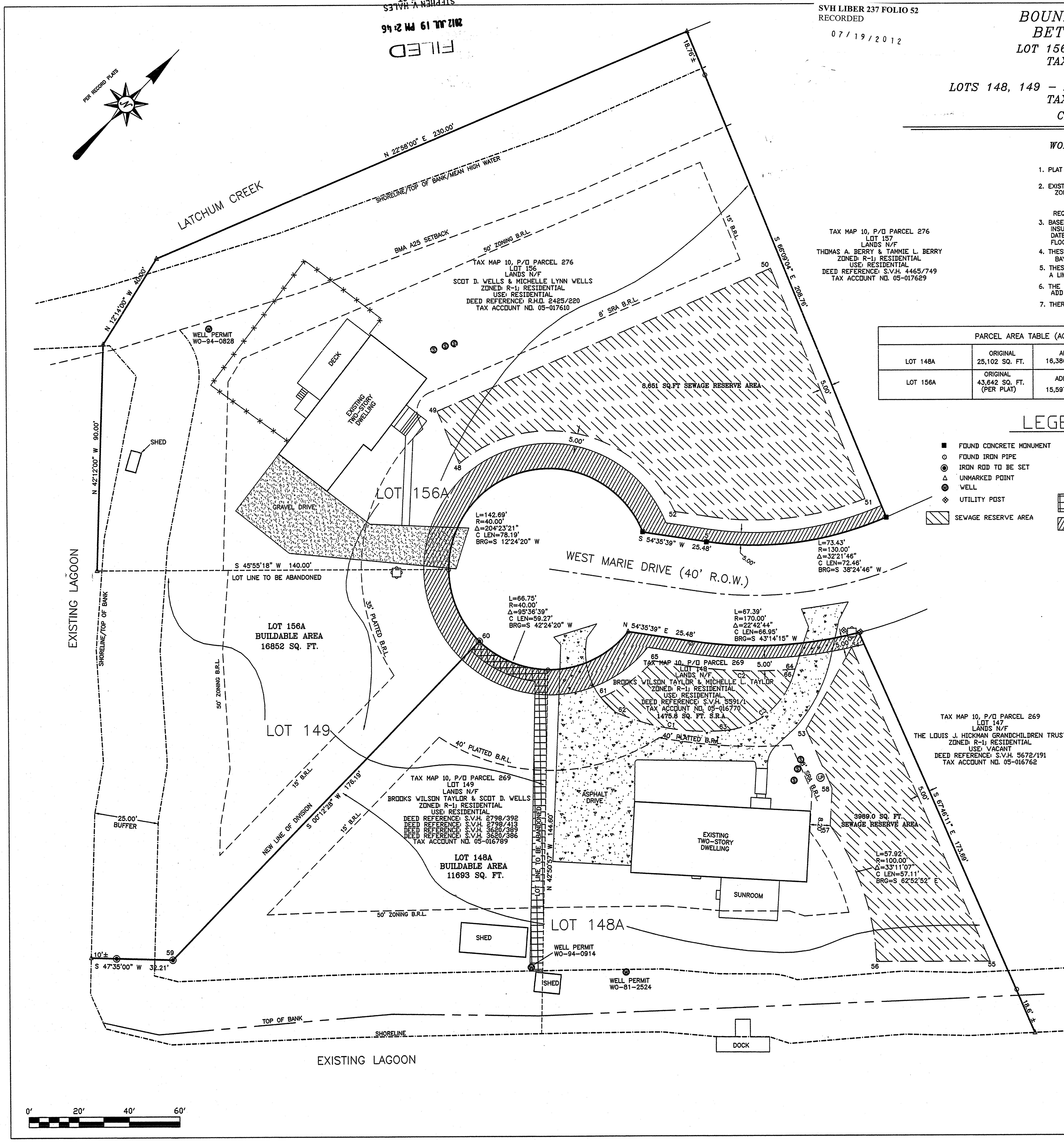
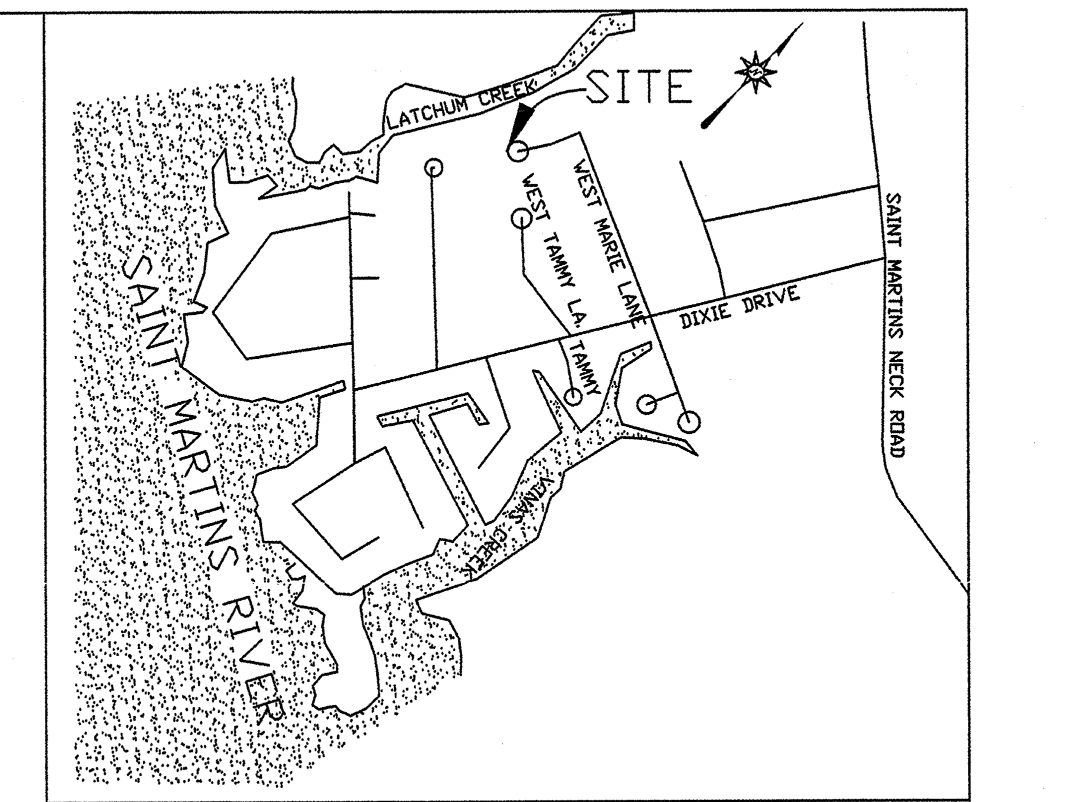
SVH LIBER 237 FOLIO 52
RECORDED
07/19/2012

BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF

LOT 156 – PLAT 6-B – HOLIDAY HARBOR
TAX MAP 10 – P/O PARCEL 276
&
LOTS 148, 149 – ADDITION TO PLAT NO. 6 – HOLIDAY HARBOR
TAX MAP 10 – P/O PARCEL 269
CREATING LOTS 156A & 148A

FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND





VICINITY MAP (N.T.S.)

GENERAL NOTES

1. PLAT REFERENCE: R.H.O. 123/48 (LOT 156)
   W.C.L. 113/46 (LOTS 148 & 149)
2. EXISTING ZONING R-1
   ZONING SETBACKS: FRONT = 35'
   SIDES = 20'
   REAR = 50'
   REQUIRED SETBACKS ARE AS SHOWN HEREON
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240083 0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A-7; BASE FLOOD ELEVATION 6.00' & B.
4. THESE PARCELS LIE WITHIN SUB-WATERSHED 2130102 (ASSAWOMAN BAY DRAINAGE DRAINAGE)
5. THESE PARCELS ARE IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND AREA CLASSIFIED AS A LIMITED DEVELOPMENT AREA, LDA, AND ARE IN BUFFER MANAGEMENT AREA GROUP A25.
6. THE PURPOSE OF THIS PLAT IS TO ADD 15,597.5 SQ. FT. TO LOT 156 FROM LOT 149 AND ADD 16,386.7 SQ. FT. TO LOT 148 FROM LOT 149. NO NEW LOT IS BEING CREATED.
7. THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON THESE LOTS.

PARCEL AREA TABLE (AC.+/-)				BUILDABLE AREA	ALLOWABLE COVERAGE	EXISTING COVERAGE
LOT 148A	ORIGINAL 25,102 SQ. FT.	ADDITION 16,386.7 SQ. FT.	TOTAL 41,488.7 SQ. FT.	11,693 SQ. FT.	6,223 SQ. FT.	6,220 SQ. FT.
LOT 156A	ORIGINAL 43,642 SQ. FT. (PER PLAT)	ADDITION 15,597.5 SQ. FT.	TOTAL 59,239.5 SQ. FT. UPLAND AREA: 56,276 SQ. FT.	16,852 SQ. FT.	8,441 SQ. FT.	4,048 SQ. FT.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- IRON ROD TO BE SET
- UNMARKED POINT
- WELL
- UTILITY POST
- SEWAGE RESERVE AREA
- ELECTRIC TRANSFORMER
- SEPTIC TANK LID
- LIFT PUMP
- DENOTES 5' WIDE WELL, WATERLINE, & MAINTENANCE EASEMENT FOR THE BENEFIT OF LOT 156A
- DENOTES ROAD WIDENING STRIP

SEWAGE RESERVE AREA POINT TABLE

POINT	NORTHING	EASTING	DESCRIPTION
5	5297.152	3892.148	CONCRETE MONUMENT
48	5251.632	3799.968	SRA CORNER
49	5260.462	3779.132	SRA CORNER
50	5393.482	3835.504	SRA CORNER
51	5353.475	3926.002	SRA CORNER
52	5297.275	3874.887	SRA CORNER
53	5270.991	3972.448	SRA CORNER
54	5307.214	3963.115	SRA CORNER
55	5255.637	4089.311	SRA CORNER
56	5224.084	4056.727	SRA CORNER
57	5250.119	4005.893	SRA CORNER
58	5261.264	3996.246	SRA CORNER
59	5029.933	3853.905	IRON ROD
60	5206.118	3854.544	IRON ROD
61	5223.453	3904.804	SRA CORNER
62	5223.346	3913.240	SRA CORNER
63	5248.262	3949.471	SRA CORNER
64	5285.269	3952.773	SRA CORNER
65	5248.368	3909.645	SRA CORNER
66	5282.383	3954.194	SRA CORNER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	87.58'	44.45'	43.97'	S 55°29'03" W	29°04'41"
C2	180.00'	42.91'	42.81'	S 47°45'56" W	13°39'32"
C3	31.64'	36.42'	34.45'	S 07°52'54" W	65°57'33"

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW NOTE:

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES) , SUBTITLE I (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

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 (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 5' wide strip across the front of lots 148A and 156A and the adjoining roadways are offered in dedication for the future widening of WEST MARIE DRIVE. As well as a 10' wide strip adjoining the radius of the culs-de-sac at the end of West Marie Drive. 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.

RECORDING FEE 2.50
POSTAGE/SURCHARGE 20.00
Rcpt # 21871
Resd HOB1 Blk # 962
SVH 3470
Jul 19, 2012 02:47 pm

Brooks Wilson Taylor
BROOKS WILSON TAYLOR (OWNER LOTS 148 & 149) DATE
11245 WEST MARIE DRIVE
BISHOPVILLE, MD 21813

Michelle L Taylor
MICHELLE L. TAYLOR (OWNER LOT 148) DATE
11245 WEST MARIE DRIVE
BISHOPVILLE, MD 21813

Scot D Wells
SCOT D. WELLS (OWNER LOTS 149 & 156) DATE
11244 WEST MARIE DRIVE
BISHOPVILLE, MD 21813

Michelle Lynn Wells
MICHELLE LYNN WELLS (OWNER LOT 156) DATE
11244 WEST MARIE DRIVE
BISHOPVILLE, MD 21813

WORCESTER COUNTY PLANNING AND ZONING 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 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.

Worcester County does not guarantee the developement or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

[signature] 7/12/2012
WORCESTER COUNTY PLANNING COMMISSION DATE

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 (1981) 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.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21523, EXPIRATION DATE 07-13-2013.

GREGORY P. WILKINS REGISTERED NO. 21523 MARYLAND PROFESSIONAL LAND SURVEYOR

Gregory P. Wilkins
GREGORY P. WILKINS – PRESIDENT
MD PROF. LS #21523 – EXP. DATE 07/13/2013
GREGORY P. WILKINS, SURVEYOR INC.

ENVIRONMENTAL PROGRAMS

The purpose of this plat is to approve a boundary line adjustment between two parcels with existing approved on-site water and sewage disposal systems. This does not indicate that the quality of these systems has been evaluated. The sewage reserve area must remain free of buildings, easements, right-of-ways, and any other permanent or physical objects and be reserved for future sewage disposal. In addition, any future changes to these systems first require an evaluation and permit from Environmental Programs.

This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available.

Any approval by the Department of Environment of any sewer or water systems or suitability thereof is based upon State and County standards existing as of the date of this approval, such standards are subject to change and a building and/or wastewater disposal 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 future building and/or wastewater disposal permit.

[signature], R.S 7/12/12
APPROVING AUTHORITY – WORCESTER COUNTY DATE

GREGORY P. WILKINS
SURVEYOR, INC.
12626 OLD BRIDGE ROAD
OCEAN CITY, MARYLAND 21842
(410)213-0222 – FAX(410)213-0332

SCALE:	1" = 20'	DATE:	02/24/2012
DRAWN BY:	G.P.W.6	JOB NO.:	2199BLA

Maryland State Archives
P194816
MSA CSU 2157 8811