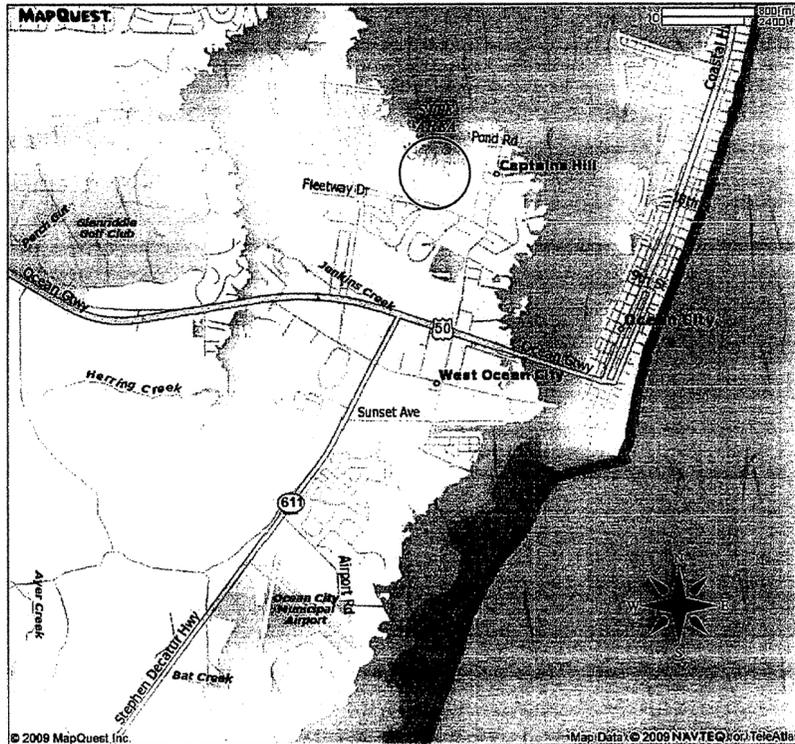


CORRECTIVE PLAT

SHOWING REVISED LANDS OF

ANN L. SHOWELL ESTATE

TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DATE: 09/09/11



VICINITY MAP

WORCESTER COUNTY PLANNING COMMISSION:

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. Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approvals. 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 approval for such permit. The approval shown hereon is not sufficient approval for a building permit. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Brad L. O'Connell _____ 9/22/11
Worcester County Planning Commission Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

Lot 1B is approved with existing water and sewage facilities as shown. This does not indicate that the quality of these systems has been evaluated. The 10,000 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. Also any future changes to these systems first require an evaluation and permit from Environmental Programs.

Robert Mitchell, R.S. _____ 9-21-11
Worcester County - Approving Authority Date

PURPOSE STATEMENT

The purpose of this plat is to: 1) correct certain perimeter boundary lines of the John D. & Ann L. Showell lands that have been erroneously described and shown on the latest reference plat entitled "Revised & Reassembled lands of John D. Showell" by Atlantic Consulting dated 4/15/93 and recorded in the Land Records of Worcester County, Maryland in Plat Book RHO 137/12; and 2) revise the descriptions and areas of lots 1A, 2A, 3A, 4A, & 5A to reflect the changes required by the corrected perimeter lines.

OWNERS:

THE ESTATE OF ANN SHOWELL
JOHN D. SHOWELL, III (DECEASED)
ANN LOCKHART SHOWELL (DECEASED)

DEED REFERENCE:

CWH 41/260
LOTS 1-5
PARCEL # 409
TAX MAP # 22

PROPERTY ZONED: R-2 & RP

MINIMUM FRONT YARD 25'
MINIMUM REAR YARD 30'
MINIMUM SIDE YARD 8'
MINIMUM 100' TO MEAN HIGH WATER

REFERENCE PLAT:

"REVISED & REASSEMBLED
LANDS OF
JOHN D. SHOWELL"
BY:
ATLANTIC CONSULTING
DATE: APRIL 15, 1993
PLAT BOOK: RHO 137/12

NOTES:

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONES B & ZONE A-7 (ELEV. 6'), AS SHOWN ON FIRM MAP # 240083-0040-B, DATED 06-15-83.

THIS PROPERTY IS IN THE ATLANTIC COASTAL BAYS CRITICAL AREA, ZONE: RCA (RESOURCE CONSERVATION AREA).

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 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.



L. E. Bunting, Jr. _____ 9/12/11
L. E. Bunting, Jr. PROP. L.S.# 142 Date

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, therefor. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.

The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of Parcel 409, and the adjoining roadway is offered in dedication for the future widening of Center Drive. 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 consent of the County Commissioners.

Joseph E. Moore _____ 9/12/11
Joseph E. Moore Date
Special Administrator, Ann L. Showell Estate

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

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.

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313

109009 MSA SSU 1251 8578

Filed 9-22-11 S.V.H. 236/12

Maryland State Archives