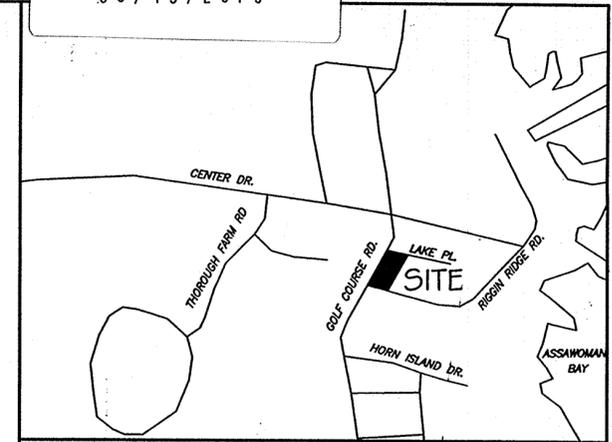
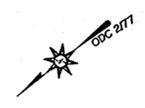


STEPHEN V. HALES
2013 AUG 13 AM 10:03
FILED



LOCATION MAP • NOT TO SCALE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved for interim individual water systems and a central sewerage system and their use is in accordance with the County Comprehensive Water and Sewerage Plan. The applicant or any future owner must discontinue use of these individual water systems and connect to the community water system when available.

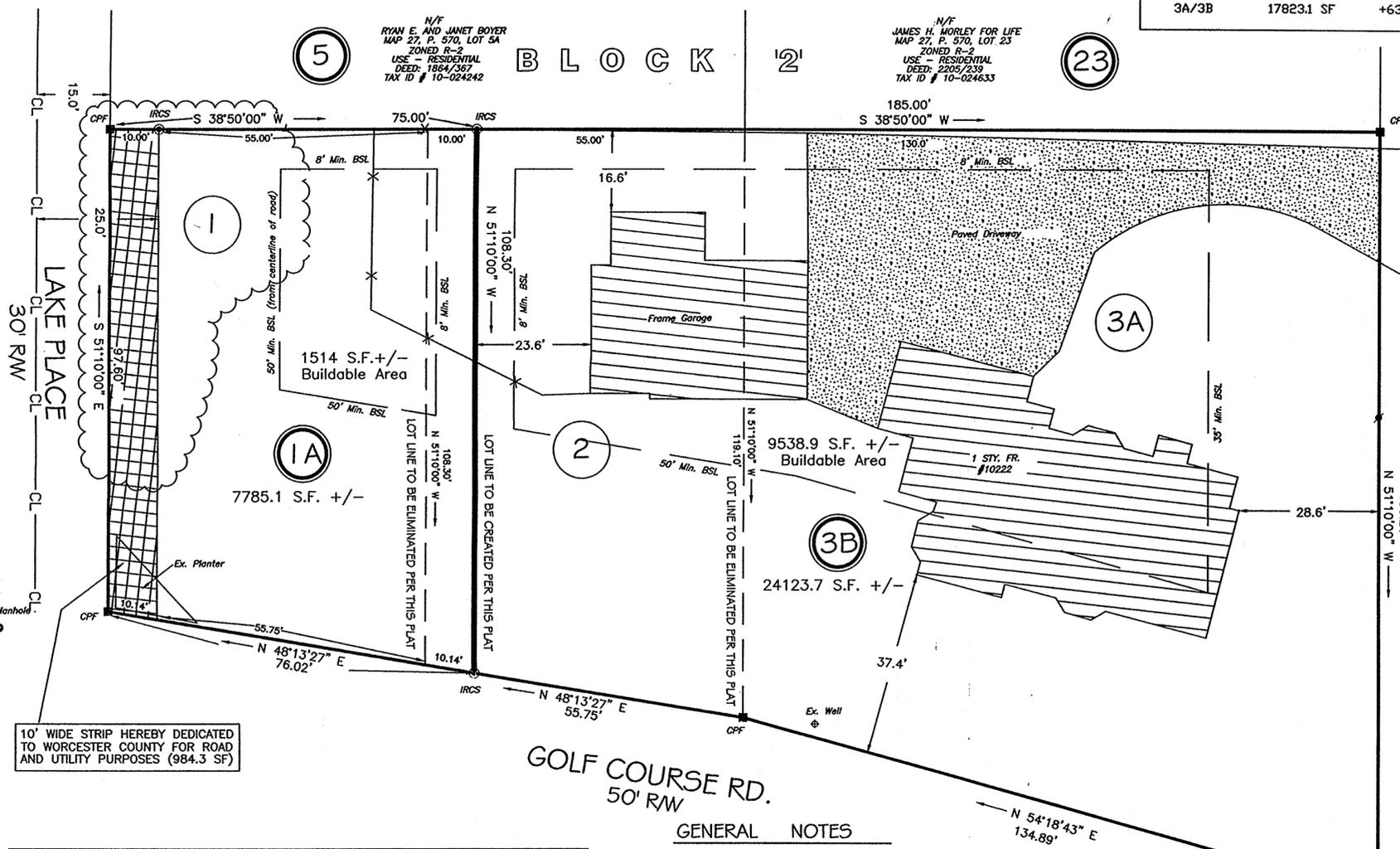
8/13/13
APPROVING AUTHORITY— WORCESTER COUNTY

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 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

AREA TABLE

LOT #	EX. AREA	AREA ADD/SUB.	PROP. AREA
1/1A	6693.4 SF	+1091.5 SF	7784.9 SF
2	7392.1 SF	-7392.1 SF	0.00 SF
3A/3B	17823.1 SF	+6300.6 SF	24123.7 SF



RIGGIN RIDGE RD.
30' RW

10' WIDE STRIP HEREBY DEDICATED TO WORCESTER COUNTY FOR ROAD AND UTILITY PURPOSES (984.3 SF)

RECORDING FEE	2.50
PLAT-SUBDIVIS	2.50
TOTAL	5.00
Rest # 4062	348
SVH 0290	751
Aug 13 2013	10:04 am

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 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.

D. Andrew Wilkins
REG. # 21186, EXP

8/13/13
DATE

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

IN ACCORDANCE WITH ZS 2-303(b)(18)(C), A 10' WIDE STRIP ACROSS THE LAKE PLACE ROAD FRONTAGE OF LOT 1 IS OFFERED IN DEDICATION FOR THE FUTURE ROAD WIDENING OF LAKE PLACE. ACCEPTANCE OF SUCH OFFER MAY OCCUR 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. (AREA= 984.3 SF)

Adrian Wayne Watson 8/8/13
ADRIAN WAYNE WATSON DATE
Faye Yvonne Watson 8/8/13
FAYE YVONNE WATSON DATE
Anthony Wayne Watson 8/8/13
ANTHONY WAYNE WATSON DATE
Uolayvanh P. Watson 8/8/13
UOLAYVANH P. WATSON DATE

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 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 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 PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

David Andrew Wilkins
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION
8/13/2013
DATE

GENERAL NOTES

- WORCESTER COUNTY TAX MAP 27, PARCEL 570, LOTS 1-4, ID#S 10-025257 10-025265, 10-353564
- ZONED: R-2
- DEED REF: LOTS 2, 3 - 222/350, 566/31, 3192/173, LOT 1 - 6185/124
- PLAT REF: ODC 2/77
- TENTH TAX DISTRICT
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 40 OF 250, COMMUNITY PANEL NO. 240083 -0040 A, DATED 6/15/1983 THIS PROPERTY LIES WITHIN FLOOD ZONE 'A7' ELEV. 7'
- SETBACKS - FOR EXISTING R-2 ZONING
FRONT (GOLF COURSE RD) - 75' FROM CL OF R/W
FRONT - (LAKE PL. AND RIGGIN RIDGE RD.) - 50' FROM CL OF R/W
SIDE - 8'
- OWNER: LOT 1
ANTHONY W. AND UOLAYVANH P. WATSON
10222 GOLF COURSE RD.
OCEAN CITY, MD 21842
OWNER: LOTS 2-4
ADRIAN W. AND FAYE Y. WATSON
10222 GOLF COURSE RD.
OCEAN CITY, MD 21842
- THIS PROPERTY IS CURRENTLY ZONED 1DA (INTENSLY DEVELOPED AREA) WITHIN THE ATLANTIC COASTAL BAY CRITICAL AREA OVERLAY

LEGEND

- CPF CONCRETE POST FOUND
- IRCS IRON ROD W/ CAP SET
- WELL
- ⊕ SEWER MANHOLE
- TREE LINE
- ▨ PAVED DRIVEWAY
- ▤ EX. STRUCTURE
- ▧ ROADWAY DEDICATION AREA
- EX. LOT 1
- 1A PROP. LOT 1A
- ▧ ROADWAY DEDICATION AREA

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 1 AND LOT 2 AND TO CONSOLIDATE PART OF LOT 2 AND LOT 3A. NO NEW LOT IS BEING CREATED.



LOT CONSOLIDATION and BOUNDARY LINE ADJUSTMENT
LOTS 1-4, BLOCK 2
"BAY SHORE ACRES"
WORCESTER COUNTY, MD

SCALE	1" = 20'	SURVEYED	DAW	JOB NO.	LOT 1 BAYSHORE
DATE	7/24/13	DRAWN	DAW	FIELD BOOK	X PAGE X
REVISED		CAD FILE	LOT 1	SHEET	1 OF 1

WILKINS-NOBLE LLC
LAND SURVEYING and CIVIL ENGINEERING
11755 SOMERSET AVE. 410-621-0321
PRINCESS ANNE, MD 21853 410-621-0320 (FAX)

This plat is based on a current field survey.

No Title Report Furnished.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

P. 203157 MSA C 2157-8900

8/13/13