Filed 11/17/10 S.V.H. 235/6

MATCHLINE SHEET 3

LOT 5
1,859,027 S.F.
42.677387 AC.
EX. USE: VACANT

N 28°41'22" E 242.29'
6' B.R.L.
N 19°03'22" E
1938.55'
EX. 6' B.R.L.
EXISTING WETLANDS BUFFER
IPS
BRL
20.0'
20' BUILDING RESTRICTION LINE AROUND SWM POND HEREBY CREATED
25' WETLANDS BUFFER HEREBY CREATED
S 00°08'56" W 595.75'
PERMITTED WETLAND AREAS
EXISTING WETLANDS BUFFER
PERMITTED WETLAND AREAS (TO BE REPLACED AT MITIGATED WETLAND AREAS)
EXISTING WETLANDS
N 71°53'33" W
893.80'
20' B.R.L.
245.69'
S 71°53'33" E 446.29'
94.94'
NOW OR FORMERLY
ALLEN & CONNIE, LLC.
SVH L. 2735 F. 447
TAX MAP 26 P. 302
REVISED PARCEL ID: 018520
TAX ACCT. ID: 018520
ZONED: A-1 & C3
USE: AGRICULTURAL

NOW OR FORMERLY
FISHER FAMILY PARTNERSHIP
TAX MAP 26
PARCEL 322
RHO 2068, PG. 590
TAX ACCT ID: 018644
ZONED: C3 & RP
USE: AGRICULTURAL

WETLAND MITIGATION AREA #1
55,706 S.F. OR
1.27883AC

WETLAND MITIGATION AREA #2
31,318 S.F. OR
0.71897AC

WETLAND MITIGATION AREA #3
19,976 S.F. OR
0.45859AC

WATER PONDING

AREA OF DIRT MOUNDS
AVERAGE HEIGHT: 4-6'

WETLAND CONSERVATION AREA EASEMENT
410,418 S.F. OR
9.42191AC
(MDE # - 06-NT-2100/200664397)
(USACOE # - 2006-64397-1)

F.C.E. SIGN
N 82°29'25" W 920.72'
NEW LIMITS OF FOREST CONSERVATION EASEMENT (F.C.E.)
FOREST CONSERVATION AREA EASEMENT HEREBY CREATED
396,754 S.F. OR
9.10822 AC.

S 15°06'27" W 1486.34'
245.27'
BENT IRON
S 42°14'15" E 297.23'
N 35°39'51" W 382.73'
IPF 3/4"
158.84'
N 35°33'37" W 489.60'
320.76'
N 82°31'54" W 650.22'
ZONING DISTRICT LINE
ZONED: C3
ZONED: RP

MATCHLINE SHEET 5

NOW OR FORMERLY
ALLEN & CONNIE, LLC.
SVH L. 2735 F. 447
TAX MAP 26 P. 302
REVISED PARCEL ID: 018520
TAX ACCT. ID: 018520
ZONED: A-1 & C3
USE: AGRICULTURAL

MSP (NAD 83/91)

LEGEND

	LIGHT POLE/HEIGHT=40.0'
	FLOOD LIGHT
	GUY WIRE
	ELECTRIC METER
	SIGN
	TELEPHONE PEDESTAL
	LIGHT POLE
	GAS METER
	CLEAN OUT
	SANITARY MANHOLE
	STORM GRATE
	STORM MH
	IRRIGATION VALVE
	WATER VALVE
	WATER METER
	WELL
	SIAMESE CONECTION
	FIRE HYDRANT
	TRAFFIC LIGHT POLE
	HANDICAPPED PARKING SPACE
	BOLLARD
	TRAVERSE
	EX. POWER POLE
—OHU—	EX. OVERHEAD UTILITY
	CONCRETE MONUMENT FOUND
● IRF	IRON ROD FOUND
● IPF	IRON PIPE FOUND
○ IPS	IRON PIPE SET
○ RCS	REBAR AND CAP SET
○XCUT	XCUT SET
TRANS.	TRANSFORMER
C&G	CURB & GUTTER
EP	EDGE OF PAVEMENT
CONC.	CONCRETE
RET.	RETAINING
C/C	CART CORAL
CB	CIRCUIT BREAKER
GAL.	GALLON
C.C.E	COVERED CONCRETE ENTRANCE
LPH	LIGHT POLE HEIGHT
LWH	LOW WIRE HEIGHT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
EX. B.R.L.	EXISTING BUILDING RESTRICTION L
B.R.L.	BUILDING RESTRICTION LINE HEREI
—E—	EX. UNDER GROUND ELECTRIC
—G—	EX. UNDER GROUND GAS
—T—	EX. UNDER GROUND TELEPHONE
—W—	EX. UNDER GROUND WATERLINE
C/W	CONCRETE WALK
RD○	ROOF DRAIN
PCP	PUMP CONTROL PANEL

50 0 50 100
GRAPHIC SCALE

BOUNDARY LINE ADJUSTMENT AND
MINOR SUBDIVISION OF THE LANDS OF
OCEAN CITY PARTNERS LIMITED PARTNERSHIP
LOT 2
AND
WORCESTER RETAIL, LLC
PORTION OF LOT 1A
PLAT BOOK SVH 168 PAGE 52
3RD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1"=50'
DATE: OCTOBER 9, 2009

STATE OF MARYLAND
FRANCIS MUHREN
No. 21398
PROFESSIONAL LAND SURVEYOR
9/10/10

REVISION	
11/16/09	CLIENT REVISIONS
12/14/09	REVISED NOTE 4
2/23/10	REVISED ST. DEDICATION
03/18/10	REVISED B.R.L'S PER
	REVISED ZONING
5/10/10	COUNTY COMMENTS
6/09/10	COUNTY COMMENTS
7/27/10	COUNTY COMMENTS
8/24/10	COUNTY COMMENTS

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DWG:P:\4440 - Wal-Mart Berlin, MD 2580-02\4440-01-006 (SUB) - Wal-Mart Berlin, MD 2580-02\Survey\Plat\4440-D-RP-001-2-7.dwg | BY: JA | CHK: WA

BCG PROJECT NO: 4440-01-006 | TASK:00001 | COUNTY REF NO: | SHEET 4 OF 7

4440-D-RP-001

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