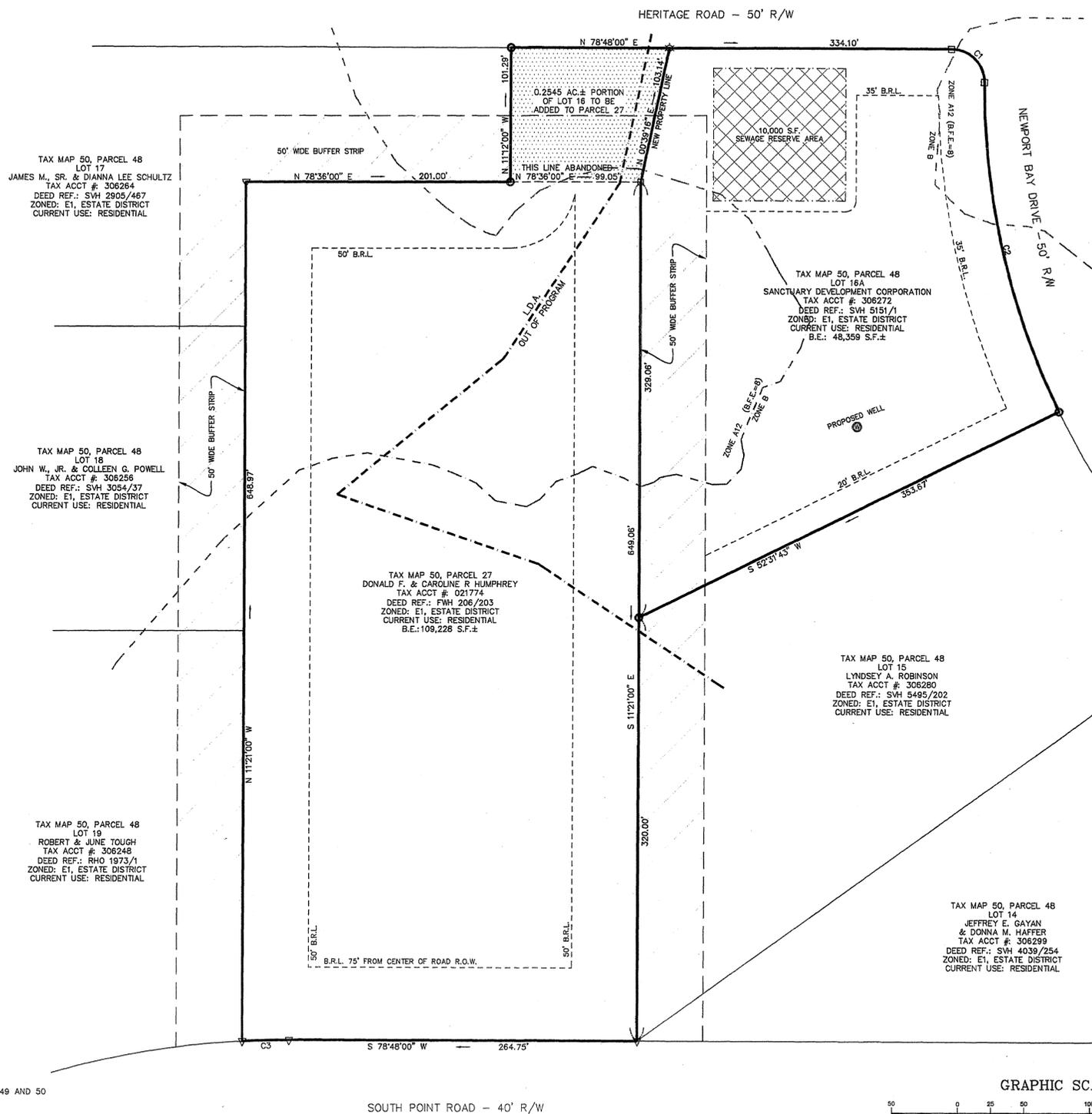
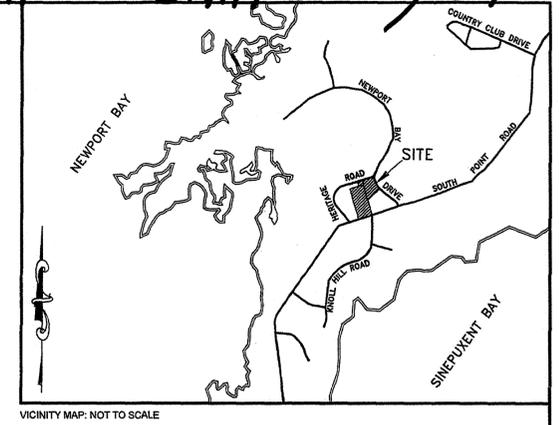


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THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH, JR. AND ASSOCIATES, INC.



**AREA SUMMARY**

BOUNDARY LINE ADJUSTMENT	
PARCEL 27:	4.4675 AC.±
PLUS ADDITION FROM LOT 16:	0.2545 AC.±
REVISED PARCEL 27:	4.7220 AC.±
LOT 16:	2.5368 AC.±
LESS ADDITION TO PARCEL 27:	0.2545 AC.±
LOT 16A:	2.2823 AC.±

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	39.28	25.00	25.01	80°00'54"	S56°11'33"E	35.36
C2	257.38	561.00	130.99	126°17'10"	S24°19'41"E	255.12
C3	35.32	660.00	17.66	130°3'57"	S77°16'02"W	35.31

- REFERENCE**
- EX ZONING: E1 - ESTATE DISTRICT
  - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 24088 0096 C, DATED JUNE 16, 1992, THIS SUBDIVISION IS LOCATED IN ZONE B AND A12 (BFE 8).
  - THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THE NEW BOUNDARY LINES.
  - THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.
  - THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL 27 AND LOT 16, NEWPORT SOUTH, ADDING 0.2545 ACRES FROM LOT 16 TO PARCEL 27 WITH THE RESIDUE OF LOT 16 LYING WHOLLY OUTSIDE OF THE ATLANTIC COASTAL BAYS CRITICAL AREA BOUNDARY. THE 0.2545 ACRES IS TO BE ADDED TO AND INCORPORATED WITH PARCEL 27. THIS AREA IS NOT BEING APPROVED AS A SEPARATE LOT. DEEDS AND/OR AMENDED DECLARATIONS MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY TO REFLECT THE AMENDMENT TO THE PROPERTY DESCRIPTIONS.
  - SETBACKS FOR LOT 16 - NEWPORT SOUTH ARE PER PRIOR R1-A ZONING. SETBACKS FOR PARCEL 27 ARE PER CURRENT E1 ZONING.
  - LOT 16 - NEWPORT SOUTH IS CURRENTLY VACANT. PARCEL 27 - TAX MAP 50 IS CURRENTLY IMPROVED AND EXISTING IMPROVEMENTS WERE NOT LOCATED.

**PLAT REFERENCES**  
NEWPORT SOUTH RECORDED IN PLATBOOK LIBER: WCL 110, FOLIOS 49 AND 50

- DENOTES PORTION OF LOT 16 TO BE ADDED TO PARCEL 27 (0.2545 AC.±)
- DENOTES 50' WIDE BUFFER STRIP PER PLAT WCL 110/49

- LEGEND**
- DENOTES CONCRETE MONUMENT FOUND
  - DENOTES IRON ROD FOUND
  - ☆ DENOTES IRON ROD TO BE SET
  - △ DENOTES CORNER PER PLAT OF "NEWPORT SOUTH" AS RECORDED IN PLATBOOK W.C.L. 110, FOLIO 49 AND 50

**WORCESTER COUNTY PLANNING COMMISSION**  
A. 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, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.  
B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUBSTANTIALLY THEREOF 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.

*Brenda L. Bayliss* 2/10/11  
APPROVING AUTHORITY: WORCESTER COUNTY PLANNING COMMISSION DATE:

**ENVIRONMENTAL PROGRAMS**  
THIS BOUNDARY LINE ADJUSTMENT IS BEING DONE TO REMOVE LOT 16 FROM THE CRITICAL AREA DESIGNATION. LOT 16 OF THE SANCTUARY DEVELOPMENT REMAINS APPROVED FOR INTERMEDIATE WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQUARE FEET, EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

*John J. Hatchel, R.S.* 2/10/11  
APPROVING AUTHORITY: WORCESTER COUNTY DATE:

**FOREST CONSERVATION LAW STATEMENT**  
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403 (B)(1) 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.

**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 (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: N/A  
ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME AT THE DISCRETION 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.

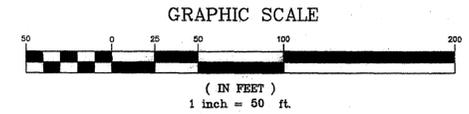
*Heather M. Clark, President* 1/14/11  
LOT 16 OWNER: SANCTUARY DEVELOPMENT CORPORATION  
12315 OCEAN GTWAY STE 202  
OCEAN CITY, MD 21842 DATE:

*Dece 4982*  
PARCEL 27 OWNER: DONALD F. HUMPHREY  
6981 HALL DR  
BERLIN, MD 21811 DATE:

*Carol R. Humphrey* 1/31/11  
PARCEL 27 OWNER: CAROLINE R. HUMPHREY  
6981 HALL DR  
BERLIN, MD 21811 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 (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

*Frank G. Lynch, Jr.* 1-17-2011  
FRANK G. LYNCH, JR.  
REG # 10782 DATE:



#	REVISION	DATE	CHKD	LOCATION

TITLE

**BOUNDARY LINE ADJUSTMENT  
BETWEEN  
SANCTUARY DEVELOPMENT CORP.  
AND  
DONALD F. & CAROLINE R. HUMPHREY**

TAX MAP 50, PARCELS 27 AND 48  
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND



**Frank G. Lynch, Jr. & Associates, Inc.** DISK: BENC05

SURVEYING · LAND PLANNING  
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
(410) 641-5853 · 641-5778

DESIGNED BY	N/A	SURVEYED BY	RT/FL3	FILE NO.	10750-10
DRAWN BY	B. OVERHOLT	DATE	1-17-2011	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=50'		