

**LEGEND**

DRAINAGE & UTILITY EASEMENT

NON-TIDAL WETLANDS

EXISTING STREAM

CRITICAL AREA LINE

100' CRITICAL AREA BUFFER

WETLANDS BUFFER

STREAM BUFFER

RECORD

(R)

**AREA TABULATION**

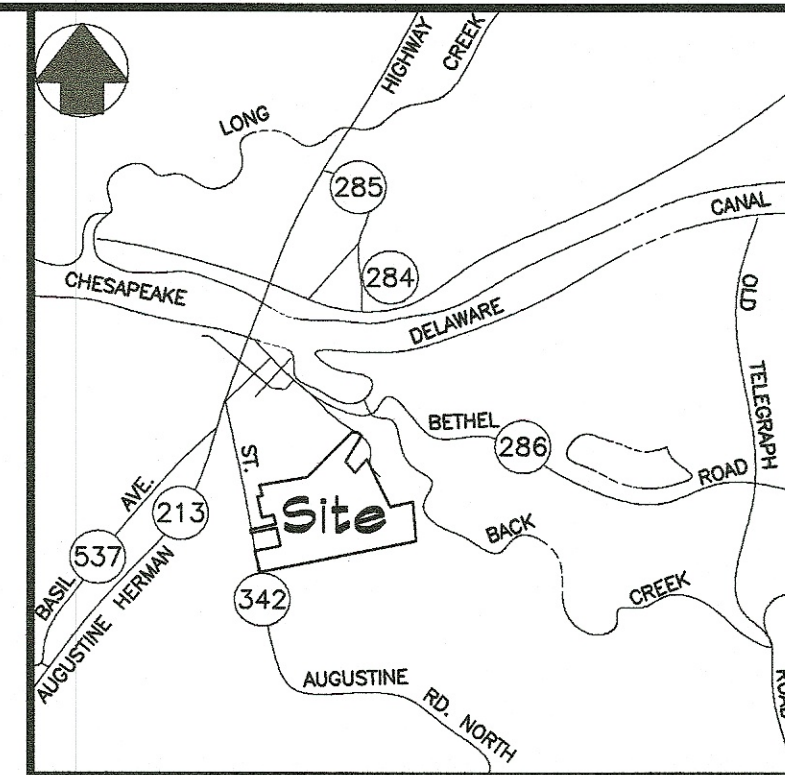
R/W DEDICATION AREA "A"	4,405 SQ. FT.±/0.101 AC.±
R/W DEDICATION AREA "B"	700 SQ. FT.±/0.016 AC.±
R/W DEDICATION AREA "C"	1,259 SQ. FT.±/0.029 AC.±
NEW LOT 1 AREA	666,494 SQ. FT.±/15.301 AC.±
NEW LOT 2 AREA	672,997 SQ. FT.±/15.430 AC.±
TOTAL SURVEYED AREA	1,345,855 SQ. FT.±/30.897 AC.±

**OWNER**

VILLAGE OF CHESAPEAKE CITY, LLC  
C/O ALAN R. LEVINE, DDS  
2018 NAAMANS RD.  
WILMINGTON, DE 19810-2659

**LINE TABLE**

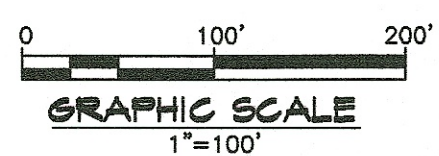
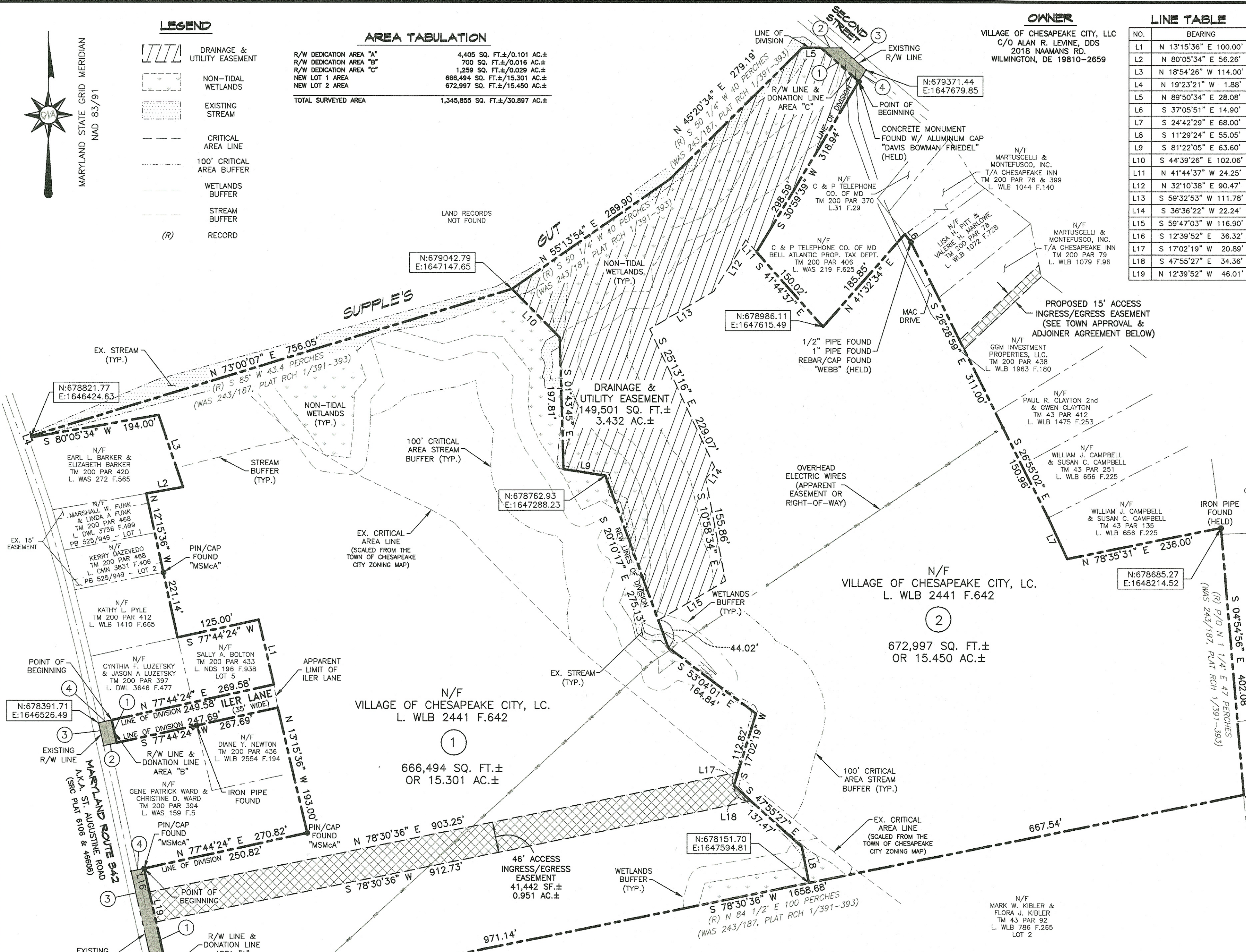
NO.	BEARING
L1	N 13°15'36" E 100.00'
L2	N 80°05'34" E 56.26'
L3	N 18°54'26" W 114.00'
L4	N 19°23'21" W 1.88'
L5	N 89°50'34" E 28.08'
L6	S 37°05'51" E 14.90'
L7	S 24°42'29" E 68.00'
L8	S 11°29'24" E 55.05'
L9	S 81°22'05" E 63.60'
L10	S 44°39'26" E 102.06'
L11	N 41°44'37" W 24.25'
L12	N 32°10'38" E 90.47'
L13	S 59°32'53" W 111.78'
L14	S 36°36'22" W 22.24'
L15	S 59°47'03" W 116.90'
L16	S 12°39'52" E 36.32'
L17	S 17°02'19" W 20.89'
L18	S 47°55'27" E 34.36'
L19	N 12°39'52" W 46.01'



**LOCATION MAP**  
NOT TO SCALE

**GENERAL NOTES**

- DEED REFERENCE: W.L.B. 2441/642
- TAX MAP 43, PARCEL 15
- PRESENT ZONING: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) IDA (INTENSE DEVELOPMENT AREA)
- THE PARCELS SHOWN HEREON APPEAR TO BE LOCATED WITHIN ZONES "AE" AND "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 24015C0189E & 24015C0193E WITH AN EFFECTIVE DATE OF MAY 4, 2015.
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY CNA, INC. IN FEBRUARY 2002, OCTOBER 2008, AND UPDATED IN FEBRUARY 2016. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO NEW DEVELOPMENT IS PROPOSED AT THIS TIME. AN APPROVED SUBDIVISION PLAN AND/OR SITE PLAN SHALL BE REQUIRED BEFORE ANY DEVELOPMENT ACTIVITY, SUCH AS NEW IMPROVEMENTS OR EXPANSION OF EXISTING USES OCCUR ON LOTS 1 AND 2.



AREA "A" TO BE CONVEYED TO MARYLAND STATE HIGHWAY ADMINISTRATION		AREA "B" TO BE CONVEYED TO MARYLAND STATE HIGHWAY ADMINISTRATION		AREA "C" TO BE CONVEYED TO MARYLAND STATE HIGHWAY ADMINISTRATION	
1	S 12°39'52" E 220.36'	1	S 12°30'08" E 35.02'	1	N 48°27'57" W 76.03'
2	S 78°30'36" W 20.00'	2	S 77°44'24" W 20.00'	2	N 89°50'34" E 30.07'
3	N 12°39'52" W 220.09'	3	N 12°30'08" W 35.02'	3	S 48°27'57" E 49.85'
4	N 77°44'24" E 20.00'	4	N 77°44'24" E 20.00'	4	S 30°59'39" W 20.34'

FEE SIMPLE AREA= 4,405 S.F.± OR 0.101 AC.± SHOWN AS: [ ]

FEE SIMPLE AREA= 700 S.F.± OR 0.016 AC.± SHOWN AS: [ ]

FEE SIMPLE AREA= 1,259 S.F.± OR 0.029 AC.± SHOWN AS: [ ]

**TOWN APPROVAL**

NOTE: THE ACCESS & INGRESS/EGRESS EASEMENT SHOWN HEREON WITHIN THE LIMITS OF THE LAND INDICATED ON CECIL COUNTY TAX MAP 200 AS PARCEL 79 IS APPROVED BY THE TOWN OF CHESAPEAKE CITY UPON THE PURCHASE OF THE LAND INDICATED HERE AS LOT 2 BY MARTUSCELLI AND MONTEFUSCO, INC. TRADING AS CHESAPEAKE INN.

APPROVED: TOWN OF CHESAPEAKE CITY PLANNING & COMMISSION

LEE ADAMS (CHAIRPERSON) DATE

**ADJOINER AGREEMENT**

I AGREE TO THE TERMS ABOVE.

OWNER MARTUSCELLI AND MONTEFUSCO, INC. TRADING AS CHESAPEAKE INN. DATE

**OWNER'S CERTIFICATE**

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

I, ALAN R. LEVINE, ON BEHALF OF VILLAGE OF CHESAPEAKE CITY LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT WAS MADE AT OUR DISCRETION.

ALAN R. LEVINE, DDS DATE

**SURVEYOR'S CERTIFICATE**

THIS PLAT, AND THE SURVEY WORK ON WHICH IT IS BASED, WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH COMAR, TITLE 09, MARYLAND DEPARTMENT OF LABOR, LICENSING, AND REGULATION, SUBTITLE 13, CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE," IN EFFECT AS OF 2014.

Joseph E. Filippone 5-5-2016 DATE

JOSEPH E. FILIPPONE II MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21212 EXPIRATION DATE: 1/22/2018

**CNA**  
engineers, surveyors & landscape architects

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Planners • Geotechnical Engineers • Environmental Engineers  
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Forest Hill, Maryland 21050  
Phone (410) 879-7200 • Fax (410) 838-1811  
E-mail: cnamail@cna-engineers.com

**FINAL SUBDIVISION PLAT**  
FOR  
**CHESAPEAKE VILLAGE**  
TAX MAP 43 PARCEL 15  
CHESAPEAKE CITY

RECEIVED AND ON SAME DAY RECORDED IN  
LIBER No. FOLIO  
ONE OF THE RECORD BOOKS OF CECIL COUNTY AND EXAMINED.  
PER CLERK  
CIRCUIT COURT FOR CECIL COUNTY

Date: 5/4/16  
Scale: 1" = 100'  
Drawn By: SAH  
Design By: SAH/JEF  
Review By: JEF

Job No: 08038  
Sheet: 1 of 1

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