Filed 5-6-11 S.V.H. 235/63

LINE TABLE		
LINE	BEARING	LENGTH
F1	S 74°03'08" E	56.57
F2	S 50°50'44" E	32.99
F3	S 02°07'28" W	119.65
F4	S 15°17'25" W	60.96
F5	S 21°47'19" W	42.88
F6	S 74°04'32" W	2.31
F7	S 11°24'30" W	21.34
F8	S 01°17'04" W	56.05
F9	S 00°13'54" W	54.25
F10	S 34°11'57" W	74.81
F11	S 16°09'47" E	113.17
F12	S 29°00'48" E	54.62

LINE TABLE		
LINE	BEARING	LENGTH
E1	N 05°19'29" E	73.65
E2	S 05°19'29" W	20.73

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	38.77	50.00	20.42	44°25'37"	N41°57'35"W	37.81
C2	14.92	50.00	7.52	17°06'06"	N11°11'43"W	14.87

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
EC1	85.35	150.00	43.86	32°36'05"	N51°11'01"E	84.20
EC2	79.69	360.00	40.01	12°40'57"	N23°42'18"E	79.52
EC3	165.76	360.00	84.38	26°22'56"	N04°10'21"E	164.30
EC4	53.57	50.00	29.68	61°23'18"	N39°42'45"W	51.05
EC5	92.52	70.00	54.43	75°43'52"	S32°32'27"E	85.93
EC6	133.08	30.00	39.69	254°10'24"	N47°35'19"W	47.86
EC7	32.36	25.00	18.90	74°10'24"	S42°24'41"W	30.15
EC8	66.09	50.00	38.88	75°43'52"	S32°32'27"E	61.38
EC9	75.00	70.00	41.55	61°23'18"	N39°42'45"W	71.46
EC10	259.92	380.00	135.27	39°11'24"	N10°34'35"E	254.88
EC11	102.44	170.00	52.83	34°31'37"	N51°51'24"E	100.90

LOT 5 AREA SUMMARY			
	BLDG. ENV.	N.T.W.	LOT AREA
LOT 5	0.31 AC.	1.15 AC.	2.10 AC.
LESS ADDITION TO LOT 6	0	0.25 AC.	0.28 AC.
LOT 5A	0.31 AC.	0.90 AC.	1.82 AC.

LOT 6 AREA SUMMARY			
	BLDG. ENV.	N.T.W.	LOT AREA
LOT 6	0.51 AC.	0.56 AC.	1.47 AC.
PLUS ADDITION FROM LOT 5	0	0.25 AC.	0.28 AC.
LOT 6A	0.51 AC.	0.81 AC.	1.75 AC.

ATLANTIC COASTAL BAYS CRITICAL AREA LAW STATEMENT

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA, ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE I (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

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 EMPLOYEETHEREOF 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 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.

5/6/11

APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION — DATE:

ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE).
SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

UTILITY OUT LOTS 5 & 6 ARE APPROVED AS REMOTE SEWAGE DISPOSAL AREAS ONLY FOR LOTS 5 & 6 RESPECTIVELY. SEE PLAT 186/32-37

5-2-11

APPROVING AUTHORITY — WORCESTER COUNTY — DATE:

FOREST CONSERVATION LAW STATEMENT

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 2002-7. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON THE FILE WITH THE DEPARTMENT OF PLANNING, PERMITS, AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT – DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

P.P.A RECORDED IN S.V.H. 3470/529
FOREST CONSERVATION AREA PLAN RECORDRD IN S.V.H. 178/70-76.

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 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.

4-27-2011

OWNER LOTS 5 & 6: PAUL P. ABU-ZAID — DATE:
5700 COASTAL HWY SUITE 305
OCEAN CITY, MD 21842

4-27-2011

OWNER LOTS 5 & 6: MICHELLE ABU-ZAID — DATE:
5700 COASTAL HWY SUITE 305
OCEAN CITY, MD 21842

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.

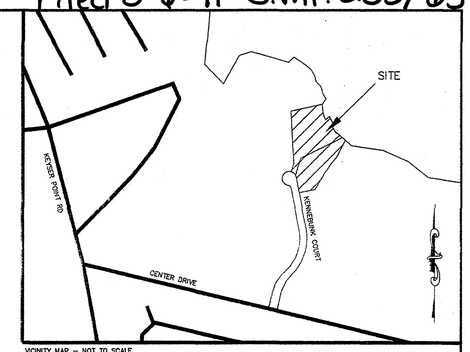
STATE OF MARYLAND — FRANK G. LYNCH JR. — No. 10782 — PROFESSIONAL LAND SURVEYOR

4-27-2011

FRANK G. LYNCH, JR. — DATE:
REG # 10782

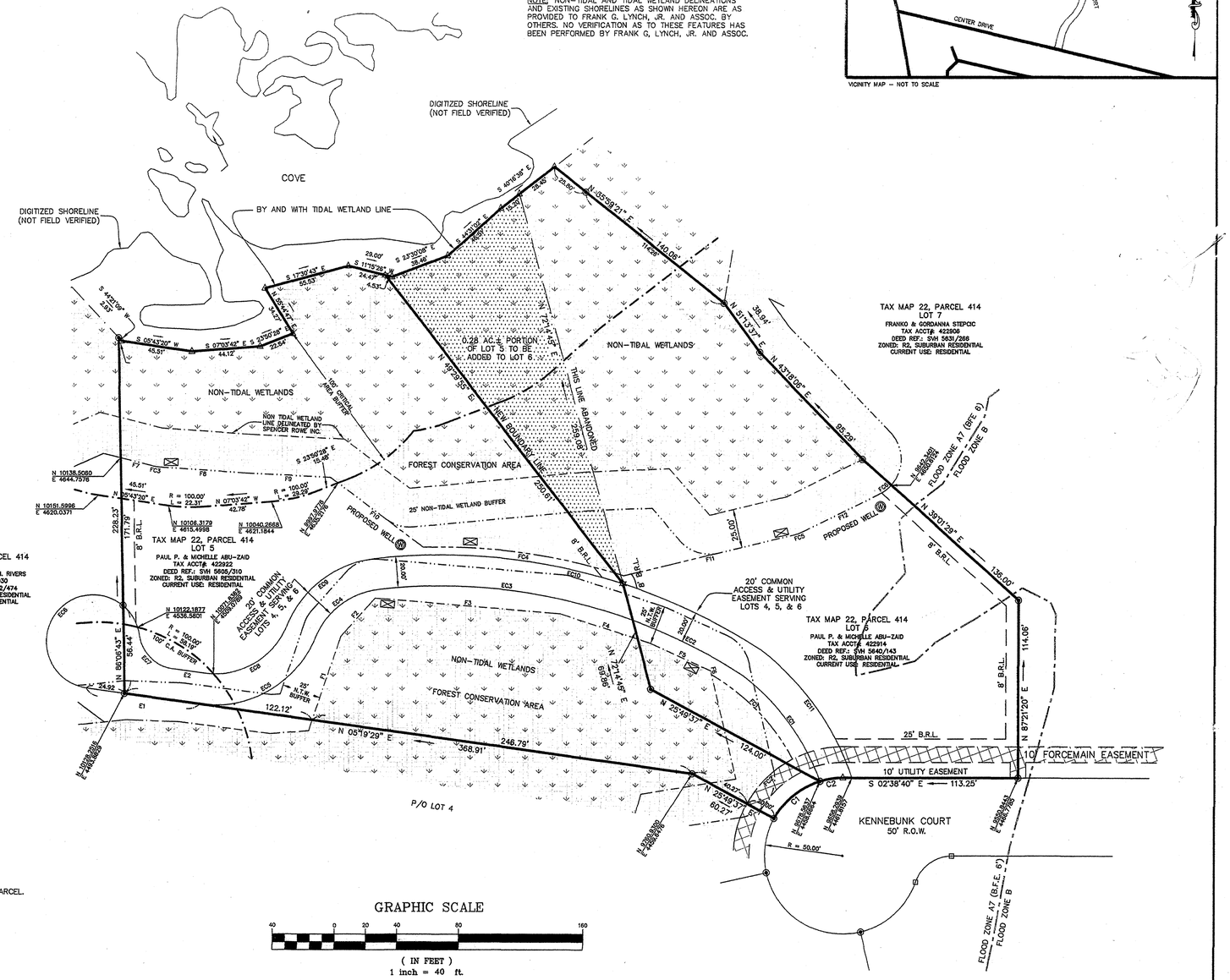
- DENOTES IRON ROD TO BE SET
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES IRON ROD TO BE SET
- DENOTES UNMARKED POINT
- DENOTES PROPOSED WELL
- DENOTES F.C.E. SIGN
- DENOTES PORTION OF LOT 5 TO BE ADDED TO LOT 6 (0.28 AC.±)
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES NON-TIDAL WETLANDS
- DENOTES 20' COMMON ACCESS & UTILITY EASEMENT SERVING LOTS 4, 5, & 6

REFERENCE
1) OWNER: PAUL P. & MICHELLE ABU-ZAID
2) DEED REF.: SVH 5605/310 & 5640/143
PLAT REF.: 186/32-37
3) TAX ACCT #: 422922, 422914
4) EX. ZONING: R2, SUBURBAN RESIDENTIAL DISTRICT
ZONING SETBACKS: FRONT: 25', SIDES: 6', REAR: 30'
5) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0040 B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE A7 (BFE=6) AND ZONE B.
6) THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.
7) THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 5 AND LOT 6 OF THE COVES OF ISLE OF WIGHT, ADDING 0.28 ACRES FROM LOT 5 TO LOT 6. THE 0.28 ACRES IS TO BE ADDED TO AND INCORPORATED WITH LOT 6. 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.



VICINITY MAP – NOT TO SCALE

NOTE: NON-TIDAL AND TIDAL WETLAND DELINEATIONS AND EXISTING SHORELINES AS SHOWN HEREON ARE AS PROVIDED TO FRANK G. LYNCH, JR. AND ASSOC. BY OTHERS. NO VERIFICATION AS TO THESE FEATURES HAS BEEN PERFORMED BY FRANK G. LYNCH, JR. AND ASSOC.



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

#	REVISION	DATE	CHKD
1	REVISED PER COMMENT LETTER FROM RITA CAMPBELL DATED 4-26-11	4-26-11	

PROJECT
LOTS 5 & 6
THE COVES OF ISLE OF WIGHT
TAX MAP 22, PARCELS 414
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

TITLE
BOUNDARY LINE ADJUSTMENT
OF THE LANDS OF
PAUL P. & MICHELLE ABU-ZAID

PROFESSIONAL SEAL

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DISK: BENCD#6

DESIGNED BY N/A	SURVEYED BY BO/FGL3	FILE NO.: 10810-11	
DRAWN BY B. OVERHOLT	DATE 4-7-11	SHEET 1 OF 1	
CHECKED BY FRANK G. LYNCH	SCALE 1"=40'		

HA SM 1257 8556
P1076810

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Maryland State Archives