SVH LIBER 238 FOLIO 62
RECORDED 04/11/2013

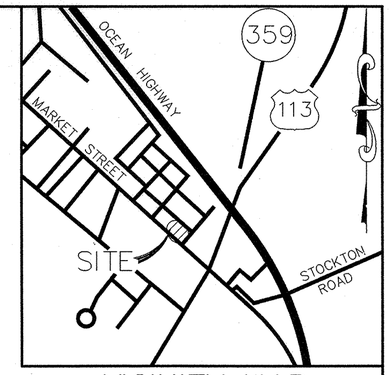
BOUNDARY LINE ADJUSTMENT

OF THE LANDS OF

CHRISTINE WOOTEN BENSON

TAX MAP 402 GRID 10 PARCEL 55 LOT 6 DEED: 5251/496
FIRST TAX DISTRICT WORCESTER COUNTY, MARYLAND

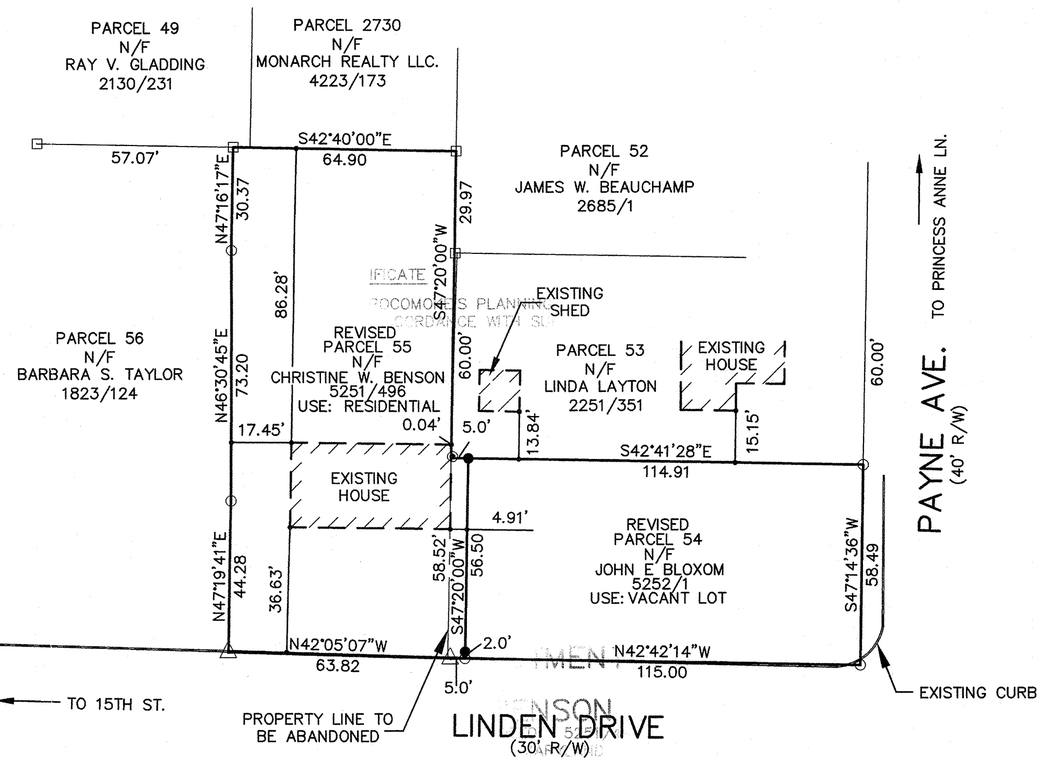
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1–403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.



VICINITY MAP
SCALE 1" = 2000'

NOTES:

1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240084 0001 C, DATED 9/3/1980, THE LOT SHOWN IS LOCATED IN ZONE C.
5) WATER AND SEWER ARE PROVIDED BY THE CITY OF POCOMOKE.
6) REFERENCE IS MADE TO A PLAT RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY OF "PAYNE'S ADDITION TO POCOMOKE CITY" IN PLAT BOOK JEB 1 FOLIO 46.
7) REFERENCE IS MADE TO A PLAT RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY OF "ADDITION TO THE LANDS OF ROBERT L. COWGER" IN DEED BOOK RHO 1823/122.



THE PURPOSE OF THIS PLAT IS TO CONVEY 292sq.ft. OF LAND TO PARCEL 55 FROM PARCEL 54..

LEGEND

- ◉ – IRON ROD FOUND
- ● – IRON ROD SET
- ▫ – CONCRETE MONUMENT FOUND
- ■ – CONCRETE MONUMENT SET
- ○ – PROPERTY CORNER
- △ – CHISEL MARK IN CURB
- ◔ –CHISEL MARK SET

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rec# W001 Rcpt # 27997
SVH 5347 Blk # 1174
Apr 11, 2013 11:03 am

FILED
2013 APR 11 AM 11:01
STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

PROPERTY LINE AGREEMENT

THE UNDERSIGNED DO HEREBY AGREE TO THE PROPERTY LINES AS SHOWN ON THIS PLAT:

John E Bloxom 2/13/13
JOHN E. BLOXOM DATE
16 14TH ST.
POCOMOKE CITY, MD 21851

Christine Wooten Bloxom 2/13/13
CHRISTINE WOOTEN BENSON DATE
1515 LINDEN DR.
POCOMOKE CITY, MD 21851

AREA CHART

PARCEL 54
EXISTING AREA =7,017sq.ft.
AREA SUBTRACTED= 292sq.ft.
REVISED PARCEL 54= 6,725sq.ft.

PARCEL 55
EXISTING AREA =9,526sq.ftsq.ft.(0.50Ac.)
AREA ADDED= 292sq.ft.(0.10Ac.)
REVISED PARCEL 55= 9,818sq.ft.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLANNING AND ZONING CERTIFICATE

APPROVED BY THE CITY OF POCOMOKE'S PLANNING AND ZONING COMMISSION IN ACCORDANCE WITH SUB-DIVISION ORDINANCE.

Richard B. Leidel 3-5-13
BY DATE

THIS PLAN IS HEREBY APPROVED BY THE MAYOR AND COUNCILMEN OF POCOMOKE CITY.

Brian A. Morrison 3/4/13
BY DATE

SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3–108 OF THE ANNOTATED CODE OF MARYLAND.

2/12/13
George E. Young, III DATE
Professional Land Surveyor MD No. 10854 (EXPIRES 4/7/14)
VA No. 1700
DE No. 534

STATE OF MARYLAND GEORGE EDWIN YOUNG III No. 10854 REGISTERED PROFESSIONAL LAND SURVEYOR

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1603 MARKET STREET
POCOMOKE MARYLAND 21851
PHONE: (410)–957–2149
E-MAIL: INFO@GEY3PC.COM
FAX: (410)–957–2928

SCALE:	1" = 30'	REVISIONS: 02/08/2013
DRAWN BY:	WAP	.
DATE DRAWN:	12/31/12	.
CADD NAME:	F:\OMASTER	SHEET 1 OF 1
JOB # :	12159–A	

P199464 MSA CSU 2157 8875

Maryland State Archives