

B.H.O. 143/10

GENERAL NOTES:

- 1) TOTAL ACREAGE= ±0.48 ACRES
- 2) TAX MAP 27 PARCEL 295
- 3) DEED REFERENCE: 1337/322 & 1659/119
- 4) PLAT REFERENCE: MAP OF SUBDIVISION "A" OF OCEAN CITY HEIGHTS, O.D.C. 45/89.
- 5) PRESENT ZONING: R-3
- 6) CURRENT USE: RESIDENTIAL
- 7) FLOOD ZONE A6, BFE B', PER COMMUNITY PANEL NUMBER 240083 0105 B, DATED 6/15/1983.
- 8) PARCEL "A" NOT FOR BUILDING PURPOSES.
- 9) THE PURPOSE OF THIS PLAT IS TO REVISE AND REASSEMBLE LOTS 8, 9 AND 10, BLOCK D OF OCEAN CITY HEIGHTS SUBDIVISION AND A 120' PORTION OF A PLATTED UNIMPROVED STREET SHOWN AS OCEAN AVENUE TO CREATE LOT 8A, AN IMPROVED BUILDABLE LOT, AND PARCEL A, NOT APPROVED FOR BUILDING PURPOSES.
- 10) OCEAN AVENUE IS A PLATTED, UNIMPROVED STREET WITH NO VISIBLE UTILITIES OVER PARCEL A, AS SHOWN ON THIS PLAT.

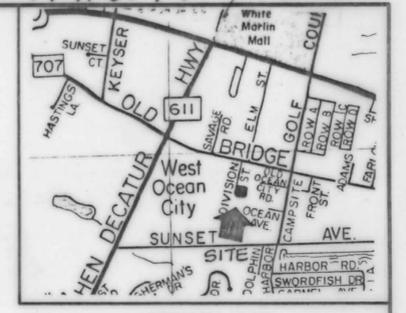


LEGEND

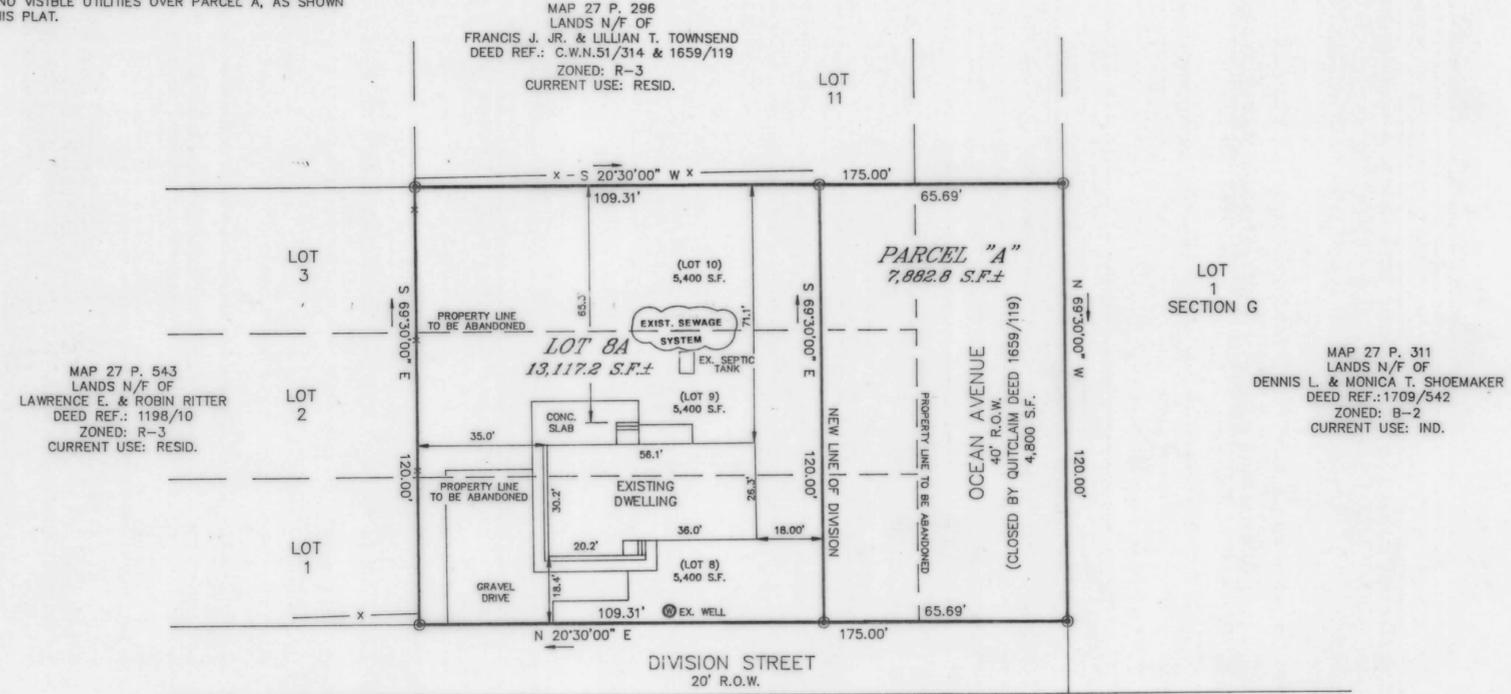
- ⊙ DENOTES IRON ROD TO BE SET
- - - - - DENOTES EXISTING FENCE
- - - - - DENOTES PROPERTY LINES TO BE ABANDONED

FOREST CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.



VICINITY MAP
N.T.S.



MAP 27 P. 543
LANDS N/F OF
LAWRENCE E. & ROBIN RITTER
DEED REF.: 1198/10
ZONED: R-3
CURRENT USE: RESID.

MAP 27 P. 296
LANDS N/F OF
FRANCIS J. JR. & LILLIAN T. TOWNSEND
DEED REF.: C.W.N.51/314 & 1659/119
ZONED: R-3
CURRENT USE: RESID.

MAP 27 P. 311
LANDS N/F OF
DENNIS L. & MONICA T. SHOEMAKER
DEED REF.: 1709/542
ZONED: B-2
CURRENT USE: IND.

MAP 27 P. 270
LANDS N/F OF
PATRICK WALKER
DEED REF.: 262/477
ZONED: B-2
CURRENT USE: IND.

ENVIRONMENTAL PROGRAMS
THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS. SEE GENERAL NOTE 8 THIS SHEET.

Richard H. Outten 7/5/95
APPROVING AUTHORITY WORCESTER COUNTY DATE:

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT. THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS
N/A

ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

C.D. Hall 7/6/95
APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION DATE:

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Dennis L. Shoemaker 6-26-95
OWNER: DENNIS L. SHOEMAKER
12731 SUNSET AVENUE
OCEAN CITY, MD 21842 DATE:

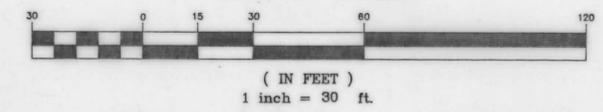
Monica T. Shoemaker 6-26-95
OWNER: MONICA T. SHOEMAKER
12731 SUNSET AVENUE
OCEAN CITY, MD 21842 DATE:

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Frank G. Lynch, Jr. 6-22-1995
FRANK G. LYNCH, JR.
REG # 10782 DATE:

GRAPHIC SCALE



BOUNDARY LINE ADJUSTMENT
LANDS OF DENNIS L. & MONICA T. SHOEMAKER
LOTS 8, 9, & 10, BLOCK D, SUBDIVISION "A", OCEAN CITY HEIGHTS
TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY F.G.L.	SURVEYED BY G.T.H.	FILE # 5851-95 DISK #153
DRAWN BY H.F.J.	DATE 6/6/95 REVISED 6/23/95	SHEET 1 OF 1
CHECKED BY F.G.L.	SCALE 1"=30'	

FILED
Jul 7 10 46 AM '95
RICHARD H. OUTTEN
CLK. CT. CL.
WOR. CO.

RECORDING FEE
PLAT-SUBDIVISION
TITAN
\$ 1.74
\$ 2.50
\$ 5.00
\$ 10.00
\$ 15.00