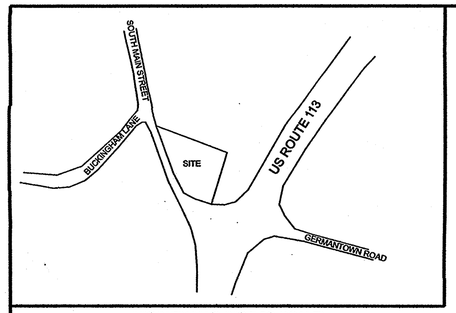
SVH LIBER 239 FOLIO 23
RECORDED
09/12/2013

2013 SEP 12 PM 1:03
STEPHEN VANNIES
CLK. CT. CT.
WOR. CO.

FILED



VICINITY MAP (NOT TO SCALE)

OWNERS CERTIFICATE:

AS LEGAL OWNER OF THIS PROPERTY, I APPROVE OF THIS SUBDIVISION AND DESIRE THAT IT BE RECORDED.
I HEREBY CERTIFY THAT THE REQUIREMENT OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND CONCERNING THE MAKING OF THIS PLAT, SETTING OF THE MARKERS AND THE EXISTENCE OF PRIOR RECORDED PLATS HAVE BEEN COMPILED WITH.

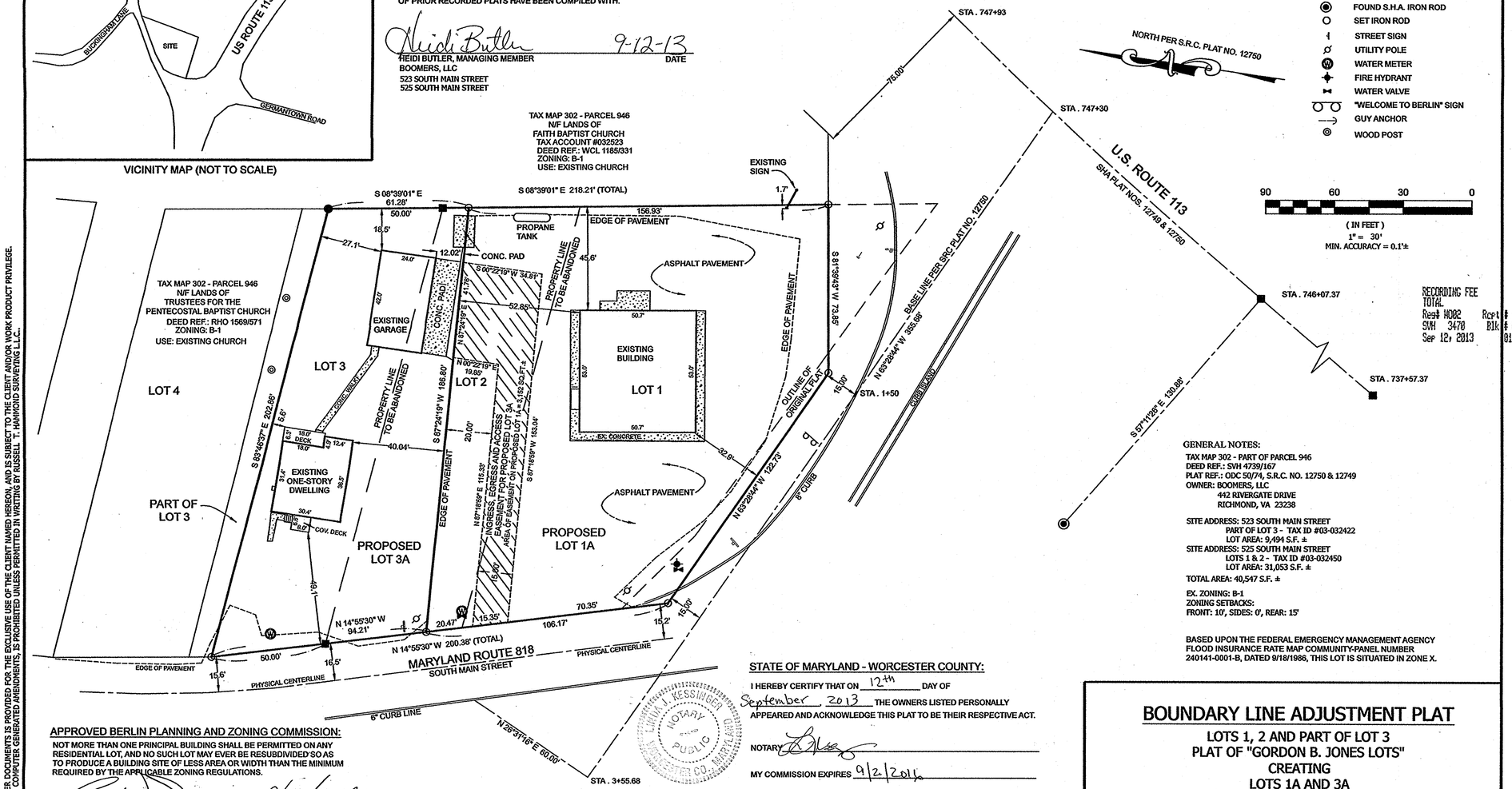
Heidi Butler 9-12-13
HEIDI BUTLER, MANAGING MEMBER — DATE
BOOMERS, LLC
523 SOUTH MAIN STREET
525 SOUTH MAIN STREET

SITE	ORIGINAL AREA	ADDITION	SUBTRACTION	REVISED AREA
PART OF LOT 3 TAX ID #03-032422	9,494 SQ. FT.±	5,110 SQ. FT.±	N/A	14,604 SQ.FT. ±
LOTS 1 & 2 TAX ID #03-032450	31,053 SQ. FT. ±	N/A	5,110 SQ. FT.±	25,944 SQ. FT. ±

LEGEND

These standard symbols will be found in the drawing.

- FOUND CONCRETE MONUMENT
- FOUND CAPPED IRON PIPE
- FOUND S.H.A. IRON ROD
- SET IRON ROD
- STREET SIGN
- UTILITY POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- "WELCOME TO BERLIN" SIGN
- GUY ANCHOR
- WOOD POST



RECORDING FEE 5.00
TOTAL 5.00
Rec# M082 Rcpt # 1183
SVH 3470 Blk # 627
Sep 12, 2013 01:06 PM

GENERAL NOTES:

TAX MAP 302 - PART OF PARCEL 946
DEED REF.: SVH 4739/167
PLAT REF.: ODC 50/74, S.R.C. NO. 12750 & 12749
OWNER: BOOMERS, LLC
442 RIVERGATE DRIVE
RICHMOND, VA 23238

SITE ADDRESS: 523 SOUTH MAIN STREET
PART OF LOT 3 - TAX ID #03-032422
LOT AREA: 9,494 S.F. ±
SITE ADDRESS: 525 SOUTH MAIN STREET
LOTS 1 & 2 - TAX ID #03-032450
LOT AREA: 31,053 S.F. ±

TOTAL AREA: 40,547 S.F. ±

EX. ZONING: B-1
ZONING SETBACKS:
FRONT: 10', SIDES: 0', REAR: 15'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240141-0001-B, DATED 9/18/1986, THIS LOT IS SITUATED IN ZONE X.

STATE OF MARYLAND - WORCESTER COUNTY:

I HEREBY CERTIFY THAT ON 12th DAY OF September, 2013 THE OWNERS LISTED PERSONALLY APPEARED AND ACKNOWLEDGE THIS PLAT TO BE THEIR RESPECTIVE ACT.

NOTARY

MY COMMISSION EXPIRES 9/2/2016

APPROVED BERLIN PLANNING AND ZONING COMMISSION:

NOT MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY THE APPLICABLE ZONING REGULATIONS.

9/12/2013
CHAIRMAN — DATE

David H. Corgnehan 9/12/2013
ZONING OFFICIAL — DATE

W. J. Will MAYOR

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWAGE.

Pete J. Mitchell, R.S. 9-12-13
WORCESTER COUNTY APPROVING AUTHORITY — DATE

SURVEYORS CERTIFICATE:

I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF CHAPTER 94 OF THE BERLIN TOWN CODE AND SECTION 3-108 OF ANNOTATED CODE OF MARYLAND AND OTHER APPLICABLE LAWS HAVE BEEN COMPLIED WITH.

9/12/13
RUSSELL T. HAMMOND — DATE
PROFESSIONAL LAND SURVEYOR, MD #21329

*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. 21329, EXPIRATION DATE 1/08/2015.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

PROFESSIONAL SEAL

STATE OF MARYLAND — RUSSELL T. HAMMOND — No. 21329 — PROFESSIONAL LAND SURVEYOR

BOUNDARY LINE ADJUSTMENT PLAT

LOTS 1, 2 AND PART OF LOT 3
PLAT OF "GORDON B. JONES LOTS"
CREATING
LOTS 1A AND 3A

TOWN OF BERLIN
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND Surveying, LLC
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410)726-8076

DESIGNED BY	N/A	SURVEYED BY	RS/RTH	FILE #	2013-0582
DRAWN BY	R.T.Hammond	DATE	07/23/2013	SHEET 1 OF 1	
CHECKED BY	R.T.Hammond	SCALE	1" = 30'		

THE INFORMATION SHOWN ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING LLC.

Maryland State Archives

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