



VICINITY MAP
NO SCALE

21581.4 SQ. FT.
0.495 ACRES

LINE TABLE OF COURSES AND DISTANCES
FOR ITEM 'E'

LINE	BEARING	DISTANCE
L1	S 19°03'33" W	480.20'
L2	S 28°41'21" W	29.88'
L3	N 19°03'33" E	510.51'
L4	S 61°18'58" E	5.07'

A PART OF PARCEL 301 TO BECOME
PART OF THE FIRE DEPARTMENT LOT 1
AREA = ±2477 SQ. FT. OR ±0.057 ACRES

N / F
WILLIAM E. CROPPER
SVH 3768 / 410
RHD 1896 / 80
PARCEL # 299
TAX MAP # 26
TAX ACCOUNT #03-018547
ZONED C-3
EXISTING USE- AGRICULTURAL

REVISED PARCEL #301
ALLEN & CONNIE, LLC
SVH 2735 / 447
PARCEL #301, TAX MAP 26
TAX ACCOUNT #03-018512
ZONED C-3
EXISTING USE- AGRICULTURE

ORIGINAL AREA = ± 21.798 ACRES
LESS ITEM E = ± 0.057 ACRES
LESS ITEM F = ± 0.495 ACRES
REVISED AREA = ± 21.246 ACRES

N / F
OCEAN CITY PARTNERS LIMITED PARTNERSHIP
SVH 5580 / 063
PARCEL # 455 - LOT 5
TAX MAP # 26
TAX ACCOUNT #03-972102
ZONED C-3 & RP
EXISTING USE- SHOPPING CENTER
PLAT REF. SVH 235/3

LINE TABLE OF COURSES AND DISTANCES
FOREST CONSERVATION EASEMENT AREA #6
PER PLAT SVH 228 / 14
TOTAL AREA = ±0.71 ACRES

LINE	BEARING	DISTANCE
F1	S 14°03'27" E	135.69'
F2	S 41°33'53" W	134.22'
F3	S 84°09'05" W	89.89'
F4	N 32°58'01" W	30.57'
F5	N 29°54'52" E	48.06'
F6	N 21°47'41" E	89.74'
F7	N 09°38'49" W	96.30'
F8	S 89°23'00" E	68.73'
F9	S 86°02'28" E	52.40'

REVISED PARCEL #302
ALLEN & CONNIE, LLC
SVH 2735 / 447
PARCEL #302, TAX MAP 26
TAX ACCOUNT #03-018520
ZONED A-1, C-3
EXISTING USE- AGRICULTURE

ORIGINAL AREA = ± 116.847 ACRES
PLUS ITEM E = ± 0.057 ACRES
PLUS ITEM F = ± 0.495 ACRES
MINUS FIRE DEPT. LOT = ± 3.270 ACRES
REVISED AREA = ± 114.129 ACRES

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, build ability 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 development or construction of any amenities shown on this plot. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Brenda Clough 4/29/2013
Worcester County Planning Commission Date:

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:
This site is subject to the Worcester County Forest Conservation Law. This subdivision is subject to forest conservation plan No. 03-19. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. Any future approval of this site for a regulated activity shall be subject to the County Forest Conservation Law. A forest conservation plan has been approved and is on file with the Department of Development Review and Permitting. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland was in Plat Book SVH 228, folio 14 and the Perpetual Protective Agreement associated with the easement is recorded in SVH 514, 724 et seq.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:
Parcel 301 and Outparcel 1 use is approved as being in conformance with the County Comprehensive Water and Sewer Plan providing for central water supply and central sewerage. Approval of the plot is predicated upon the use of a shared sewage disposal system and water supply system approved in County Commissioner Resolution 10-07.
Parcel 302 is approved for agricultural purposes only. Any future approval for water and sewerage systems to utilize this land for building purposes will be subject to the regulations in effect at that time.

No building permit can be issued for the Fire Department Lot 1 until adequate sewer and water capacity is made available sufficient to meet the needs of any proposed building use from the approved shared sewage and water system referenced above.

Richard Eisenberg 4/25/13
Worcester County - Approving Authority Date:

OWNER CERTIFICATION:
The subdivision of land as shown on this plot 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 plot and the setting of markers have been complied with.
The Service Road Parcel shown hereon is hereby offered for dedication to the County Commissioners of Worcester County for the future construction of a service road. 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 consent of the County Commissioners.

Richard Eisenberg 4/9/13
Richard Eisenberg
Secretary - Allen & Connie, LLC 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 concerning the making of this plot 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 plotting of this subdivision within the county have been complied with.

J E Bunting 3/11/13
L. E. Bunting, Jr. PROP. L.S. # 132 Date:

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313



AREA TABLE

FIRE DEPARTMENT LOT 1	AREA FROM PARCEL 302	= ± 3.213 ACRES
	AREA FROM PARCEL 301 (ITEM E)	= ± 0.057 ACRES
	TOTAL AREA	= ± 3.270 ACRES

- LEGEND:**
- DENOTES IRON PIPE, FOUND
 - DENOTES CONCRETE MONUMENT, FOUND
 - DENOTES IRON PIPE, TO BE SET
 - DENOTES UNMARKED POINT
 - DENOTES PROPERTY LINE
 - DENOTES PROPERTY LINE TO BE REMOVED
 - - - DENOTES BUILDING RESTRICTION LINE
 - ▨ DENOTES UTILITY EASEMENT PER REF. PLAT

- GENERAL NOTES:**
- OWNER:**
ALLEN & CONNIE, LLC
410 OCEAN AVENUE
LYNBROOK, NEW YORK 11563
 - DEED REFERENCE:**
SVH 2735 / 447
PARCEL # 301, TAX ACCOUNT #03-018512
PARCEL # 302, TAX ACCOUNT #03-018520
TAX MAP # 26
 - REFERENCE PLAT:**
A. "LOT LINE ADJUSTMENT OF THE LANDS OF ALLEN & CONNIE, LLC" BY: DAVIS, BOWEN & FRIEDEL, INC. PLAT BOOK SVH 189 / 24-27
B. "BOUNDARY LINE ADJUSTMENT & MINOR SUBDIVISION OF THE LANDS OF ALLEN & CONNIE, LLC" BY: L. E. BUNTING SURVEYS, INC. PLAT BOOK SVH 235 / 13
4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0100-B, DATED 06/15/1983, THIS PROPERTY IS SITUATED IN ZONED C.
5. **SETBACK REQUIREMENTS:**
#100 FEET ALONG AN ARTERIAL HWY
#50 FEET ALONG A SERVICE ROAD
C-3 (COMMERCIAL)
FRONT SIDE 50'(SEE ABOVE)
REAR 6'
A-1 (AGRICULTURAL)
FRONT 35'
SIDE 20'
REAR 50'
 - THERE ARE NO AGRICULTURAL STRUCTURES SITUATED WITHIN TWO HUNDRED FEET OF THIS SUBDIVISION.
 - NO BUILDING PERMIT CAN BE ISSUED FOR OUTPARCEL 1 UNTIL ADEQUATE WATER AND SEWER CAPACITY IS MADE AVAILABLE SUFFICIENT TO MEET THE NEEDS OF ANY PROPOSED BUILDING USE FROM THE SHARED SEWAGE DISPOSAL SYSTEM APPROVED IN COUNTY COMMISSIONERS RESOLUTION # 10-07.
 - THE PURPOSE OF THIS PLAT IS TO ADJUST THE EASTERLY BOUNDARY LINES OF PARCEL 301 TO (A) CREATE A 35' WIDE STRIP OF LAND FOR A NEW LOT TO BE SUBDIVIDED FROM PARCEL 302 KNOWN AS THE FIRE DEPARTMENT LOT 1 AND (B) CREATE A 2ND 35' WIDE STRIP OF LAND TO BE A PART OF PARCEL 302 FOR ROAD FRONTAGE AS REQUIRED PER WORCESTER COUNTY ZONING REGULATIONS.



BOUNDARY LINE ADJUSTMENT & FIRE DEPARTMENT LOT 1
MINOR SUBDIVISION OF THE LANDS OF
ALLEN & CONNIE, LLC
PARCEL 301 & PARCEL 302, TAX MAP 26
OCEAN GATEWAY
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 01/18/13
JOB NO: 6531FIRELOTS_AWB REV: 03/11/13

MSA CM 2125 8879