

filed 6/29/11 SVH 236/1

Maryland State Archives

LINE	BEARING	LENGTH
L1	N 85°00'36" E	39.15
L2	S 08°00'12" E	157.62
L3	S 13°32'43" E	55.04
L4	S 15°10'59" W	58.18
L5	S 28°03'51" E	51.39
L6	N 82°06'27" W	32.12
L7	N 28°03'51" W	32.53
L8	N 15°10'59" E	58.18
L9	N 13°32'43" W	55.21
L10	N 12°39'39" W	162.56
L11	N 81°37'00" W	126.29
L12	N 11°26'23" W	182.42
L13	N 00°01'55" E	91.44
L14	S 82°06'27" E	181.23
L15	S 04°00'00" W	264.40

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	163.46	326.00	83.49	28°43'42"	N00°49'08"E	161.75
C2	75.48	100.00	39.64	43°14'50"	S06°26'26"E	73.70
C3	95.11	126.00	49.95	43°14'50"	S06°26'26"E	92.86
C4	150.42	300.00	76.83	28°43'42"	N00°49'08"E	148.85

AREA SUMMARY	
BOUNDARY LINE ADJUSTMENT	
PARCEL 130: PLUS ADDITION FROM PARCEL 228:	2.698 AC.± 1.392 AC.±
REVISED PARCEL 130:	4.090 AC.±
PARCEL 228: LESS ADDITION TO PARCEL 130:	4.425 AC.± 1.392 AC.±
REVISED PARCEL 228:	3.033 AC.±

- REFERENCE**
- OWNER: THE DOGTEL HOTEL OCEAN CITY, LLC
 - DEED REF.: PARCEL 130: SVH 2745/172
PARCEL 228: SVH 2744/29
 - TAX ACCT #: 013038
 - EX. ZONING: C2, GENERAL COMMERCIAL DISTRICT
ZONING SETBACKS: FRONT: 25', SIDES: 6', REAR: 20'
ARTERIAL HIGHWAY SETBACK: 100'
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0105 D, DATED APRIL 21, 1999, THIS SUBDIVISION IS LOCATED IN ZONE B AND C.
 - 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 130 AND PARCEL 228, ADDING 1.392 ACRES FROM PARCEL 228 TO PARCEL 130. THE 1.392 ACRES IS TO BE ADDED TO AND INCORPORATED WITH PARCEL 130. 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.

S.R.A. COORDINATES

①	N - 3196.0873	E - 6315.3380
②	N - 3283.3675	E - 6264.9684
③	N - 3303.4173	E - 6321.6884
④	N - 3217.6071	E - 6372.9081

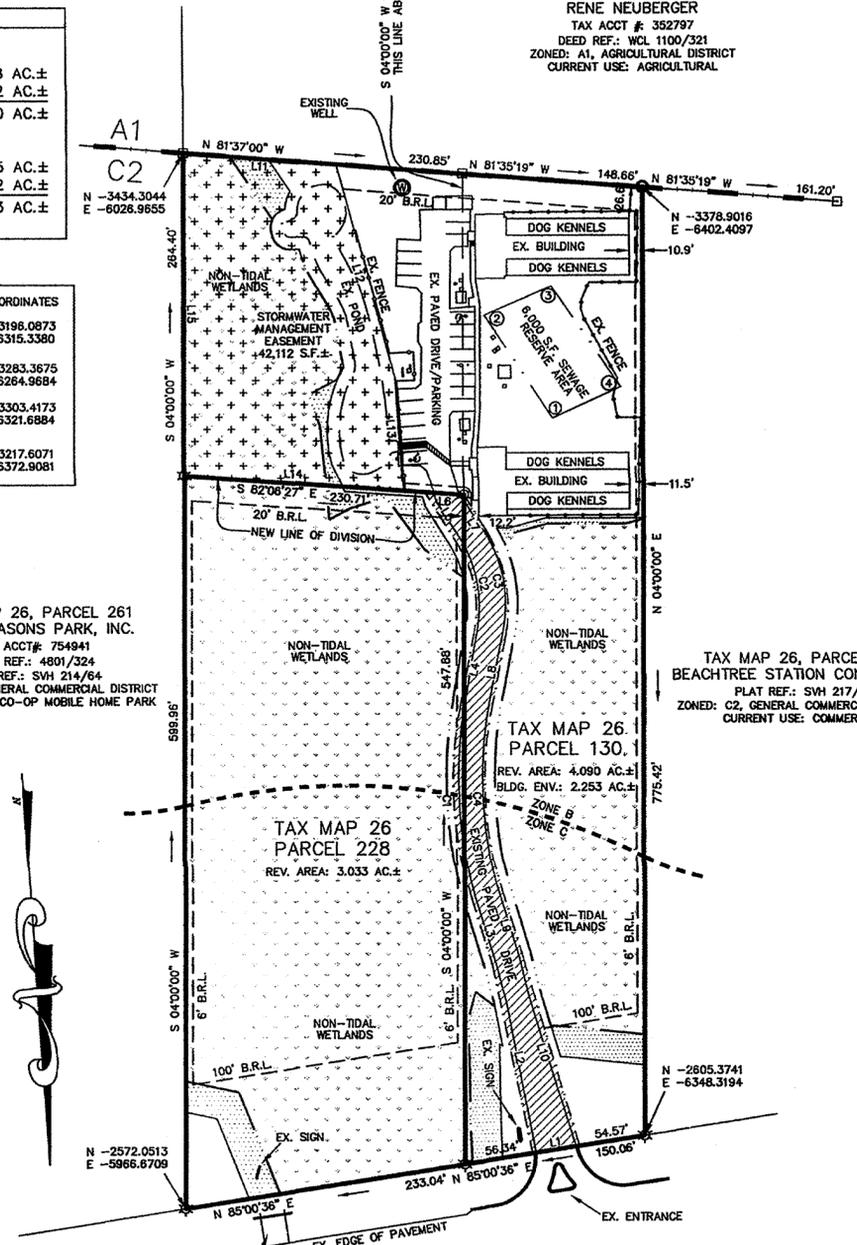
TAX MAP 26, PARCEL 261
FOUR SEASONS PARK, INC.
TAX ACCT#: 754941
DEED REF.: 4801/324
PLAT REF.: SVH 214/64
ZONED: C2, GENERAL COMMERCIAL DISTRICT
CURRENT USE: CO-OP MOBILE HOME PARK

ENVIRONMENTAL PROGRAMS

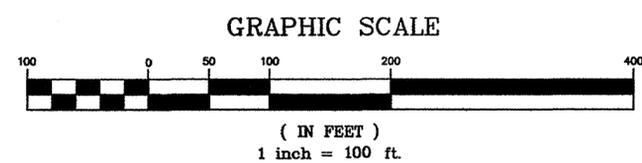
PARCEL 130:
PARCEL 130 IS APPROVED WITH EXISTING WATER AND SEWER FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 6,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. IN ADDITION, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM 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.

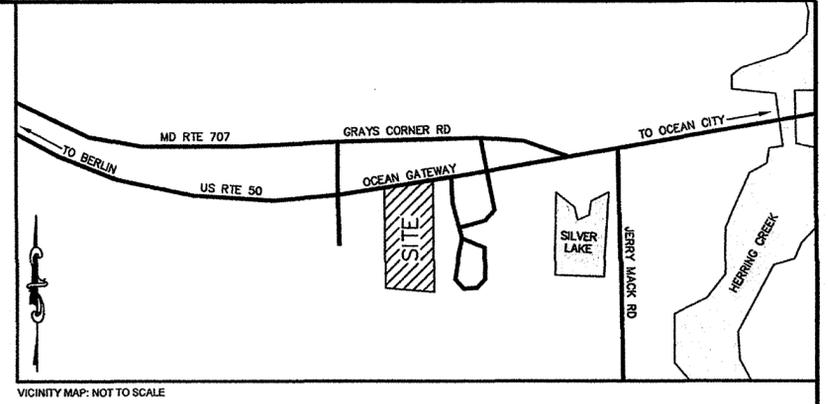
PARCEL 228:
PARCEL 228 IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME. IN ORDER TO CONVERT SAID LOT(S) TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.



[Signature] R.S.
APPROVING AUTHORITY - WORCESTER COUNTY
DATE: 6/24/11



- LEGEND**
- DENOTES CONCRETE MONUMENT FOUND
 - DENOTES IRON PIPE FOUND
 - ☆ DENOTES IRON ROD TO BE SET
 - +++ DENOTES STORMWATER MANAGEMENT EASEMENT SERVING PARCELS 130 & 228 (42,112 S.F.±)
 - /// DENOTES ACCESS, DRAINAGE, AND UTILITY EASEMENT SERVING PARCELS 130 & 228 (15,529 S.F.±)
 - DENOTES NON-TIDAL WETLANDS
 - ▨ DENOTES NON-TIDAL WETLANDS BUFFER



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 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.

[Signature]
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION
DATE: 6/29/11

FOREST CONSERVATION LAW STATEMENT

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403 (B)(14) 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 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.

[Signature]
OWNER PARCELS 130 & 228: DOGTEL HOTEL OCEAN CITY, LLC
12006 OCEAN GTWY
OCEAN CITY, MD 21842
DATE: 6/24/11

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

[Signature]
FRANK G. LYNCH, JR.
REG # 10782
DATE: 6-8-2012

#	REVISION	DATE	CHKD
1	REVISED PER COMMENT LETTER FROM KIM KLUMP DATED 4-28-11	5-4-11	
2	REVISED PER COMMENT LETTER FROM RITA CAMPBELL DATED 3-25-11	5-4-11	

**BOUNDARY LINE ADJUSTMENT
OF THE LANDS OF
THE DOGTEL HOTEL OCEAN CITY, LLC
TAX MAP 26, PARCELS 130 & 228
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND**

DISK: BENDC#6

**Frank G. Lynch, Jr.
& Associates, Inc.**

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	BO/RT/FGL3	FILE #	7386-11
DRAWN BY	B. OVERHOLT	DATE	3-1-11	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=100'		

[Handwritten] P188242 MSA SSU 1257 8567

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