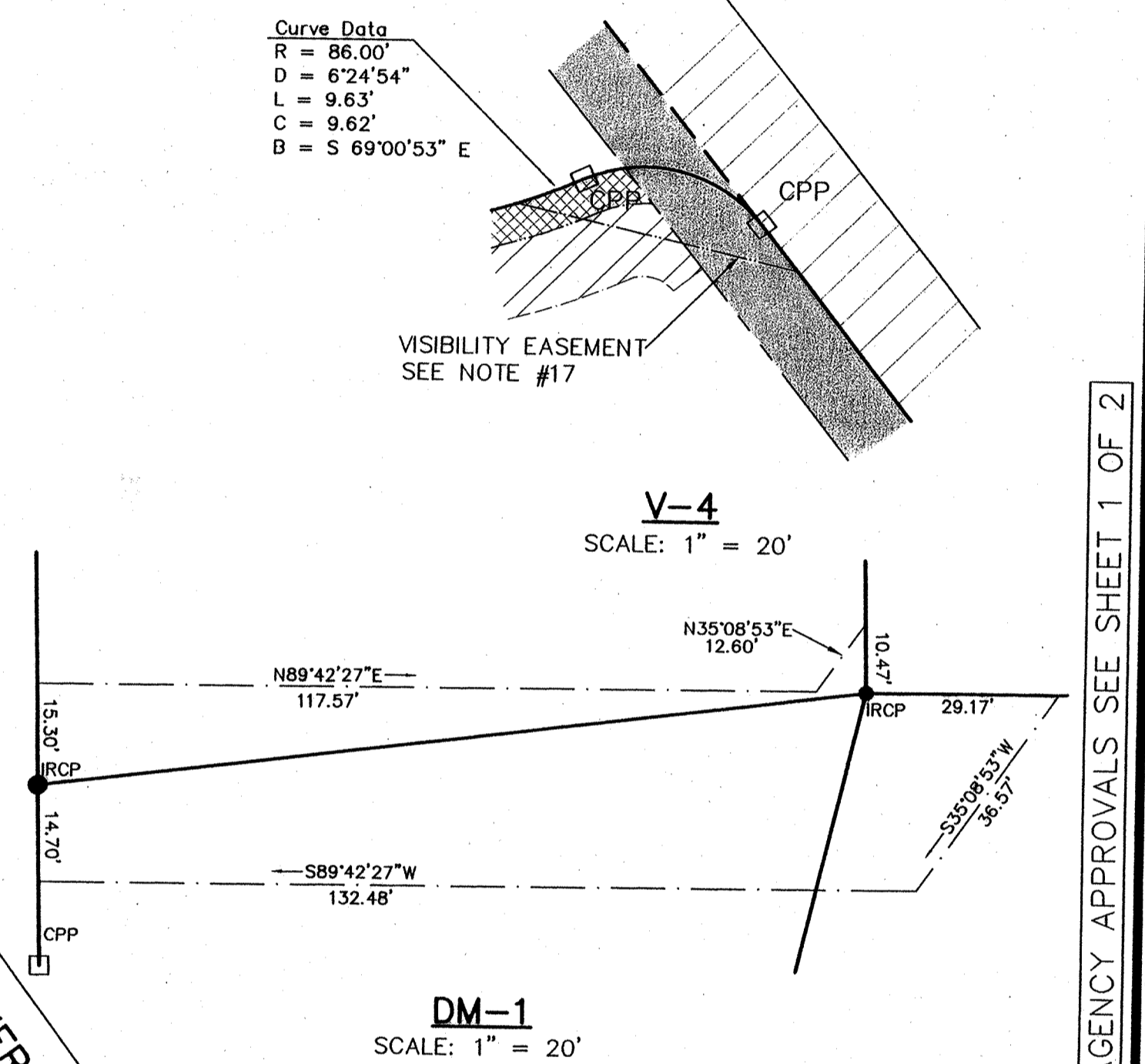
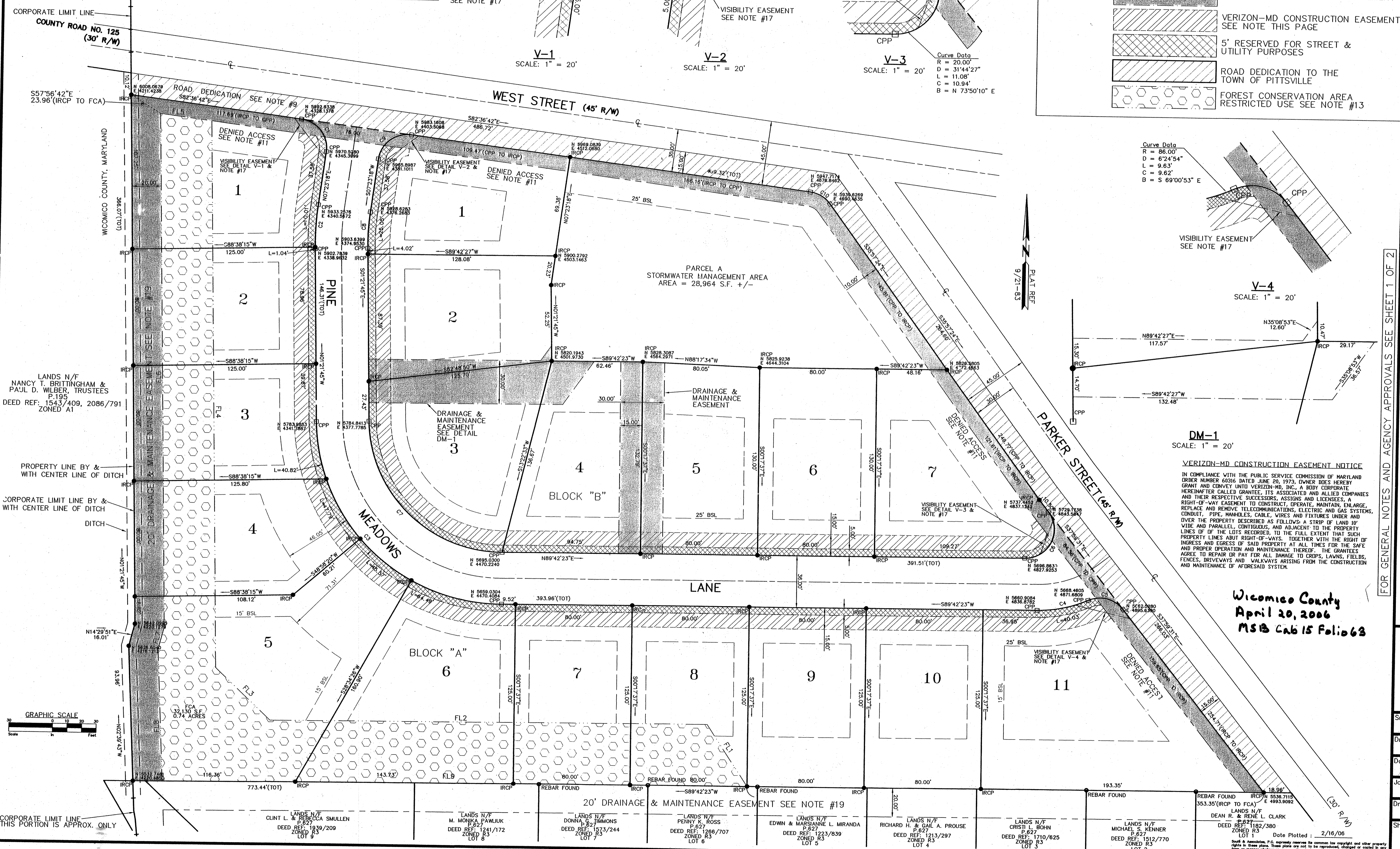
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| FL1 | 47.62 | N33°08'53"W |
| FL2 | 299.06 | S89°42'23"W |
| FL3 | 52.10 | N46°18'23"W |
| FL4 | 378.69 | N1°21'45"W |
| FL5 | 35.41 | N82°36'42"W |
| FL6 | 355.66 | S01°21'45"E |
| FL7 | 15.77 | S14°29'31"W |
| FL8 | 91.77 | N02°39'43"W |
| FL9 | 420.09 | N89°42'23"E |

| CURVE TABLE | | | | | | | |
|-------------|--------|--------|------------|-------------|--------|---------|--|
| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD | TANGENT | |
| C1 | 31.42 | 20.00 | 90°00'00" | N37°36'42"W | 28.28 | 20.00 | |
| C2 | 30.55 | 200.00 | 8°45'02" | S03°00'46"W | 30.52 | 15.30 | |
| C3 | 198.67 | 128.00 | 88°55'52" | S45°49'41"E | 179.32 | 125.63 | |
| C4 | 35.87 | 86.00 | 23°53'57" | N77°45'25"E | 35.61 | 18.20 | |
| C5 | 26.60 | 20.00 | 76°12'03" | N76°05'32"W | 24.68 | 15.68 | |
| C6 | 44.58 | 20.00 | 127°41'54" | N25°51'26"E | 35.91 | 40.73 | |
| C7 | 142.80 | 92.00 | 88°55'52" | S45°49'41"E | 128.89 | 90.30 | |
| C8 | 25.05 | 164.00 | 8°45'02" | S03°00'46"W | 25.02 | 12.55 | |
| C9 | 31.42 | 20.00 | 90°00'00" | S52°23'18"W | 28.28 | 20.00 | |
| C10 | 16.29 | 20.00 | 46°39'18" | N59°17'03"W | 15.84 | 8.62 | |



LEGEND

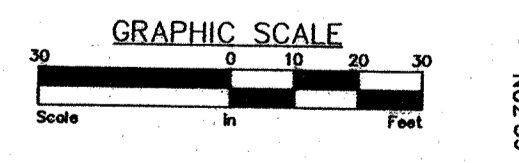
- CONCRETE POST PLACED
- IRON ROD WITH CAP PLACED
- CORPORATE LIMIT LINE
- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- 25' FRONT, 10' SIDE, 35' REAR UNLESS SHOWN OTHERWISE
- DRAINAGE & MAINTENANCE EASEMENT
- VERIZON-MD CONSTRUCTION EASEMENT SEE NOTE THIS PAGE
- 5' RESERVED FOR STREET & UTILITY PURPOSES
- ROAD DEDICATION TO THE TOWN OF PITTSVILLE
- FOREST CONSERVATION AREA RESTRICTED USE SEE NOTE #13



DM-1
SCALE: 1" = 20'

VERIZON-MD CONSTRUCTION EASEMENT NOTICE
IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND ORDER NUMBER 60316 DATED JUNE 20, 1973, OWNER DOES HEREBY GRANT AND CONVEY UNTO VERIZON-MD, INC., A BODY CORPORATE HERINAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND LICENSEES, A RIGHT-OF-WAY EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC AND GAS SYSTEMS, CONDUIT, PIPE, MANHOLES, CABLE, WIRES AND FITURES UNDER AND OVER THE PROPERTY DESCRIBED AS FOLLOWS: A STRIP OF LAND 10' WIDE AND PARALLEL, CONTIGUOUS, AND ADJACENT TO THE PROPERTY LINES OF THE LOTS RECORDED, TO THE FULL EXTENT THAT SUCH PROPERTY LINES ABUT RIGHT-OF-WAYS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OF SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTEE AGREES TO REPAIR OR PAY FOR ALL DAMAGE TO CROPS, LAWNS, FIELDS, FENCES, DRIVEWAYS AND WALKWAYS ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF AFDRESAD SYSTEM.

Wicomico County
April 20, 2006
MSB Cab 15 Folio 63



LANDS N/F NANCY T. BRITTINGHAM & PAUL D. WILBER, TRUSTEES P.195 DEED REF. 1543/409, 2086/791 ZONED AT

LANDS N/F CLINT L. & REBECCA SMULLEN DEED REF. 1939/209 ZONED R3 LOT 9

LANDS N/F M. MONIKA PAWIUK DEED REF. 1241/172 ZONED R3 LOT 8

LANDS N/F DONNA C. TIMMONS DEED REF. 1273/244 ZONED R3 LOT 7

LANDS N/F PENNY K. ROSS DEED REF. 1286/707 ZONED R3 LOT 6

LANDS N/F EDWIN & MARSHANNE L. MIRANDA DEED REF. 1223/839 ZONED R3 LOT 5

LANDS N/F RICHARD H. & GAIL A. PROUSE DEED REF. 1213/297 ZONED R3 LOT 4

LANDS N/F CRIST L. BORN DEED REF. 1210/825 ZONED R3 LOT 3

LANDS N/F MICHAEL S. KENNER DEED REF. 1512/770 ZONED R3 LOT 2

LANDS N/F DEAN R. & RENE L. CLARK DEED REF. 1182/380 ZONED R3 LOT 1

DATE PLOTTED: 2/16/06

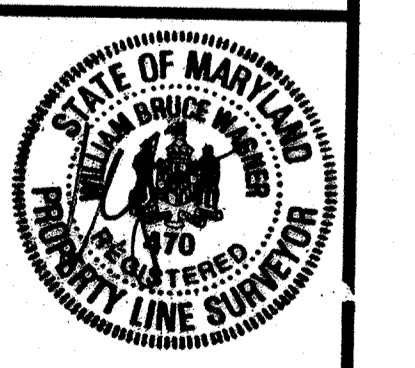
SOULÉ & ASSOCIATES, P.C.
ENGINEERING / SURVEYING / PLANNING
122 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MARYLAND 21801
(410) 742-7797

| REVISIONS | Date | Issued for |
|-----------|------|------------|
| | | |

FOR GENERAL NOTES AND AGENCY APPROVALS SEE SHEET 1 OF 2

PINE MEADOWS SUBDIVISION
RECORD PLAT
THE TOWN OF PITTSVILLE
PITTSBURG ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

Surveyed By
Drawn By
Date
Job No.
Drawing File No.
Sheet No.



2 OF 2