

SVH 234/5

FILED
1 2010 JUN 23 P 3 21
STEPHEN V. HALES
CLK. CT. CL.
WOR. CO.

BOUNDARY LINE ADJUSTMENT

BETWEEN LANDS OF

LOT 539 & LOT 540

OCEAN PINES - SECTION 1

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DATE: 06/07/10



WORCESTER COUNTY PLANNING 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 approvals. 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 approval for such permit. The approval shown hereon is not sufficient approval for a building permit. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Bob Coyle
Worcester County Planning Commission
6/16/10
Date

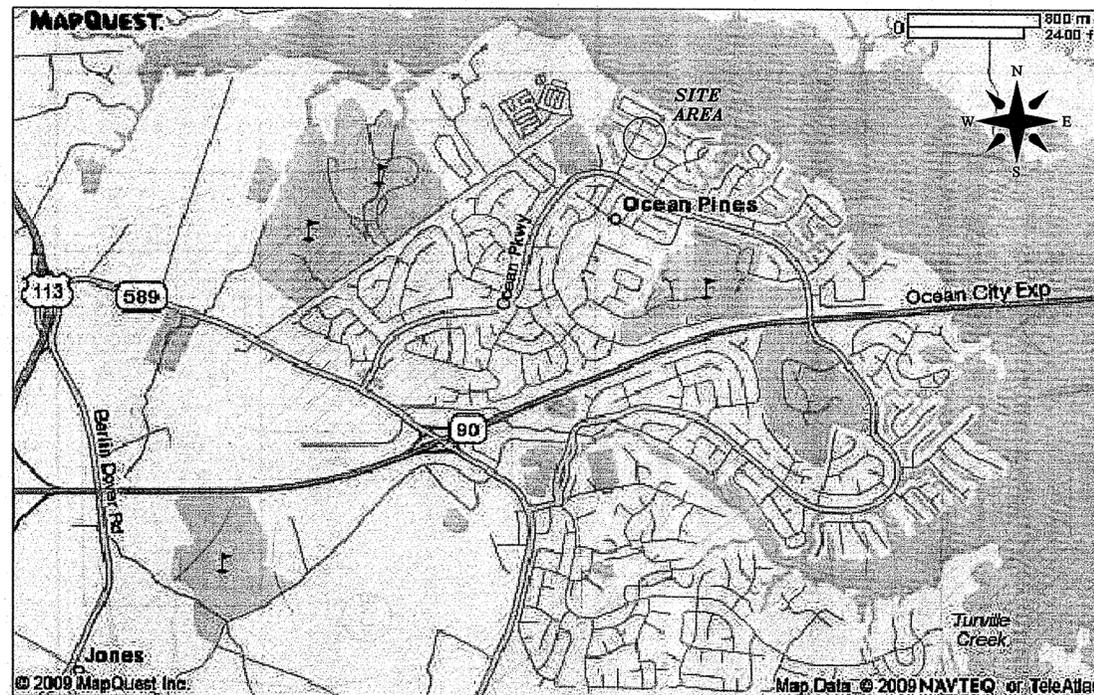
WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

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.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

The Boundary Line Adjustment 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.

Robert Mitchell, R.S.
Worcester County - Approving Authority
6-15-10
Date



VICINITY MAP

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 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.

L. E. Bunting, Jr. 6/8/10
L. E. Bunting, Jr. PROP. L.S. # 142 Date
RECORDING FEE TOTAL 10.00
Real HOBI 10.00
SVH 3347 2595
Jun 23, 2010 1820
03:51 PM

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

Todd Moran 6/10/10
Todd Moran Date
Jon Ferdinand 6/10/10
Jon Ferdinand Date
Judy Ferdinand 6/11/10
Judy Ferdinand Date

PURPOSE STATEMENT

The purpose of this plat is to modify the boundary line between Lot 539 and Lot 540. This is a boundary line adjustment with no accompanying change in land use and no change in lot area. The boundaries of Lot 539 and Lot 540 are being adjusted, thus not creating any additional lots. Corresponding deeds will be recorded to reflect the adjustment of said property lines.

NOTES:

THESE LOTS ARE SITUATED WITHIN FLOOD HAZARD ZONES B & A7 (ELEV. 6), AS SHOWN ON FIRM MAP # 240083-0025-A, DATED 2-15-79.

THESE LOTS ARE IN THE ATLANTIC COASTAL BAYS CRITICAL AREA, ZONE: IDA (INTENSELY DEVELOPED AREA) BUFFER MANAGEMENT AREA: GROUP A.

THIS PROPERTY IS SUBJECT TO WORCESTER COUNTY BOARD OF ZONING APPEALS CASE #117835; GRANTED 04/08/10.

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 841-3313

LOT 539

PREMISES ADDRESS:
#5 WINDJAMMER RD
BERLIN, MARYLAND 21811

OWNERS:

JUDY & JON FERDINAND
#5 WINDJAMMER RD
BERLIN, MARYLAND 21811

DEED REFERENCE:

SVH 3398/535
SVH 2920/162
LOT # 539
PARCEL # 38
TAX MAP# 16
ACCT. ID #075435

PROPERTY ZONED: R-3

MIN. FRONT YARD 25'
MIN. REAR YARD 30'
MIN. SIDE YARD 6'

LOT 540

PREMISES ADDRESS:
#26 CARRIAGE LANE
BERLIN, MARYLAND 21811

OWNER:

TODD MORAN
#57 JUMP GATE LOOP
ELKTON, MARYLAND 21921

DEED REFERENCE:

SVH 4450/338
SVH 4258/223
LOT # 540
PARCEL # 38
TAX MAP# 16
ACCT. ID #064360

PROPERTY ZONED: R-3

MIN. FRONT YARD 25'
MIN. REAR YARD 30'
MIN. SIDE YARD 6'

REFERENCE PLAT:

"OCEAN PINES - SECTION 1"

BY:

PRINCE WILLIAM ENG. CO.
DATE: JUNE 1968
PLAT BOOK: FWH 8/20

MSA Cm 2167 8640-1

P179506