

SVH 234/49

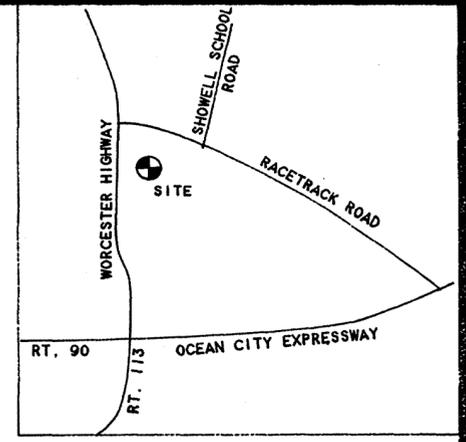
WORCESTER COUNTY CLERK STEPHEN V. HALES
2010 JUL 19 A 10 31
FILED

ENVIRONMENTAL PROGRAMS

AREA SHOWN AS "37.100 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.

Rob Mitchell, P.S. 7-15-10
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 "37.100 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 37.100 AC 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. NO NEW LOT IS BEING CREATED.

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 GENERAL PARTNER	DATE	BEEBE M. WINTERBOTTOM LIMITED PARTNER	DATE
<u>Barry Mariner</u>	6-26-10	<u>Barbara M Tyndall</u>	2/20/10
BARRY P. MARINER LIMITED PARTNER	DATE	BARBARA M. TYNDALL LIMITED PARTNER	DATE

OWNERS OF PARCEL 184: ALLEN & CONNIE LLC 410 OCEAN AVENUE LYNBROOK, NEW YORK 11563	DATE	DATE
<u>Allen Skowick</u>	7-6-10	N/A
ALLEN SKOWNICK	DATE	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.

Barry Mitchell 7/19/10
APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION DATE

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 6/15/10
DAVID J MIDDLETON MD PROPERTY LINE SURVEYOR # 583 DATE

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<p>BOUNDARY LINE ADJUSTMENT ON THE LANDS OF MARINER FAMILY LIMITED PARTNERSHIP & ALLEN & CONNIE LLC TAX MAP 15, PARCELS 131 AND 184 3RD TAX DISTRICT, WORCESTER COUNTY, MARYLAND SCALE: 1" = 500' DATE: MAY 8, 2010</p>	<p>TIDEWATER LAND SURVEYORS INC 9490 QUAIL RUN ROAD DENTON, MARYLAND 21629 PHONE: 410/221/0008 EMAIL: TIDEWATER@GMAIL.COM</p>
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MJA CW 2157 8650-1 100285

P181100

RECORDING FEE	10.00
TOTAL	10.00
RECORD NUMBER	Rec# 65744
SWH	Blk # 616
JUL 19, 2010	10:39 AM

