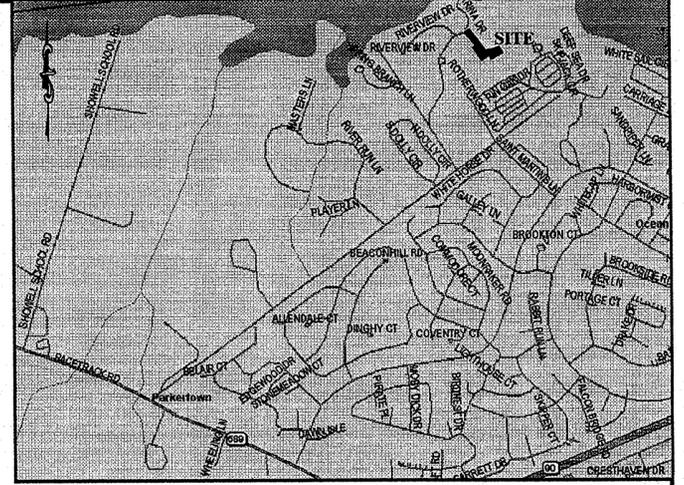
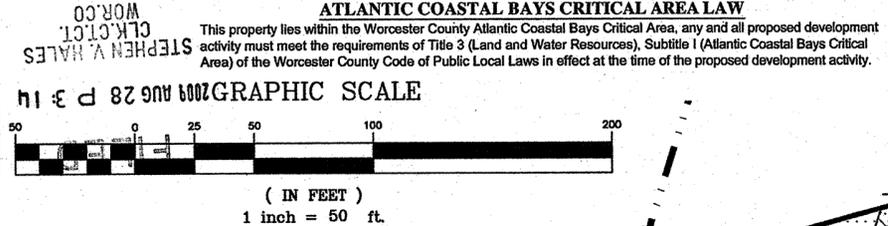


S.V.H. 232/13

- General Notes:**
- The purpose of this plat is to adjust the boundary between Parcel P, P-1A (Sewage Reserve Area) & P-4 for the purpose of relocating an existing dumpster pad on Parcel D-4B to adjust the boundary between Parcel P-4 and Parcel B (Sewage Reserve Area) to correct encroachments of existing improvement to Parcel B.
 - Tax Map 16, Part of Parcel 91 & 97
 - Critical Area Designation: RCA RESOURCE CONSERVATION AREA
 - Owner: (Parcel P & P-1A) Siamack Bahrami, (Parcel P-4 & B) St. Martin's by the Bay Homeowners Association.
 - Deed Reference: Parcel P: SVH 2857/151, Parcel P-1A: SVH 3630/199, Parcel P-4: RHO 1591/308, Parcel B: RHO 1534/133
 - Plat Reference: Parcel P: RHO 125/70 PLAT 5 - SECTION II, Parcel P-1A: RHO 125/70 PLAT 5 - SECTION II, Parcel P-4: RHO 122/7 PLAT 4 - SECTION II, Parcel B: WCL 90/76 PLAT 2 - SECTION I
 - Current Zoning: R-1
 - Total Tract Area = (Parcel P) 581,553 S.F.±, (Parcel P-1A) 184,890 S.F.±, (Parcel P-4) 21,792 S.F.±, (Parcel B) 98,538 S.F.±
 - Zoning Setbacks: Front: Per Worcester County P.U.D. Approvals
 - Based upon the Federal Emergency Management Agency, Flood Insurance Rate Map Community-Panel Number 240083 0025 A, Dated February 15, 1979. This property is located in Zone C (Areas of minimal flooding)
 - The platted Sewage Reserve Area for Parcel P-1A shall remain for the life of the system, need for replacement expires, or until community sewer is available and connection made thereto.
 - St. Martin's By The Bay is a Planned Unit Development. All development must be in accordance with the Step II Plan approved by the County Commissioners of Worcester County.

AREA SUMMARY TABLE	
PARCEL P-1A:	184,886 S.F.±
LESS ADDITION TO PARCEL P-4:	19,885 S.F.±
ADDITION TO P-1A FROM PARCEL P:	11,746 S.F.±
ADDITION TO P-1A FROM PARCEL P:	4,724 S.F.±
REVISED PARCEL P-1A:	181,471 S.F.±
RESIDUE OF PARCEL P:	580,580 S.F.±
LESS ADDITION TO PARCEL P-1A:	11,746 S.F.±
LESS ADDITION TO PARCEL P-1A:	4,724 S.F.±
LESS ADDITION TO PARCEL P-4:	20,777 S.F.±
REVISED RESIDUE OF PARCEL P:	543,333 S.F.±
PARCEL P-4:	21,792 S.F.±
ADDITION TO P-4 FROM PARCEL P-1A:	19,885 S.F.±
ADDITION TO P-4 FROM PARCEL P:	20,777 S.F.±
ADDITION TO P-4 FROM PARCEL B:	7,350 S.F.±
REVISED PARCEL P-4:	69,804 S.F.±
PARCEL B:	98,547 S.F.±
LESS ADDITION TO PARCEL P-4:	7,350 S.F.±
REVISED PARCEL B:	91,197 S.F.±



- Legend**
- AREA BEING ADDED TO PARCEL P-4 FROM PARCEL P-1A (19,885 S.F.±)
 - AREA BEING ADDED TO PARCEL P-4 FROM PARCEL B (7,350 S.F.±)
 - AREA BEING ADDED TO PARCEL P-1A FROM PARCEL P (16,470 S.F.±)
 - DENOTES SEWAGE RESERVE AREA
 - EXPANSION OF SEWAGE RESERVE AREA WITHIN PARCEL B (1,432 S.F.±)
 - AREA BEING REMOVED FROM A DESIGNATED SEWAGE RESERVE AREA (1,200 S.F.±)
 - AREA BEING ADDED TO PARCEL P-4 FROM PARCEL P (20,777 S.F.±)

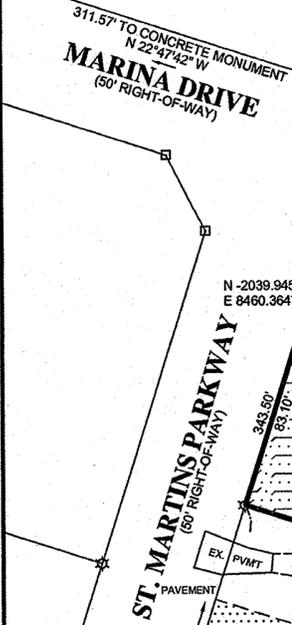
RESIDUE OF PARCEL P
 TAX MAP 16 P/O PARCEL 91
 N/F SIAMACK BAHRAMI
 DEED REF.: SVH 2857/151
 ZONING: R-1 RURAL RESIDENTIAL DISTRICT
 CURRENT USE: VACANT
REVISED AREA:
 12.47 ACRES± (543,333 S.F.±)

REVISED PARCEL P-1A
 TAX MAP 16 P/O PARCEL 91
 N/F SIAMACK BAHRAMI
 DEED REF.: SVH 3630/199
 ZONING R-1 RURAL RESIDENTIAL DISTRICT/C-1 CONSERVATION DISTRICT
 CURRENT USE: SEWAGE RESERVE AREA
REVISED AREA:
 4.17 ACRES± (181,471 S.F.±)

REVISED TOTAL AREA
 1.60 ACRES± (69,804 S.F.±)

REVISED PARCEL P-4
 TAX MAP 16 P/O PARCEL 91
 N/F ST. MARTIN'S BY THE BAY HOMEOWNERS ASSOCIATION
 DEED REF.: RHO 1591/308
 ZONING: R-1 RURAL RESIDENTIAL DISTRICT (OPEN SPACE) AND SEWAGE RESERVE AREA
REVISED TOTAL AREA
 1.60 ACRES± (69,804 S.F.±)

REVISED PARCEL B
 TAX MAP 16 P/O PARCEL 97
 N/F ST. MARTIN'S BY THE BAY HOMEOWNERS ASSOCIATION
 DEED REF.: RHO 1534/133
 ZONING: R-1 RURAL RESIDENTIAL DISTRICT
 CURRENT USE: SEWAGE RESERVE AREA
 INGRESS-EGRESS EASEMENT AND OPEN SPACE
REVISED TOTAL AREA
 2.09 ACRES± (91,197 S.F.±)



LOT 6

LOT 4

LOT 3

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 thereof 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.

Bradley 8/28/09
 Approving Authority
 Worcester County Planning Commission

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This boundary line adjustment 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.

Ruby Mitchell, A.S. 8-25-09
 Approving Authority
 Worcester County Environmental Programs

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 (latest edition) as far as they relate to the making of this plat and setting of markers have been complied with.

Siamack Bahrami 6-11-09
 Owner Parcel P and P-1A
 Siamack Bahrami
 11417 Big Piney Way,
 Potomac, Maryland 20854

Oliver Walsh 7/20/09
 Owner of Parcel P-4 and B
 OLIVER WALSH
 President, St. Martin's by the Bay Homeowner's Association
 414 EISNER STREET
 SILVER SPRING, MD. 20901

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 (Latest Edition) 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. 3-11-2009
 Frank G. Lynch, Jr.
 Reg # 10782

BOUNDARY LINE ADJUSTMENT

PARCEL P, PARCEL P-1A, PARCEL P-4 & PARCEL B ST. MARTIN'S BY THE BAY
 THIRD TAX 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	SURVEYED BY	FILE #9508-04
DRAWN BY: F.G.L. JR./RLJ/BO	DATE: 11/11/2003 REV. 2-25-09	SHEET 1 OF 1
CHECKED BY: F.G.Lynch	SCALE: 1" = 50'	



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Maryland State Archives

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