

**COUNTY COUNCIL**

**OF**

**TALBOT COUNTY**

2011 Legislative Session, Legislative Day No.: March 22, 2011

Resolution No.: 182

Introduced by: Mr. Bartlett, Ms. Price

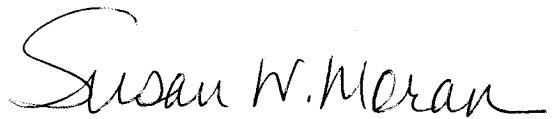
**A RESOLUTION TO CONSIDER THE PETITION OF PETER G. KORYTNYK, 10538 MIRACLE HOUSE CIRCLE, CLAIBORNE, MARYLAND, TAX MAP 14 PARCEL 3, IN THE FIFTH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND**

**THE PETITION REQUESTS THAT TALBOT COUNTY FORMALLY DECLINE TO ACCEPT AN OUTSTANDING, UNACCEPTED OFFER OF DEDICATION IN AND TO CERTAIN PLATTED BUT UNIMPROVED AVENUES AND ALLEYS SHOWN AS A PORTION OF "PARK AVENUE"; A PORTION OF "HARRISON AVENUE"; A PORTION OF "HARRINGTON AVENUE" EACH CONSISTING OF A 50' WIDE PLATTED AND UNIMPROVED PAPER STREET, TOGETHER WITH AN UNIMPROVED ALLEY LYING TO THE NORTH OF AND PARALLEL WITH THAT PORTION OF "PARK AVENUE" REFERENCED ABOVE, AND A SECOND UNIMPROVED ALLEY LYING TO THE SOUTH OF AND PARALLEL WITH "HARRISON AVENUE" BETWEEN "HARRISON AVENUE" AND "HARRINGTON AVENUE" EACH UNIMPROVED ALLEY BEING 15' WIDE**

By the Council: March 22, 2011

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, May 10, 2011 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order:



Susan W. Moran, Secretary

**A RESOLUTION TO CONSIDER THE PETITION OF PETER G. KORYTNYK, 10538 MIRACLE HOUSE CIRCLE, CLAIBORNE, MARYLAND, TAX MAP 14 PARCEL 3, IN THE FIFTH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND**

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1 **WHEREAS**, Peter G. Korytnyk, (the "Petitioner ") the current owner of 10538 Miracle  
2 House Circle, Tax Map 14, Parcel 3, Fifth Election District, Talbot County, Maryland (the  
3 "Property"), has petitioned the County to formally decline to accept an outstanding,  
4 unaccepted offer of dedication in and to certain platted but unimproved avenues and alleys  
5 described in said Petition, which is incorporated by reference herein; and,  
6

7 **NOW, THEREFORE**, be it resolved by the County Council of Talbot County, Maryland as  
8 follows:  
9

10 **Section 1.** Upon introduction of this Resolution, a public hearing shall be scheduled, and the  
11 date, time, place, and purpose of the public hearing shall be advertised at Petitioner's expense  
12 once a week for three successive weeks in a newspaper of general circulation in the County  
13 in accordance with the requirements of Article 25A § 5 (B), Md. Ann. Code. The  
14 advertisement shall state the terms of any proposed disposition, the compensation, if any, to  
15 be received therefor, and shall give opportunity for objections thereto.  
16

17 **Section 2.** The County shall conduct a public hearing, at which time the Petition will be  
18 open for receipt and consideration of public comment. Upon receipt and consideration of  
19 any recommendations from the Planning Commission and Public Works Advisory Board,  
20 and recommendations by the Talbot County Department of Public Works and the Talbot  
21 County Roads Department, conclusion of the public hearing(s), and closing of the record, the  
22 County Council will consider the merits of the Petition.  
23

24 **Section 3.** This Petition pertains to the following described property or interest in property:

25  
26 The avenues and alleys that are located in, upon, or over that certain tract, lot, or parcel  
27 known as 10538 Miracle House Circle, Tax Map 14, Parcel 3, Fifth Election District,  
28 Talbot County, Maryland (the "Property"), at or near the village of Claiborne, more  
29 particularly described in a deed to Petitioner dated December 22, 2008 and recorded  
30 among the Land Records of Talbot County, Maryland at Liber 1657, folio 399 and as  
31 shown on a certain plat entitled "*Plat of Turner's Addition to Claiborne*" as surveyed by  
32 W.V. Polk, Civil Engineer, recorded May 14, 1906 among the Land Records of Talbot  
33 County, Maryland at Liber No. 147, folio 156, (the "Plat") consisting of the following  
34 avenues and alleys:

35  
36 A portion of "Park Avenue"; a portion of "Harrison Avenue"; and a  
37 portion of "Harrington Avenue" each consisting of a 50' wide platted and  
38 unimproved paper street, and each subject to a heretofore unaccepted offer  
39 of dedication arising from recordation of said Plat, together with an  
40 unimproved alley lying to the North of and parallel with that portion of  
41 "Park Avenue" referenced above, and a second unimproved alley lying to  
42 the South of and parallel with "Harrison Avenue" between "Harrison  
43 Avenue" and "Harrington Avenue" each unimproved alley being 15' wide  
44 on said Plat. Those portions of the paper streets, avenues, and alleys are  
45 more particularly shown by yellow bounds and located by a survey  
46 prepared by Christopher Waters Professional Land Surveying in October,  
47 2009, and revised July 30, 2010, entitled "*Plat Showing Revision of*  
48 *Boundary Lines on the Lands of Peter G. Korytnyk, Tax Map 14 Grid 9,*  
49 *Parcel 3, in the Fifth Election District, Talbot County, Maryland,*" which  
50 is attached hereto as Exhibit "A" and incorporated by reference herein.  
51 (All such avenues and alleys are referred to collectively herein as the  
52 "Paper Streets")  
53

54 **Section 4.** The County finds that that there would be no public purpose served by  
55 construction, operation or maintenance of a public road or alley at these locations and hereby  
56 declines to accept the offer of dedication of the Paper Streets. These findings and disposition  
57 are subject to the following conditions:

- 58 (a) There are no drainage facilities or public utilities located in, upon, under, or through  
59 the Paper Streets;
- 60 (b) The Petitioner has granted or will grant a perpetual easement to the County, in form  
61 and content acceptable to the County, for drainage and utility easements adjacent to  
62 all public roads and roadways abutting, in, upon, or through the Property, as  
63 necessary to serve the Property or other properties in the area, if any;
- 64 (c) The Petitioner shall prepare all deeds, surveys, plats, or other documents in a form  
65 satisfactory to the County, and pay the cost thereof, including without limitation all  
66 duplication and other costs associated with all instruments prepared pursuant to this  
67 Resolution;

68 (d) The Petitioner shall execute a "*Release, Waiver, and Indemnification*" substantially in  
69 the form attached hereto as Exhibit "A."

70 **Section 5.** The President of the County Council is authorized to execute a Quitclaim Deed,  
71 consistent with the terms of this Resolution, in form and content acceptable to the County  
72 Attorney, to be recorded at the Petitioner's expense among the land records of Talbot  
73 County, Maryland.

74 BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its  
75 date of passage.

76

## PUBLIC HEARING

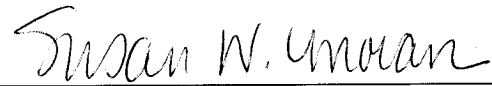
Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 182 having been published, a public hearing was held on Tuesday, May 10, 2011 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

## BY THE COUNCIL

Read the second time:

Adopted: May 10, 2011

By Order:



Susan W. Moran Secretary

Bartlett	- Aye
Hollis	- Aye
Pack	- Aye
Price	- Aye
Duncan	- Aye

BEFORE THE COUNTY COUNCIL FOR TALBOT COUNTY, MARYLAND

IN THE MATTER OF

THE PETITION OF  
PETER G. KORYTNYK

\* 10538 Miracle House Circle  
\* Claiborne, Maryland  
\* Tax Map 14, Parcel 3,  
\* Fifth Election District,  
\* Talbot County, Maryland

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PETITION OF PETER G. KORYTNYK REQUESTING TALBOT COUNTY COUNCIL TO  
DECLINE UNACCEPTED OFFER OF DEDICATION OF PAPER STREETS

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1. The undersigned, Peter G. Korytnyk, (the "Petitioner"), by and through Patrick J. Fitzgerald and Ewing, Dietz, Fountain & Kehoe, P.A., his Attorneys, petitions the County Council of Talbot County, Maryland to formally decline to accept an outstanding, unaccepted offer of dedication in and to certain platted but unimproved avenues and alleys described in Paragraph 2, below.

2. The avenues and alleys are located in, upon, or over that certain tract, lot, or parcel known as 10538 Miracle House Circle, Tax Map 14, Parcel 3, Fifth Election District, Talbot County, Maryland (the "Property"), at or near the village of Claiborne, more particularly described in a deed to Petitioner dated December 22, 2008 and recorded among the Land Records of Talbot County, Maryland at Liber 1657, folio 399 and as shown on a certain plat entitled "*Plat of Turner's Addition to Claiborne*" as surveyed by W.V. Polk, Civil Engineer, recorded May 14, 1906 among the Land Records of Talbot County, Maryland at Liber No. 147, folio 156, (the "Plat") consisting of the following avenues and alleys:

A portion of "Park Avenue"; a portion of "Harrison Avenue"; and a portion of "Harrington Avenue" each consisting of a 50' wide platted and unimproved paper street, and each subject to a heretofore unaccepted offer of dedication arising from recordation of said Plat, together with an unimproved alley lying to the North

of and parallel with that portion of "Park Avenue" referenced above, and a second unimproved alley lying to the South of and parallel with "Harrison Avenue" between "Harrison Avenue" and "Harrington Avenue" each unimproved alley being 15' wide on said Plat. Those portions of the paper streets, avenues, and alleys are more particularly shown by yellow bounds and located by a survey prepared by Christopher Waters Professional Land Surveying in October, 2009, and revised July 30, 2010, entitled "*Plat Showing Revision of Boundary Lines on the Lands of Peter G. Korynyk, Tax Map 14 Grid 9, Parcel 3, in the Fifth Election District, Talbot County, Maryland,*" which is attached hereto as Exhibit "A" and incorporated by reference herein. (All such avenues and alleys are referred to collectively herein as the "Paper Streets")

3. Petitioner is the current owner of the Property.
4. Petitioner avers that the Paper Streets are unimproved, that they do not now nor have they ever served the public or the owners in the subdivision where the same are located.
5. Petitioner avers that there would be no public purpose served by construction, operation or maintenance of a public road, alley, or thoroughfare at these locations and it would be in the County's interest to formally decline to accept any outstanding offer of dedication concerning the Paper Streets.
6. Pursuant to the requirements of Article 25A § 5 (B), Md. Ann. Code, Petitioner agrees to pay for and otherwise assure publication of an advertisement once a week for three successive weeks in one or more newspapers of general circulation published in Talbot County, Maryland, stating the terms of the proposed disposition, stating the compensation, if any, to be received by the County therefor, and giving opportunity for objections thereto. A copy of the proposed Notice to be published is appended hereto and made a part hereof.
7. In the event this Petition is granted, Petitioner, for himself and for the successors-in-interest or title to the Property, agrees to indemnify and hold the County harmless to the maximum extent permitted by law from any and all liabilities, damages, expenses, suits,

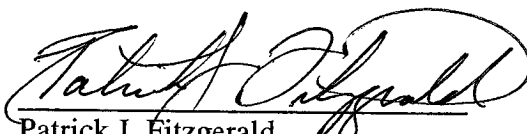
actions, causes of action, demands, or judgments (collectively "Claim" or "Claims"), including payment of reasonable attorneys' fees, costs of defense, and investigation of any such Claim or Claims arising from or relating in any way from any decision to formally decline to accept the outstanding offer of dedication of the Paper Streets. This indemnification and hold harmless agreement shall include, without limitation, the County's elected and appointed officials, directors, employees, agents, successors, assigns, and representatives.

WHEREAS, your Petitioner requests the County Council of Talbot County to formally determine and decide to decline to accept the outstanding offer of dedication concerning the above-described Paper Streets, and to authorize the President of the County Council to execute a quit-claim deed to convey the County's interest in the same, if any, to your Petitioner.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE FOREGOING PETITION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

  
PETER G. KORYTNYK

Counsel:

  
Patrick J. Fitzgerald  
Ewing, Dietz, Fountain & Kehoe, PA  
16 South Washington St  
Easton, Maryland 21601  
(410) 822-1988



## QUITCLAIM DEED

THIS QUITCLAIM DEED, dated the \_\_\_\_\_ of \_\_\_\_\_, 2011, from Talbot County, Maryland, a charter County and political subdivision of the State of Maryland, Grantor, to Peter G. Korytnyk, Grantee.

The Grantor, for no monetary consideration, grants, conveys, releases, assigns and quitclaims to the Grantee, his personal representatives, heirs and assigns, all of the Grantor's right, title, interest and estate in a certain lot of ground located in the Fifth Election District of Talbot County Maryland, and described as follows:

Those certain avenues and alleys, or portions thereof, located in, upon, or over that certain tract, lot, or parcel known as 10538 Miracle House Circle, Tax Map 14, Parcel 3, Fifth Election District, Talbot County, Maryland (the "Property"), at or near the village of Claiborne, more particularly described in a deed to Grantee dated December 22, 2008 and recorded among the Land Records of Talbot County, Maryland at Liber 1657, folio 399 and as shown on a certain plat entitled "Plat of Turner's Addition to Claiborne" as surveyed by W.V. Polk, Civil Engineer, recorded May 14, 1906 among the Land Records of Talbot County, Maryland at Liber No. 147, folio 156, (the "Plat"), said certain avenues and alleys, or portions thereof, being more particularly described as follows:

A portion of "Park Avenue"; a portion of "Harrison Avenue"; and a portion of "Harrington Avenue" each consisting of a 50' wide platted and unimproved paper street, and each subject to a heretofore unaccepted offer of dedication arising from recordation of said Plat, together with an unimproved alley lying to the North of and parallel with that portion of "Park Avenue" referenced above, and a second unimproved alley lying to the South of and parallel with "Harrison Avenue" between "Harrison Avenue" and "Harrington Avenue" each unimproved alley being 15' wide on said Plat. Those portions of the paper streets, avenues, and alleys are more particularly shown by a survey prepared by Christopher Waters Professional Land Surveying in October, 2009, and revised July 30, 2010, entitled "PLAT SHOWING REVISION OF BOUNDARY LINES ON THE LANDS OF PETER G. KORYTNYK, TAX MAP 14 GRID 9, PARCEL 3, IN THE FIFTH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND," which is attached hereto as Exhibit "A" and incorporated by reference herein.

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto. Subject to, however, any rights of access of adjoining property owners over any of said alleys or ways.

WITNESS the hand and seal of the Grantor.

ATTEST:

Talbot County, Maryland

Susan W. Moran  
Secretary

By: Dirck K. Bartlett  
President, Talbot County Council

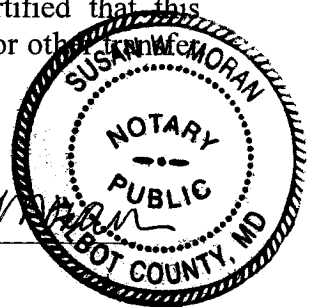
STATE OF MARYLAND, COUNTY OF Talbot, TO WIT:

I HEREBY CERTIFY, That on this 12th day of May, 2011, before me, the subscriber, a Notary Public of the State of Maryland, County of Talbot, personally appeared Dirck K. Bartlett, who acknowledged himself to be the President of the Talbot County Council of Talbot County, Maryland, a Maryland political subdivision, and that he as such President, being authorized so to do, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing the name of Talbot County by himself as President of the Talbot County Council, and further made oath, under the penalties of perjury, that the consideration as recited herein is true and correct, and further certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor.

AS WITNESS my hands and Notarial seal.

My commission expires: 3/6/2013

Susan W. Moran  
Notary Public



#### RELEASE, WAIVER AND INDEMNIFICATION AGREEMENT

Grantee, on behalf of himself, his personal representatives, heirs, successors and assigns, hereby agrees to indemnify, defend, and hold Talbot County, Maryland, harmless from and against any and all claims, actions, demands, damages, liabilities, losses, expenses, suits, costs, or judgments of every kind, nature, or description whatsoever arising from or related to Resolution No. \_\_\_\_\_, declining to accept an offer of dedication for a public street or declining to improve or otherwise makes the subject paper street available for public use. Grantee's obligation to indemnify and defend shall include Talbot County, Maryland, its elected and appointed officials, officers, boards, commissions, agencies, department heads, employees, servants, and agents and shall run with and bind the land, and shall be binding upon the Grantee, his personal representatives, heirs, successors and assigns, in perpetuity.

WITNESS:

\_\_\_\_\_  
Peter G. Korytnyk (SEAL)

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY, on this \_\_\_\_\_ day of \_\_\_\_\_ 2011 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **PETER G. KORYTNYK**, known to me, or satisfactorily proven to be the person whose name appears above, who acknowledged himself/herself to be the same, and being authorized so to do, executed the foregoing document for the purposes therein contained.

IN WITNESS WHEREOF I set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires:

CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
Patrick J. Fitzgerald, Attorney at Law

1. PLOTTER A. NOTIFYING OWNER OF THE PROPERTY SHOW AND DESCRIBED PERSON ADJACENT NEIGHBOR TO THE POSITION OF THE PROPERTY LINES AS ESTABLISHED BY THIS PLAT, AND TO THE POINTS SET IN THE FIELD AS INDICATED HEREON

London

IS CORRECT, THAT IT IS A STANDARD LAND REVISION OF THE LANDS COMMISSIONED BY THE GOVERNMENT OF THE UNITED STATES OF AMERICA, AND RECORDED ALONG THE LAND RECORDS OF THE COUNTY, NAMED IN LIBER 1657 FOLIO 57B AND THAT ALL INSTRUMENTS ARE IN PLACE.

COUNTY STATEMENT

ANY NEW BUILDABLE LOTS UNDER THE TALBOT COUNTY ZONING ORDINANCE. KORTNYN PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT FILE #17 PAGE 156 AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TALBOT COUNTY ZONING ORDINANCE.

**THALBOT COUNTY ENGINEER** **COM 12**

THE SEPARATE PHYSICAL AREA NOT REVISITED THAT PARCEL, A 3.5 ACRE HERRON IS ADJACENT TO AN INDIVIDUAL, CHIRLEY BOWMAN, CLEVELAND, AND A INDIVIDUAL, JOE WELLS AND HIS WIFE IN A CORRESPONDENCE WITH THE TALBOT COUNTY COMMISSIONER HAZEN EMMERTON, RELOCATION AREA.

AREA OF REVISED TAY PARCEL 3 AFTER RETENTION - 7.29 ACRES  
AREA WITHIN ESTABLISHED BAY CRITICAL AREA - 7.14 ACRES  
AREA OUTSIDE ESTABLISHED BAY CRITICAL AREA - 0 ACRES  
AREA OF EXISTING FOREST - 5.50 ACRES

1. OWNER:  
PETER A. KORTYAK  
215 S. PATHE STREET  
ALEXANDRIA, VA 22304  
(703) 860-3300

- [illegible]

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE TULSA COUNTY OFFICE OF PLANNING AND ZONING AT (405) 763-6050 FOR FURTHER INFORMATION.

**NON-IDEAL WEILANDS DISCAMP/EN/**  
THIS DEVELOPMENT HAS GOTTEN JARRINGLY NON-IDEAL. WEILANDS WHICH HAVE NOT BEEN SPECIFICALLY DEVELOPED BY THE U.S. ARMY CORP. OF ENGINEERS ARE BEING CONSIDERED AS THE AVAILABLE OR DEVELOPABLE WEILANDS. THE DEVELOPMENT OF WEILANDS IS BEING DONE BY THE ARMY CORP. OF ENGINEERS FOR ALL NON-IDEAL WEILANDS AND WEILANDS WHICH ARE NOT DEVELOPABLE BY THE ARMY CORP. OF ENGINEERS. THE DEVELOPMENT OF WEILANDS WHICH ARE NOT DEVELOPABLE BY THE ARMY CORP. OF ENGINEERS IS BEING DONE BY THE U.S. ARMY CORP. OF ENGINEERS.

ADVISED THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERED RESEARCH DESIGNED TO PROTECT THESE DEPLETED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE SERVICE REPORTED THIS ON-POST ACTIVITY, MANAGEMENTERS THAT

HEATH IT UNLAWFUL TO PROHIBIT AN ANALYSIS OF TALLBOT COUNTY SHALL  
 MEASURE AN EROSION AND SEDIMENT CONTROL PLAN  
 APPROVED BY THE TALLBOT SOIL CONSERVATION DISTRICT IN  
 ACCORDANCE WITH THE TALLBOT COUNTY SOIL EROSION AND  
 SEDIMENT CONTROL ORDINANCE AND THE STATE OF PENNSYLVANIA  
 EROSION AND SEDIMENT CONTROL LAW CHAPTER 4-105. §  
 24000203

THIS RESIDENTIAL EASEMENT CONTAINS RESTRICTIONS AND LIMITS ON THE PROPERTY INVOLVING A COMMON PURPOSE IN GOVERNING THE DOMINANT EASING, HISTORICAL, AESTHETIC, CULTURAL, SOCIAL, MODERN, AND PETLAND CHARACTER OF THE PROPERTY, WHICH WILL PREVENT THE USE OR DEVELOPMENT OF THE PROPERTY FOR ANY PURPOSE OR IN ANY MANNER THAT WOULD CONFLICT WITH THE MAINTENANCE OF THE PROPERTY IN ITS OPEN SPACE CONDITION.

APPROXIMATELY 4 AND LONG THE SPECIAL DEVELOPMENT  
BARRIERS ON LOTS ACCORDING SHALL BE INSTALLED IN THE  
SUA FURTHER VESTIGATION AS SUCH AN EXISTING PROVISIONAL  
PLANNING AND PLANNING BY AN EXISTING APPROVED BY THE  
DATE APPROVED BY THE TULSA COUNTY OFFICE OF PLANNING

**AGRICULTURAL STATEMENT:**  
 my assistance on the farm to their property, facilities

[illegible]

A - 100 YEAR FLOOD ZONE  
B - 500 YEAR FLOOD ZONE  
C - AREA OF MINIMAL FLOODING

HAART AND STORM WATER DESIGN MANUAL; AND THE TAILPOT CATCH  
STORAGE-TREATMENT MANAGEMENT CODE.

DEVELOPMENT RIGHTS SUMMARY

COLLECTIVE RIGHTS SHOULD NOT BE BASED UPON CURRENT  
REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON JUDICIAL  
REVIEW OF PROVISIONS IN EFFECT AT THE TIME OF DEVELOPMENT

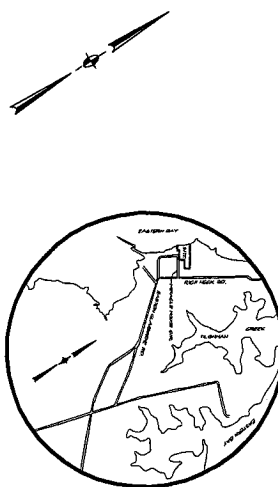
7.14 ACRES = 30.9 = 46,979.5 SQ.FT.  
TOTAL EXISTING LOT COVERAGE = 19,962 SQ.FT.

004016, 001016 = 50000 SQ.FT.  
 004016, 001016 = 25000 SQ.FT.  
 004016, 001016 = 10000 SQ.FT.  
 004016, 001016 = 6000 SQ.FT.  
 004016, 001016 = 3000 SQ.FT.  
 004016, 001016 = 1500 SQ.FT.  
 004016, 001016 = 750 SQ.FT.  
 004016, 001016 = 375 SQ.FT.  
 004016, 001016 = 187.5 SQ.FT.  
 004016, 001016 = 93.75 SQ.FT.  
 004016, 001016 = 46.875 SQ.FT.  
 004016, 001016 = 23.4375 SQ.FT.  
 004016, 001016 = 11.71875 SQ.FT.  
 004016, 001016 = 5.859375 SQ.FT.  
 004016, 001016 = 2.9296875 SQ.FT.  
 004016, 001016 = 1.46484375 SQ.FT.  
 004016, 001016 = 0.732421875 SQ.FT.  
 004016, 001016 = 0.3662109375 SQ.FT.  
 004016, 001016 = 0.18310546875 SQ.FT.  
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 004016, 001016 = 0.0457763671875 SQ.FT.  
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 004016, 001016 = 3.4924596548080445E-07 SQ.FT.  
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 004016, 001016 = 5.456968210637569E-09 SQ.FT.  
 004016, 001016 = 2.7284841053187845E-09 SQ.FT.  
 004016, 001016 = 1.3642420526593922E-09 SQ.FT.  
 004016, 001016 = 6.821210263296961E-10 SQ.FT.  
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 004016, 001016 = 1.7053025658242402E-10 SQ.FT.  
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 004016, 001016 = 5.3290705182007505E-12 SQ.FT.  
 004016, 001016 = 2.6645352591003752E-12 SQ.FT.  
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 004016, 001016 = 6.661338147750938E-13 SQ.FT.  
 004016, 001016 = 3.330669073875469E-13 SQ.FT.  
 004016, 001016 = 1.6653345369377345E-13 SQ.FT.  
 004016, 001016 = 8.326672684688672E-14 SQ.FT.  
 004016, 001016 = 4.163336342344336E-14 SQ.FT.  
 004016, 001016 = 2.081668171172168E-14 SQ.FT.  
 004016, 001016 = 1.040834085586084E-14 SQ.FT.  
 004016, 001016 = 5.20417042793042E-15 SQ.FT.  
 004016, 001016 = 2.60208521396521E-15 SQ.FT.  
 004016, 001016 = 1.301042606982605E-15 SQ.FT.  
 004016, 001016 = 6.505213034913025E-16 SQ.FT.  
 004016, 001016 = 3.2526065174565125E-16 SQ.FT.  
 004016, 001016 = 1.6263032587282562E-16 SQ.FT.  
 004016, 001016 = 8.131516293641281E-17 SQ.FT.  
 004016, 001016 = 4.0657581468206405E-17 SQ.FT.  
 004016, 001016 = 2.0328790734103202E-17 SQ.FT.  
 004016, 001016 = 1.0164395367051601E-17 SQ.FT.  
 004016, 001016 = 5.0821976835258005E-18 SQ.FT.  
 004016, 001016 = 2.5410988417629002E-18 SQ.FT.  
 004016, 001016 = 1.2705494208814501E-18 SQ.FT.  
 004016, 001016 = 6.3527471044072505E-19 SQ.FT.  
 004016, 001016 = 3.1763735522036252E-19 SQ.FT.  
 004016, 001016 = 1.5881867761018126E-19 SQ.FT.  
 004016, 001016 = 7.940933880509063E-20 SQ.FT.  
 004016, 001016 = 3.9704669402545315E-20 SQ.FT.  
 004016, 001016 = 1.9852334701272657E-20 SQ.FT.  
 004016, 001016 = 9.926167350636329E-21 SQ.FT.  
 004016, 001016 = 4.9630836753181645E-21 SQ.FT.  
 004016, 001016 = 2.4815418376590822E-21 SQ.FT.  
 004016, 001016 = 1.2407709188295411E-21 SQ.FT.  
 004016, 001016 = 6.2038545941477055E-22 SQ.FT.  
 004016, 001016 = 3.1019272970738527E-22 SQ.FT.  
 004016, 001016 = 1.5509636485369264E-22 SQ.FT.  
 004016, 001016 = 7.754818242684632E-23 SQ.FT.  
 004016, 001016 = 3.877409121342316E-23 SQ.FT.  
 004016, 001016 = 1.938704560671158E-23 SQ.FT.  
 004016, 001016 = 9.69352280335579E-24 SQ.FT.  
 004016, 001016 = 4.846761401677895E-24 SQ.FT.  
 004016, 001016 = 2.4233807008

AREA = 1.08 ACRES

LINE	BEARINGS	DISTANCE
1	S 31° 22' 17" E	30.00

2010	2,000,000	27
2011	1,500,000	27
2012	1,100,000	27



PLAT SHOWING  
REVISION OF BOUNDARY LINES  
ON THE LANDS OF  
PETER G. KORYTNYK  
TAX MAP 14 - GRID 9 - PARCEL 3

DATA IN	INSTRUMENT	DATE
C.D.V.		
OCTOBER 2004		
SCALE		
1" = 30'		
JOB NO.		
091027		

Christopher  
**WATERS**  
Professional Land Surveying

29510 Skipton-Cordova Road  
Cordova, MD 21625  
(410) 819-3363 (voice & fax)  
[www.watersurveying.com](http://www.watersurveying.com)  
Boundary, Site Plan,  
Elevation Certification, Location Surveys,  
Location Surveys, Subdivisions,  
Storm Water Management

REVISIONS
REVISED 4-1-40 PER COUNTY COMMENTS
REVISED 7-30-40 PER COUNTY COMMENTS