SVH 231 \50

BOUNDARY LINE ADJUSTMENT
BETWEEN THE LANDS OF RICHARD D. ROUBIN & SANDRA S. ROUBIN
AND
JAMES A. WHEAT & BARBARA L. WHEAT
TAX MAP 21 – P/O PARCEL 273 – LOTS 154 & 155 RESPECTIVELY
CREATING LOTS 154A & 155A
OCEAN PINES – SECTION 14C – WOOD DUCK ISLE III

FILED
2009 JUN 30 P 2:40
STEPHEN V. HALES
CLK.CIR.CT.
WOR.CO

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

GENERAL NOTES

1. THIS PROPERTY LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS AN INTENSELY DEVELOPMENT AREA, (IDA), BMA GROUP A15
2. BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0040B DATED 06/15/1986 THIS PROPERTY LIES IN FLOOD ZONE A–7; BASE FLOOD ELEVATION 6.00' M.S.L.
3. SITE LIES IN WORCESTER COUNTY SUBWATERSHED 2130103 – ISLE OF WIGHT BAY DRAINAGE
4. ZONED R–3 MULTI–FAMILY RESIDENTIAL DISTRICT
   REQUIRED SETBACKS: FRONT = 25'
   SIDES = 6' EACH
   REAR = AS SHOWN
5. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 154 AND LOT 155 CREATING LOT 154A AND LOT 155A, NO NEW LOT IS BEING CREATED.
6. PLAT REFERENCE: F.W.H. 70/11
7. DEED REFERENCE LOT 154: S.V.H. 4149/271
8. DEED REFERENCE LOT 155: W.C.L. 945/323
9. PROPOSED LOTS 154A & 155A ARE SUBJECT TO WORCESTER COUNTY BOARD OF ZONING APPEALS CASE NO. 112798 APPROVED JULY 10, 2008. APPROVING A REQUEST FOR A VARIANCE TO REDUCE THE ORDINANCE PRESCRIBED LEFT SIDE YARD FROM 6.0' TO 1.0' AND TO REQUEST A VARIANCE TO REDUCE THE ORDINANCE PRESCRIBED RIGHT SIDE YARD SETBACK FROM 6.0' TO 1.0' ASSOCIATED WITH A PROPOSED BOAT LIFT AND DOCK, IN CONJUNCTION WITH A PROPOSED BOUNDARY LINE ADJUSTMENT, ASSOCIATED WITH A SINGLE FAMILY DWELLING, IN A R–3 MULTIFAMILY RESIDENTIAL DISTRICT, PURSUANT TO ZONING CODE SECTIONS ZS 1–106 (b)(2) AND (d)(6) AND ZS 1–304, ZS 1–315, ZS 1–324, AND ZS 1–116 (c)(4).

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

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.
Any approval by the Department of the Environment of any sewer or water system or suitability therefore 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.
Worcester County does not guarantee the developement or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

6/30/09
WORCESTER COUNTY PLANNING COMMISSION — DATE

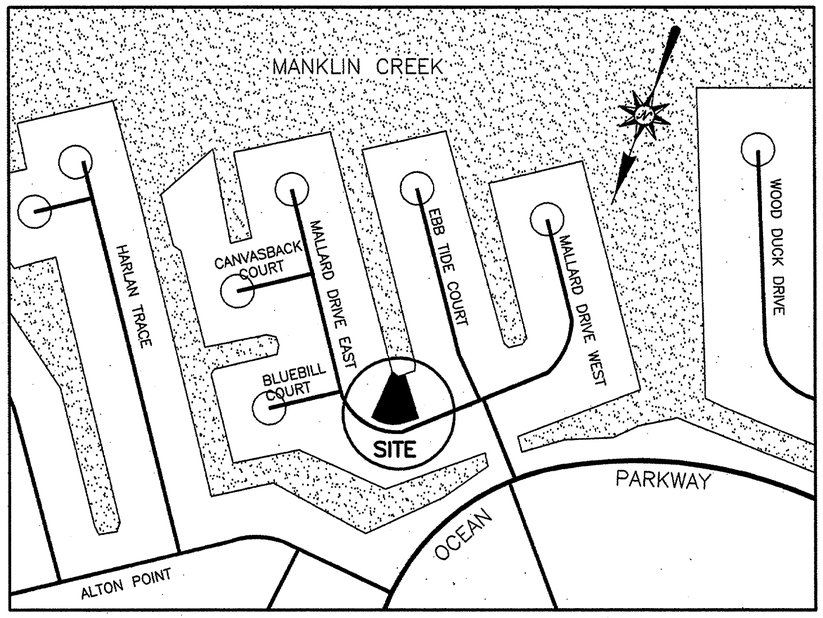
ENVIRONMENTAL PROGRAMS

This subdivision as shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.

R.S. 6-29-09
APPROVING AUTHORITY WORCESTER COUNTY — Date

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property lies within the Worcester County Atlantic Coastal Bays Critical Area, any and all proposed development activity must meet the requirements of Title 3 (Land and Water Resources), Subtitle I (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws in effect at the time of any proposed development activity.



VICINITY MAP (N.T.S.)

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 the setting of markers have been complied with.

RECORDING FEE 10.00
TOTAL 10.00
Rec# 40802 Rcp # 61945
SVH 6384 Rt # 1667
Jun 30, 2009 02:44 PM

6/7/09
RICHARD D. ROUBIN (OWNER LOT 154) — DATE
3910 PROSPERITY AVENUE
FAIRFAX, VIRGINIA 22031

6/7/09
SANDRA S. ROUBIN (OWNER LOT 154) — DATE
3910 PROSPERITY AVENUE
FAIRFAX, VIRGINIA 22031

6/28/09
JAMES A. WHEAT (OWNER LOT 155) — DATE
4248 ROLLING KNOLLS COURT
MOUNT AIRY, MARYLAND 21771

6/28/09
BARBARA L. WHEAT (OWNER LOT 155) — DATE
4248 ROLLING KNOLLS COURT
MOUNT AIRY, MARYLAND 21771

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.

3/09/2009
MADISON J. BUNTING, JR. – PRESIDENT — DATE
MADISON J. BUNTING, JR. SURVEYOR INC. – LICENSE NO. 20020

MADISON J. BUNTING REGISTERED NO. 20020 MARYLAND PROFESSIONAL LAND SURVEYOR

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11616 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)352–3005 – FAX 352–3014

SCALE:	N/A	DATE:	1/07/2009
DRAWN BY:	MJB7	JOB NO.:	2466DOCK

SHEET 1 OF 2

MSA CSM 2157 8544-1
#163892

Maryland State Archives