

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. 4/10/12
L. E. Bunting, Jr. PROP. L.S. #142 Date
License Expiration 4/16/14

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 01°15'00" E	20.13'
E2	S 82°20'55" E	128.30'
E3	S 87°45'00" E	244.18'
E4	N 47°28'44" E	28.40'
E5	S 87°45'00" E	28.40'
E6	S 47°28'44" W	56.80'
E7	N 87°45'00" W	253.33'
E8	N 82°20'55" W	128.00'

UTILITY EASEMENT AREA = ±8400 SQ. FT.

OWNER'S CERTIFICATION
The boundary line adjustment 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.

Janice Sorin Wainwright 4/13/12
Janice Sorin Wainwright Date
Janice Sorin Wainwright 4/13/12
Estate of Eunice Q. Sorin Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:
The Boundary Line Adjustment shown hereon is approved as being in conformity with the County Comprehensive Water and Sewer Plan providing for Central Water Supply and Central Sewer.

Robert S. [Signature] 4-18-12
Worcester County - Approving Authority Date:

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.

APPROVED BERLIN PLANNING AND ZONING COMMISSION:
Not more than one principal building shall be permitted on any residential lot, and no such lot may ever be resubdivided so as to produce a building site of less area or width than the minimum required by the applicable zoning regulations.

Charles W. [Signature] 4/10/12
Chuck Ward Date:
Berlin Planning Director

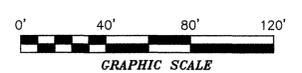
- LEGEND:**
- DENOTES UNMARKED POINT
 - DENOTES IRON PIPE FOUND
 - ▲ DENOTES SPIKE FOUND
 - ◆ DENOTES REBAR FOUND
 - ⬢ DENOTES REBAR/LEB CAP SET
 - ⊙ DENOTES DRILL HOLE SET
 - △ DENOTES UNMARKED EASEMENT CORNER

AREA TABLE

LOT 1 = ±1.442 ACRES
LOT 2 = ±1.271 ACRES
TOTAL AREA OF SURVEY= ±2.713 ACRES

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE X AS SHOWN ON FIRM MAP # 240141-0001-B, DATED 09-18-1986.

PROPERTY ZONED: R-2
MIN. FRONT YARD 25'
MIN. REAR YARD 30'
MIN. SIDE YARD 8'
TOTAL SIDE YARD 20'



OWNER:
JANICE SORIN WAINWRIGHT

DEED REFERENCE:
SVH 5315 / 0110
PARCEL # 1422
TAX MAP # 300

PREMISE ADDRESS:
#209 NORTH MAIN STREET
BERLIN, MARYLAND 21811

REFERENCE PLAT:
ITEM 1 & ITEM 2 - PLAT OF SURVEY SHOWING LANDS OF SNOW HILL SHIPPERS ASSOCIATION, INC. TO BE CONVEYED TO MAYOR & COUNCIL OF BERLIN AND EUNICE Q. SORIN"

BY:
L. E. BUNTING SURVEYS, INC.
03/14/1991
PLAT BK. RHO 131/7

PURPOSE STATEMENT
The purpose of this plat is to revise the boundary lines of the lands of Janice Sorin Wainwright (Parcel 1422, Tax Map 300, Deed Reference SVH 5315/0110), which is comprised of lands from three separate prior deeds: (i)- 1877 Deed ITM 5/371, (ii)- 1884 Deed ITM 10/488, and (iii)- 1991 Deed RHO 1769/572, into two building lots to be known as Lot 1 and Lot 2.

BOUNDARY LINE ADJUSTMENT
OF LANDS OF
JANICE SORIN WAINWRIGHT
TOWN OF BERLIN
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 04/10/12
JOB NO. 2744BLA2/12

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