

ENVIRONMENTAL PROGRAMS

ANY APPROVAL BY THE ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER 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 PERMIT.

Paul J. Mitchell, R.S. 7/22/10
 APPROVING AUTHORITY DATE:

WORCESTER COUNTY PLANNING COMMISSION

A. 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.

B. ANY APPROVAL BY THE ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER 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 PERMIT.

Paul J. Mitchell 7/23/10
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WORCESTER COUNTY FOREST CONSERVATION LAW

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.

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.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: N/A ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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.

Mark Odachowski 7/22/10
 PARCEL 25 OWNER: MARK ODACHOWSKI DATE:
 9939 JERRY MACK RD, #400
 OCEAN CITY, MD 21842

Hugh Cropper, III 7/22/10
 PARCEL 20 OWNER: HUGH CROPPER, III DATE:
 P.O. BOX 91
 OCEAN CITY, MD 21843

Hugh Cropper, IV 7/22/10
 PARCEL 20 OWNER: HUGH CROPPER, IV DATE:
 P.O. BOX 91
 OCEAN CITY, MD 21843

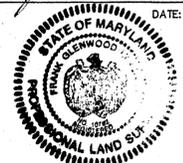
DENOTES PORTION OF PARCEL 25 TO BE ADDED TO PARCEL 20 20.36 AC.±

PARCEL	ORIGINAL AREA	ADDITION	SUBTRACTION	REVISED AREA
25	301.55 AC.±	N/A	20.36 AC.±	281.19 AC.±
20	39.47 AC.±	20.36 AC.±	N/A	59.83 AC.±

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. 7-21-2010
 FRANK G. LYNCH, JR. DATE:
 REG # 10782



REFERENCE

EX. ZONING: A1, AGRICULTURAL DISTRICT
 AGRICULTURAL SETBACKS:
 FRONT: 35', SIDES: 20', REAR: 50'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY- PANEL NUMBER 240083 0175 C, DATED JUNE 16, 1992, THIS SUBDIVISION IS LOCATED IN ZONE C.

THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THE NEW BOUNDARY LINES.

THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL 25 AND PARCEL 20, ADDING AND INCORPORATING 20.36 ACRES FROM PARCEL 25 TO PARCEL 20. THE 20.36 ACRE ADDITION IS NOT BEING APPROVED AS A SEPARATE LOT. DEEDS MUST BE RECORDED IN THE LANDS RECORDS OF WORCESTER COUNTY TO REFLECT THE AMENDMENT TO THE PROPERTY DESCRIPTION.

TAX MAP 56, PARCEL 24
 LANDS OF WEST FAMILY FARM, LLC
 TAX ACCT # 006642
 DEED REF.: SVH 2986/330
 ZONED: A1, AGRICULTURAL DISTRICT CURRENT USE: AGRICULTURAL

RESIDUE OF
 TAX MAP 56, PARCEL 25
 LANDS OF MARK R. ODACHOWSKI
 TAX ACCT # 006650
 DEED REF.: SVH 4327/433
 ZONED: A1, AGRICULTURAL DISTRICT
 CURRENT USE: AGRICULTURAL
 ORIGINAL AREA = 301.55 AC.±
 LESS ADDITION TO P. 20 = 20.36 AC.±
 REVISED AREA = 281.19 AC.±
 Platbook : 194/54

TAX MAP 56, PARCEL 49
 LANDS OF DEE M. & FRANCES A. W. COLE
 TAX ACCT # 006085
 DEED REF.: SVH 2812/260
 ZONED: A1, AGRICULTURAL DISTRICT
 CURRENT USE: AGRICULTURAL/RESIDENTIAL

TAX MAP 56, PARCEL 20
 LANDS OF HUGH CROPPER, III & HUGH CROPPER, IV
 TAX ACCT # 006251
 DEED REF.: SVH 5177/491
 ZONED: A1, AGRICULTURAL DISTRICT
 CURRENT USE: AGRICULTURAL
 ORIGINAL AREA = 39.47 AC.±
 ADDITION FROM P. 25 = 20.36 AC.±
 REVISED AREA = 59.83 AC.±
 Platbook : 225/40

TAX MAP 56, PARCEL 83
 LANDS OF MARK ODACHOWSKI
 TAX ACCT # 027216
 DEED REF.: SVH 4377/491
 ZONED: A1, AGRICULTURAL DISTRICT
 CURRENT USE: AGRICULTURAL
 Platbook : 197/10

TAX MAP 56, PARCEL 21
 LANDS OF HUGH CROPPER, III & HUGH CROPPER, IV
 TAX ACCT # 006278
 DEED REF.: SVH 5177/491
 ZONED: A1, AGRICULTURAL DISTRICT
 CURRENT USE: AGRICULTURAL
 Platbook : 225/40

LEGEND

- DENOTES STONE FOUND
- ▲ DENOTES IRON BAR FOUND
- ☆ DENOTES IRON ROD TO BE SET
- ⊙ DENOTES IRON PIPE FOUND
- ⊠ DENOTES CONCRETE MONUMENT FOUND
- ⊛ DENOTES MARKED HOLLY TREE FOUND
- △ DENOTES UNMARKED POINT

BOUNDARY LINE ADJUSTMENT
 BETWEEN THE LANDS OF MARK ODACHOWSKI

(TAX MAP 56, PARCEL 25)

AND

HUGH CROPPER, III & HUGH CROPPER, IV

(TAX MAP 56, PARCEL 20)

SECOND TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr.
 & Associates, Inc.

SURVEYING · LAND PLANNING
 10586 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 841-5363 · 841-5773

DESIGNED BY	N/A	SURVEYED BY	---	FILE NO.:	10736-10
DRAWN BY	B. OVERHOLT	DATE	6-29-10	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=200'		

MMA CON 2157 B652