

SVH 231/54

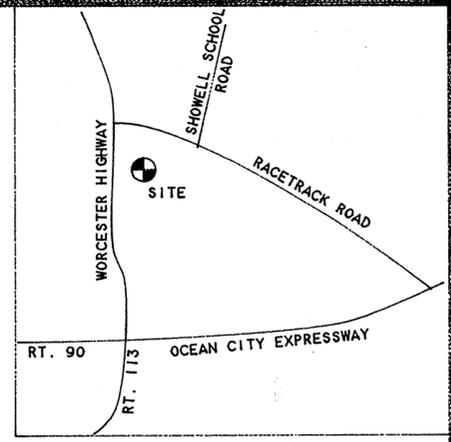
FILED
2009 JUN 30 P 2:41
STEPHEN V. HALES
CLERK

ENVIRONMENTAL PROGRAMS

AREA SHOWN AS "33.940 ACRES" IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS OF THE TIME.

Robert Mitchell, R.S. 6-29-09
APPROVING AUTHORITY DATE

1. THIS PLAT PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE
2. NO TIDAL AND/OR NONTIDAL WETLANDS THAT MAY EXIST ON THE PROPERTY HAVE BEEN LOCATED BY THIS SURVEY.
3. THIS PLAT MAY NOT SHOW ALL RECORDED/UNRECORDED OR UNWRITTEN EASEMENT WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND. HOWEVER, THIS DOES NOT GUARANTEE THAT NO EASEMENTS EXIST
4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 240083 0025, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.
5. ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAT.
6. THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DRAINAGE ASSOCIATION WITHIN THIS SUBDIVISION
7. PARCELS SHOWN HEREON ARE NOT BEING APPROVED FOR BUILDING PURPOSES AT THIS TIME.
8. PARCELS SHOWN HEREON ARE NOT BEING APPROVED AT THIS TIME FOR A REGULATED ACTIVITY SUCH AS CONSTRUCTION OF A NEW BUILDING, CLEARING OR GRADING AND NO CHANGE IN THE CURRENT USE OF THESE LANDS IS PROPOSED.



VICINITY MAP
NOT TO SCALE

WORCESTER COUNTY FOREST CONSERVATION LAW

IN ACCORDANCE WITH SUBTITLE IV, SECTION A-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A B 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.

PURPOSE STATEMENT

THE SOLE PURPOSE AND INTENT OF THIS PLAT IS TO TRANSFER THE AREA SHOWN AS "33.940 ACRES" HEREON FROM THE MARINER FAMILY LIMITED PARTNERSHIP (TAX MAP 15, PARCEL 131) TO THE ALLEN AND CONNIE, LLC TRACT (TAX MAP 15, PARCEL 184). THE 33.940 TRACT IS TO BE INCORPORATED WITH PARCEL 184, AND IS NOT BEING APPROVED AS A SEPARATE LOT OR PARCEL. A LEGAL INSTRUMENT MUST BE EXECUTED BY THE PROPERTY OWNERS AND RECORDED, SIMULTANEOUS WITH OR IMMEDIATELY FOLLOWING THIS CONVEYANCE, IN THE LAND RECORDS OF WORCESTER COUNTY TO COMPLETE THE RECORDING OF THIS PLAT.

OWNERS 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. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: NONE 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.

OWNERS OF PARCEL 131: MARINER FAMILY LIMITED PARTNERSHIP
101 CHOPTANK TERRACE
CAMBRIDGE, MARYLAND 21613

W. Grason Winterbottom 5/11/09 DATE
GENERAL PARTNER

Beebe M. Winterbottom 6/15/09 DATE
LIMITED PARTNER

Barry E. Mariner 5/11/09 DATE
LIMITED PARTNER

Barbara M. Tyndall May 30 2009 DATE
LIMITED PARTNER

OWNERS OF PARCEL 184: ALLEN & CONNIE LLC
410 OCEAN AVENUE
LYNBROOK, NEW YORK 11563

[Signature] 3/12/09 DATE
N/A DATE

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY 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 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 THAT 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.

[Signature] 6/30/09 DATE
APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT 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 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.

David J. Middleton 5/31/09 DATE
DAVID J. MIDDLETON MD PROPERTY LINE SURVEYOR • 583

<p>BOUNDARY LINE ADJUSTMENT ON THE LANDS OF MARINER FAMILY LIMITED PARTNERSHIP & ALLEN & CONNIE LLC TAX MAP 15 PARCELS 132 AND 184 3RD TAX DISTRICT, WORCESTER COUNTY, MARYLAND SCALE: 1" = 300' DATE: 3/01/09</p>	<p>TIDEWATER LAND SURVEYORS INC 9490 QUAIL RUN ROAD DENTON, MARYLAND 21629 PHONE: 410/742/1010 FAX: 410/742/5131 EMAIL: TIDEWATER@TIDEWATERLAND.COM</p>
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