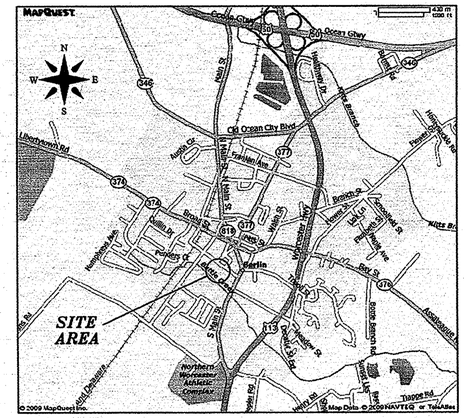
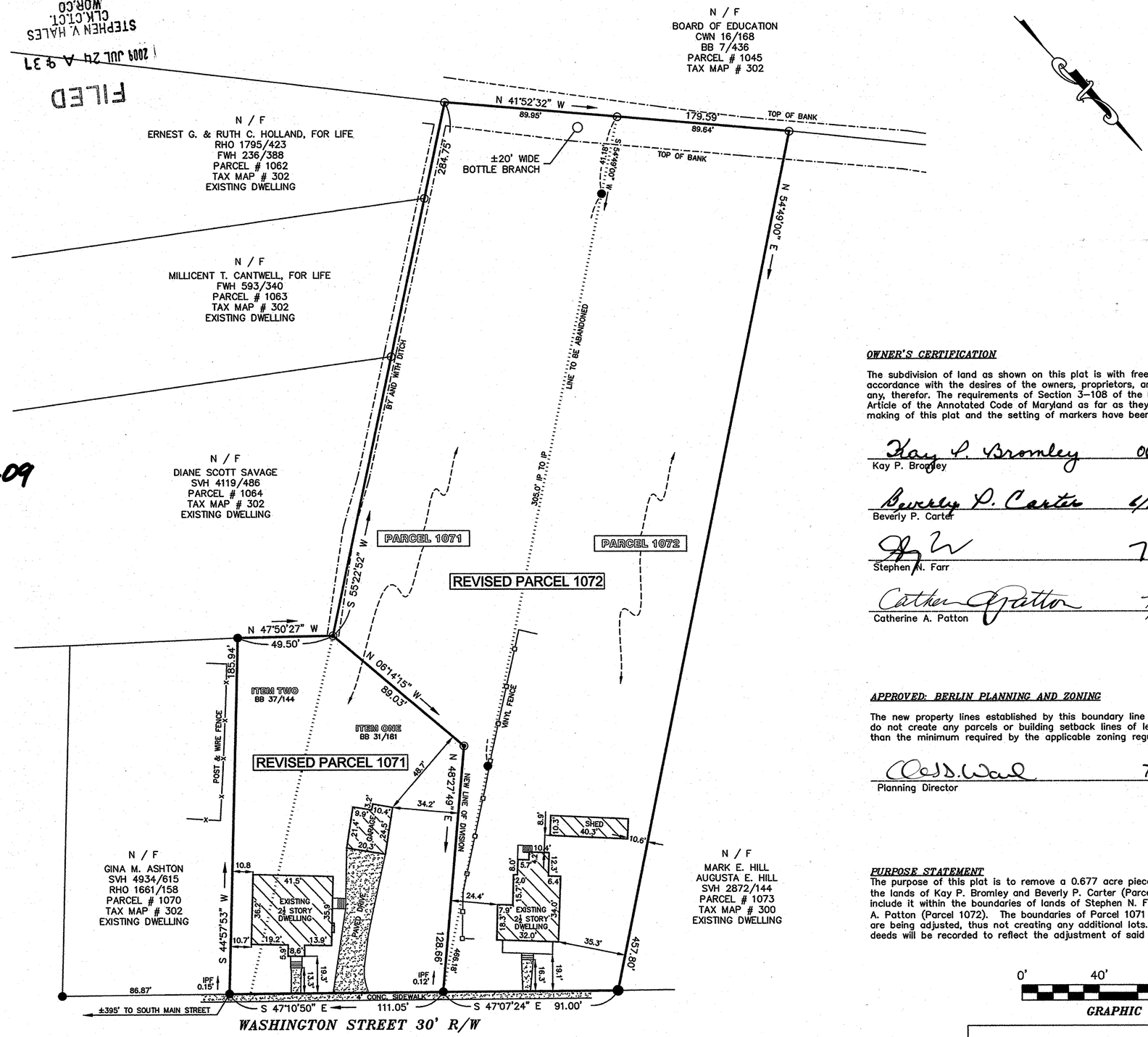
S.V.H. 231/13



VICINITY MAP

FILED
2009 JUL 24 A 9:31
STEPHEN V. HALES
CLK.CT.CT.
WOR.CO

RECORDING FEE 3.00
TOTAL 3.00
Rec# W002 Rept # 62552
SVH 0290 Blk # 1310
Jul 24, 2009 09:39 am



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, therefor. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.

Kay P. Bromley — 06-19-09
Kay P. Bromley — Date

Beverly P. Carter — 6/19/09
Beverly P. Carter — Date

7/22/09
Stephen N. Farr — Date

Catherine A. Patton — 7/22/09
Catherine A. Patton — Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

The Boundary Line Adjustment shown hereon is approved as being in conformance with the County Comprehensive Water and Sewer Plan providing for Central Water Supply and Central Sewer.

7-24-09
Worcester County Approving Authority — Date:

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

In accordance with Subtitle IV, Section 1-403(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 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.

APPROVED: BERLIN PLANNING AND ZONING

The new property lines established by this boundary line adjustment plat do not create any parcels or building setback lines of less area or width than the minimum required by the applicable zoning regulations.

7-23-09
Planning Director — Date:

LOT AREA TABLE

PARCEL 1071

AREA OF PARCEL 1071	= ±49,127 SQ. FT. (±1.128 ACRES)
AREA REMOVED FROM PARCEL 1071	= ±29,507 SQ. FT. (±0.677 ACRES)
AREA OF REVISED PARCEL 1071	= ±19,620 SQ. FT. (±0.450 ACRES)

PARCEL 1072

AREA OF PARCEL 1072	= ±41,132 SQ. FT. (±0.944 ACRES)
AREA ADDED TO PARCEL 1072	= ±29,507 SQ. FT. (±0.677 ACRES)
AREA OF REVISED PARCEL 1072	= ±70,639 SQ. FT. (±1.622 ACRES)

PURPOSE STATEMENT

The purpose of this plat is to remove a 0.677 acre piece of land from the lands of Kay P. Bromley and Beverly P. Carter (Parcel 1071), and include it within the boundaries of lands of Stephen N. Farr and Catherine A. Patton (Parcel 1072). The boundaries of Parcel 1071 and Parcel 1072 are being adjusted, thus not creating any additional lots. Corresponding deeds will be recorded to reflect the adjustment of said property lines.

0' 40' 80' 120'
GRAPHIC SCALE

STATE OF MARYLAND — LAYTON E. BUNTING, JR. — NO. 142 — REGISTERED PROPERTY LINE SURVEYOR

6/19/09
L. E. BUNTING, JR. — DATE

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313

REFERENCE PLAT:
"KENDALL P. JARVIS LOTS"
BY:
W. D. PITTS
SEPT. 1979
PLAT BOOK: FWH 63/25

PROPERTY ZONED: R-2
MIN. FRONT YARD 25'
MIN. REAR YARD 35'
MIN. SIDE YARD 8'
TOTAL SIDE YARD 20'

LEGEND:
- ● DENOTES IRON PIPE, FOUND
- ◉ DENOTES IRON PIPE, TO BE SET
- ⊙ DENOTES LOT CORNER

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONES A AND X, AS SHOWN ON FIRM MAP # 240141-0001-B, DATED 9-18-86.

PARCEL 1071
OWNERS:
KAY P. BROMLEY
BEVERLY P. CARTER
#104 QUILLEN DR.
BERLIN, MD 21811
DEED REFERENCE:
SVH 5213/397
PARCEL # 1071
TAX MAP # 300
ZONED: R-2

PARCEL 1072
OWNERS:
STEPHEN N. FARR
CATHERINE A. PATTON
#101 WASHINGTON STREET
BERLIN, MD 21811
DEED REFERENCE:
SVH 4965/593
PARCEL # 1072
TAX MAP # 300
ZONED: R-2

BOUNDARY LINE ADJUSTMENT
BETWEEN LANDS OF
KAY P. BROMLEY & BEVERLY P. CARTER
AND
STEPHEN N. FARR & CATHERINE A. PATTON
TOWN OF BERLIN
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 06/18/09
JOB NO. 8756BLAv3/09

P1660488 HSA CM 0157 8555