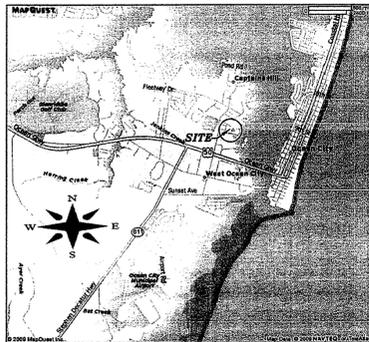


02/22/2012



VICINITY MAP  
NOT TO SCALE



**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 (1988) 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.* 2/16/12  
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, hereof. The requirements of Section 3-108 of the Real Property Article of the annotated Code of Maryland (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Vernon W. McCabe, Jr.* 2/16/12  
Vernon W. McCabe, Jr. Date

**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, suitability 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 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 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. The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 5' & 10' wide strip across the front of Parcel # 608 and the adjoining roadway is offered in dedication for the future widening of Horn Island Rd & North Ave. 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.

Horn Island Road - 10' road widening  
North Avenue - 5' road widening  
*Paul J. ...* 2/22/12  
Worcester County Approving Authority Date

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

This subdivision is approved for interim water systems and a central sewerage system(s) and their use is in accordance with the County Comprehensive Water and Sewerage Plan. The applicant or any future owner must discontinue use of these individual water system(s) and connect to the community water system(s) when available.

*Robert S. Mitchell, R.S.* 2-21-12  
Worcester County Approving Authority Date

**GENERAL NOTES:**

- OWNER:  
VERNON W. MCCABE, JR.  
12324 HORN ISLAND DRIVE  
OCEAN CITY, MD. 21842
- DEED REFERENCES:  
REVISED LOT 26A      REVISED LOT 26B  
RHO 1629 / 420      RHO 1867 / 177  
RHO 1423 / 501      RHO 1629 / 420  
PARCEL # 608 TM 27      PARCEL # 608 TM 27  
ACCOUNT #10-305308      ACCOUNT #10-332273
- PLAT REFERENCE:  
"REVISED LOTS 26A & 26B  
BOUNDARY LINE ADJUSTMENT OF  
LANDS OF VERNON W. MCCABE, JR."  
BY: L. E. BUNTING SURVEYS, INC.  
9/15/2000  
PLAT BOOK: RHO 186 / 35
- PROPERTY ZONED: R-2 (RESIDENTIAL) & RP (RESOURCE PROTECTION)  
MIN. FRONT YARD      25'  
MIN. REAR YARD      30'  
MIN. SIDE YARD      8'
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0105-C, DATED 6-16-92 & 240083-0040-B, DATED 6-15-83, THIS PROPERTY IS SITUATED IN ZONED A7, BASE FL. ELEV. + 8'.
- THIS 40'x100' AREA (SHOWN CROSSHATCHED) WAS FORMERLY DEPICTED AS A STREET ON A PLAT ENTITLED "ELLIOTT'S DEVELOPMENT PLAT NUMBER THREE" AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN LIBER OWN 1/50, BY QUITCLAIM DEED DATED MAY 8TH, 2006 AND RECORDED IN LIBER 4737/495, CHARLES E. ELLIOTT QUITCLAIMED UNTO VERNON W. MCCABE ALL HIS RIGHT, TITLE AND INTEREST TO THIS LOT OF GROUND.

**PURPOSE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO (1) REVISE THE LANDS OF VERNON MCCABE BY ADDING THE FORMER STREET AREA AS QUITCLAIMED BY CHARLES ELLIOTT IN LIBER 4737/495 TO BECOME A PART OF PARCEL #608 AND (2) ADJUST THE BOUNDARY LINES BETWEEN REVISED LOTS 26A & 26B TO CREATE LOT 26A-2 AND LOT 26B-2.

**LOT 26A-2 & 26B-2**

REVISED LANDS &  
BOUNDARY LINE ADJUSTMENT  
OF REVISED LOTS 26A & 26B  
LANDS OF  
VERNON W. MCCABE, JR.  
TENTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 60'      DATE: 12/19/11  
JOB NO.: 2888RESUB3/11      REV. 02/16/12

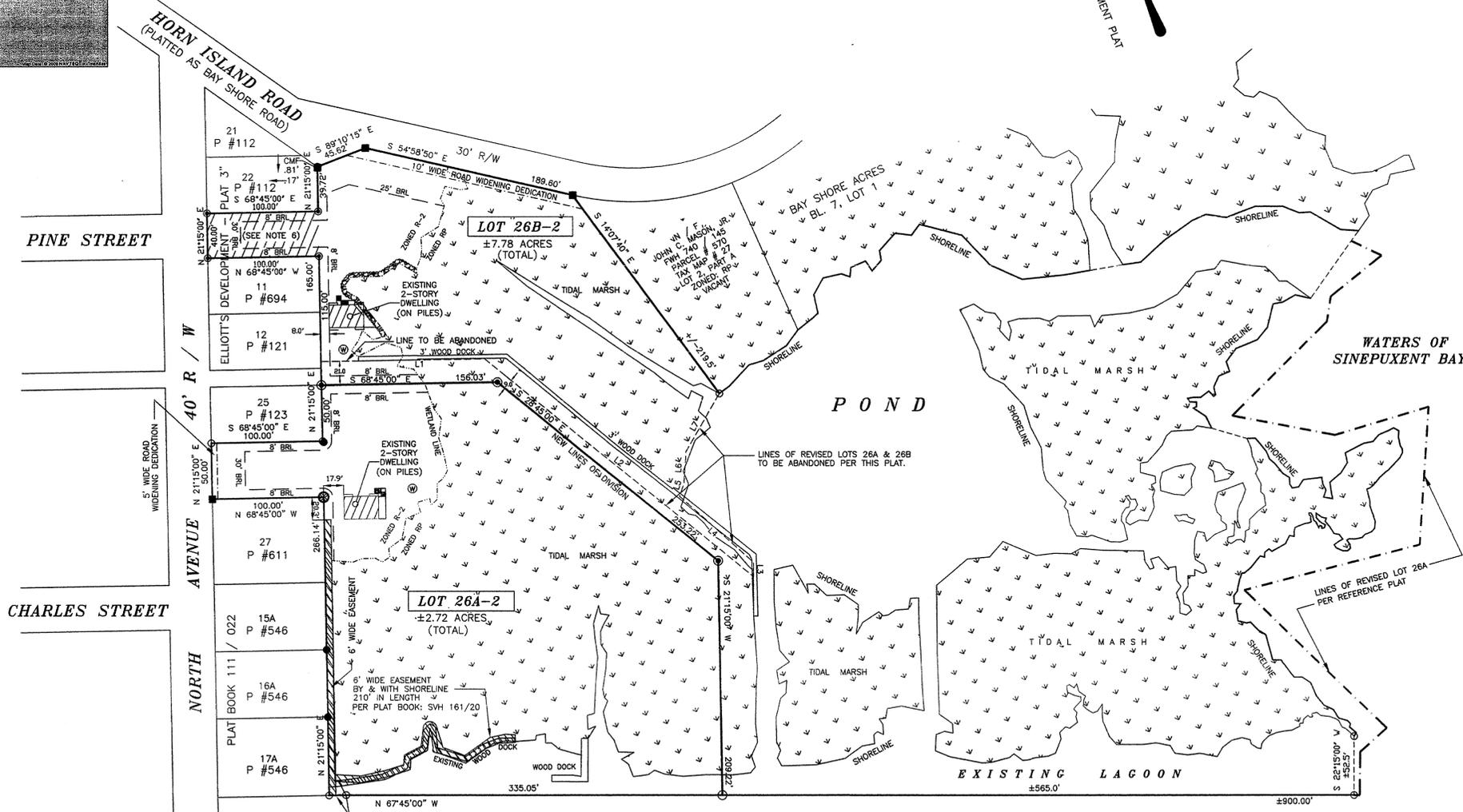


TABLE OF COURSES & DISTANCES OF LINES OF REVISED LOTS 26A & 26B TO BE ABANDONED PER THIS PLAT

LINE	BEARING	DISTANCE
L1	S 68°45'00" E	145.00'
L2	S 28°45'00" E	308.77'
L3	N 21°42'03" E	12.89'
L4	N 26°04'43" W	88.23'
L5	N 40°45'48" E	12.13'
L6	N 26°07'04" E	28.75'
L7	N 52°11'48" E	59.76'

- LEGEND:**
- DENOTES CONCRETE MONUMENT, FOUND
  - DENOTES IRON PIPE, FOUND
  - DENOTES SPIKE, FOUND IN STUMP
  - DENOTES UNMARKED POINT
  - DENOTES IRON PIPE, TO BE SET
  - DENOTES WETLAND LINE PER REFERENCE PLAT

**WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW NOTE:**

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 1 (Atlantic Coastal Bays Critical Area) of the Worcester County Code of Public Local Laws in effect at the time of the proposed development activity.

CRITICAL AREA ZONES: IDA - INTENSELY DEVELOPED AREA & TIDALLY INFLUENCED AREA

This property lies within the Intensely Developed Area (IDA) and the Tidally Influenced Area of the Atlantic Coastal Bays Critical Area within a Buffer Management Zone B-50.

**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.

LOT 1B-1  
N / F  
CHARLES THOMAS ELLIOTT II  
SVH 4339 / 467  
PARCEL # 616 - TM 27  
ACCOUNT #10-323797  
ZONED: R-2 & RP  
USE: RESIDENTIAL

**AREA TABULATIONS**

PARCEL #608 AREA = ±10.41 ACRES  
QUITCLAIMED AREA = ±0.09 ACRES  
TOTAL SITE AREA = ±10.50 ACRES

EXISTING AREA OF REVISED LOT 26A = ±9.00 ACRES  
AREA DEDUCTED FROM REVISED LOT 26A = ±6.28 ACRES

AREA OF LOT 26A-2 = ±2.72 ACRES  
BUILDABLE AREA OF LOT 26A-2 = ±15,119 SQ. FT.

EXISTING AREA OF REVISED LOT 26B = ±1.41 ACRES  
AREA ADDED FROM REVISED LOT 26A = ±6.28 ACRES

AREA ADDED FROM QUITCLAIMED PART = ±0.09 ACRES  
AREA OF LOT 26B-2 = ±7.78 ACRES  
BUILDABLE AREA OF LOT 26B-2 = ±11,797 SQ. FT.

**ADJOINING PROPERTY OWNERS:**

- |  |   |
|--|---|
| <b>LOTS 21 &amp; 22 BLK A</b><br>JAMES L. JESTER<br>SVH 3354 / 288<br>PARCEL # 112 TM 27<br>ACCOUNT #10-014654<br>ZONED: R-2<br>USE: EXISTING DWELLING       | <b>LOT 27 BLK B</b><br>ROBERT A. & SUSAN M. JOHNSON<br>WCL 1394 / 103<br>PARCEL # 611 TM 27<br>ACCOUNT #10-314941<br>ZONED: R-2<br>USE: EXISTING DWELLING |
| <b>LOT 11 BLK B</b><br>RONALD D. & SUSAN G. CARPENTER<br>SVH 3327 / 291<br>PARCEL # 694 TM 27<br>ACCOUNT # 10-391105<br>ZONED: R-2<br>USE: EXISTING DWELLING | <b>LOT 15A</b><br>GAIL L. RICHSTONE<br>WCL 1363 / 189<br>PARCEL # 546 TM 27<br>ACCOUNT #10-310903<br>ZONED: R-2<br>USE: EXISTING DWELLING                 |
| <b>LOT 12 BLK B</b><br>CHARLES HOFMAN<br>SVH 3307 / 441<br>PARCEL # 121 TM 27<br>ACCOUNT # 10-016022<br>ZONED: R-2<br>USE: EXISTING DWELLING                 | <b>LOT 16A</b><br>DEBORAH S. & JOHN M. MAPHIS<br>SVH 5634 / 440<br>PARCEL # 546 TM 27<br>ACCOUNT #10-014859<br>ZONED: R-2<br>USE: EXISTING DWELLING       |
| <b>LOT 25 BLK B</b><br>DAVID D. HARTMAN<br>RHO 2070 / 389<br>PARCEL # 123 TM 27<br>ACCOUNT #10-015545<br>ZONED: R-2<br>USE: EXISTING DWELLING                | <b>LOT 17A</b><br>RUSSELL P. & KATHLEEN A. HAYMAN<br>RHO 2082 / 462<br>PARCEL # 146 TM 27<br>ACCOUNT #10-310229<br>ZONED: R-2<br>USE: EXISTING DWELLING   |



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