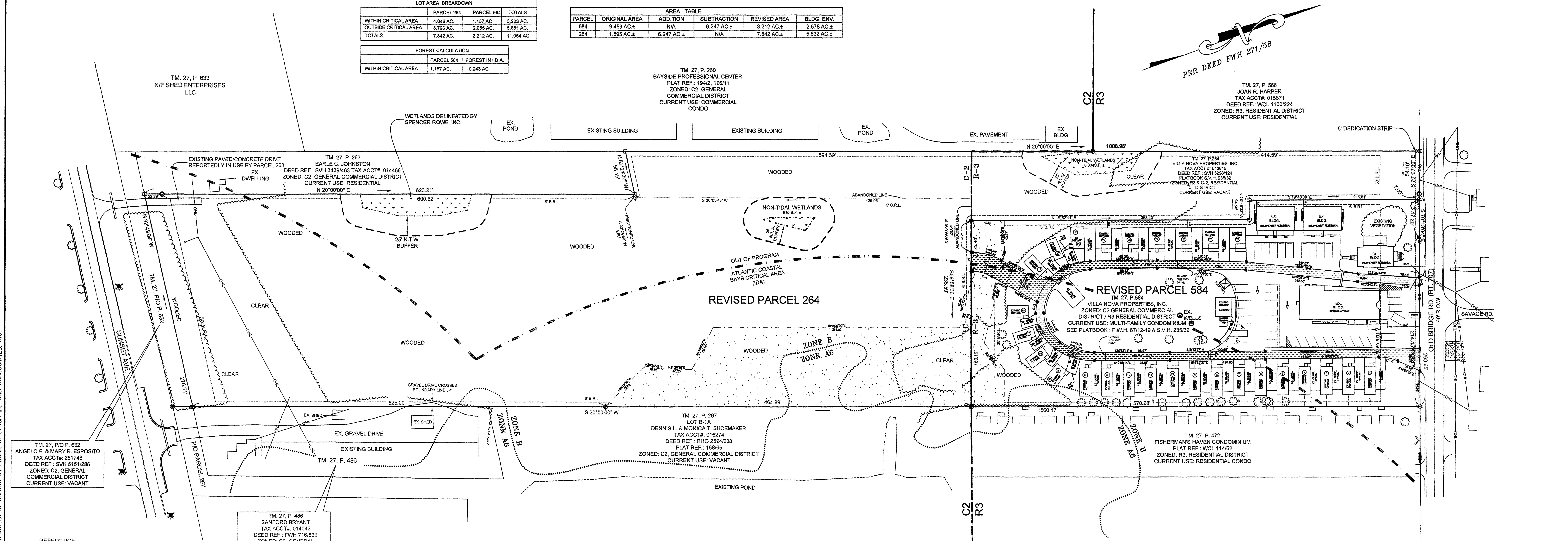
SVH LIBER 239 FOLIO 03
RECORDED
06/10/2013

LOT AREA BREAKDOWN			
	PARCEL 264	PARCEL 584	TOTALS
WITHIN CRITICAL AREA	4.046 AC.	1.157 AC.	5.203 AC.
OUTSIDE CRITICAL AREA	3.796 AC.	2.055 AC.	5.851 AC.
TOTALS	7.842 AC.	3.212 AC.	11.054 AC.

FOREST CALCULATION		
	PARCEL 584	FOREST IN I.D.A.
WITHIN CRITICAL AREA	1.157 AC.	0.243 AC.

AREA TABLE					
PARCEL	ORIGINAL AREA	ADDITION	SUBTRACTION	REVISED AREA	BLDG. ENV.
584	9.459 AC.±	N/A	6.247 AC.±	3.212 AC.±	2.578 AC.±
264	1.595 AC.±	6.247 AC.±	N/A	7.842 AC.±	5.832 AC.±



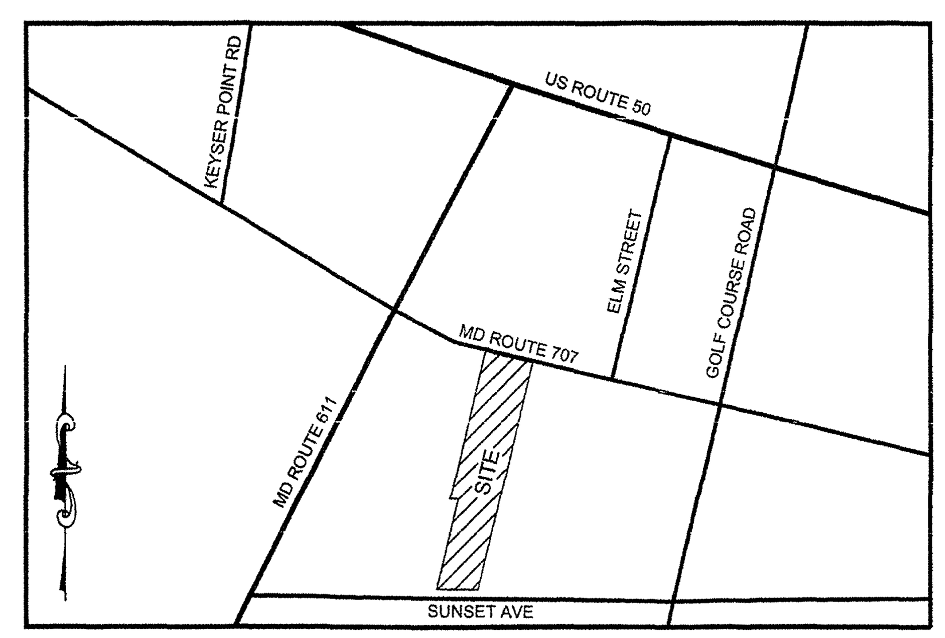
REFERENCE

1. EX. ZONING:
   PARCEL 584: C-2 BUSINESS DISTRICT AND R-3 RESIDENTIAL DISTRICT
   R-3 ZONING SETBACKS FOR MULTI-FAMILY DWELLINGS:
   FRONT: 50', SIDES: 6', REAR:30'
2. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0105 D, DATED APRIL 21, 1999 THIS PARCEL IS LOCATED IN ZONE B & A6 (B.F.E. 8)
3. ALL STRUCTURES WITHIN THE BOUNDARIES OF PARCEL 584 ARE RESIDENTIAL EXCEPT FOR ONE WHICH IS A RESTAURANT/BAR.
4. THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.
5. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL 584 AND PARCEL 264, SUBTRACTING 6.247 ACRES FROM PARCEL 584 TO PARCEL 264. THE 6.247 ACRES IS TO BE ADDED TO AND INCORPORATED WITH PARCEL 264. THIS STRIP 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 DESCRIPTION.
6. THIS BOUNDARY LINE ADJUSTMENT IS PART OF "THE VILLA NOVA CONDOMINIUM SUBDIVISION" AS RECORDED IN PLATBOOK : F.W.H. 67/12 THRU 19 AND THE LAND SUBTRACTED FROM PARCEL 584 WILL BE SUBTRACTED FROM AREA DESIGNATED AS GENERAL COMMON ELEMENT.
7. ALL BUILDINGS ON PARCEL 584 ADJACENT TO THE NEW DIVISIONAL LINE BETWEEN PARCELS 584 AND 264 COMPLY WITH THE SIDE YARD SETBACK RESTRICTIONS.
8. DEED REFERENCE: "DECLARATION FOR THE VILLA NOVA CONDOMINIUM" FWH 768/34
9. A STORMWATER SHARED FACILITIES AGREEMENT IS INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
10. IN ACCORDANCE WITH SECTION NR 3-103 (c) (2), SINCE MORE THAN 50% OF REVISED PARCEL 264 IS LOCATED IN THE ATLANTIC COASTAL BAYS CRITICAL AREA, THE OWNERS HAVE ELECTED TO DEVELOP THE ENTIRE PROPERTY UNDER THE CRITICAL AREA REGULATIONS, THEREFORE, THE FOREST CONSERVATION LAW DOES NOT APPLY.
11. EXISTING VEGETATION TAKEN FROM PRIOR AERIAL SURVEY AND NOT UPDATED AS PART OF THIS PLAT.

LEGEND

- DENOTES UNMARKED POINT
- DENOTES EXISTING IRON ROD TO BE SET
- DENOTES EXISTING IRON ROD FOUND
- DENOTES EXISTING IRON PIPE FOUND
- DENOTES EXISTING IRON PIPE FOUND
- DENOTES UNMARKED POINT ON EASEMENT CORNER
- DENOTES EXISTING WOODS LINE
- DENOTES PROPOSED INGRESS,EGRESS,UTILTY, AND DRAINAGE EASEMENT BEING OR INTENDED TO BE OVER THE EXISTING DRIVE AS IT EXISTS WITHIN PARCEL 584 AND THE 24' FOOT WIDE FUTURE DRIVE.
- DENOTES NON-TIDAL WETLANDS
- DENOTES PROPOSED STORMWATER MANAGEMENT AND UTILITY EASEMENT
  EASEMENT SERVING PARCEL 264 AND PARCEL 584 - TAX MAP 27
  39,415 SF (WITHIN P. 264)
  EASEMENT SERVING PARCEL 264 AND PARCEL 584 - TAX MAP 27
  8,198 SF (WITHIN P. 584)

PARCEL 584 DEED REFERENCE TABLE			
UNIT	OWNER	TAX ACCT#	DEED REFERENCE
1	VILLANOVA PROPERTIES, INC.	206839	SVH 3562/517
2	VILLANOVA PROPERTIES, INC.	206847	SVH 3562/517
3	VILLANOVA PROPERTIES, INC.	206855	SVH 3546/81
4	VILLANOVA PROPERTIES, INC.	206863	SVH 3703/198
5	VILLANOVA PROPERTIES, INC.	206871	SVH 3562/517
6	VILLANOVA PROPERTIES, INC.	206898	SVH 3562/517
7	VILLANOVA PROPERTIES, INC.	206901	SVH 3562/517
8	VILLANOVA PROPERTIES, INC.	206928	SVH 3562/517
9	VILLANOVA PROPERTIES, INC.	206936	SVH 3562/517
10	VILLANOVA PROPERTIES, INC.	206944	SVH 3562/517
11	VILLANOVA PROPERTIES, INC.	206952	SVH 3562/517
12	VILLANOVA PROPERTIES, INC.	206960	SVH 3759/415
13	VILLANOVA PROPERTIES, INC.	206979	SVH 3562/517
14	VILLANOVA PROPERTIES, INC.	206987	SVH 3562/517
15	VILLANOVA PROPERTIES, INC.	206995	SVH 5477/64
16	VILLANOVA PROPERTIES, INC.	207002	SVH 5477/67
17	VILLANOVA PROPERTIES, INC.	207010	SVH 5477/58
18	VILLANOVA PROPERTIES, INC.	207029	SVH 5477/61
19	VILLANOVA PROPERTIES, INC.	207037	SVH 3562/517
20	VILLANOVA PROPERTIES, INC.	207045	SVH 3562/517
21	VILLA NOVA PROPERTIES, INC.	207053	SVH 5100/24
22	VILLANOVA PROPERTIES, INC.	207061	SVH 3759/131
23	VILLANOVA PROPERTIES, INC.	207088	SVH 3694/547
24	VILLANOVA PROPERTIES, INC.	207096	SVH 3562/517
25	VILLANOVA PROPERTIES, INC.	207118	SVH 3562/517
26	VILLANOVA PROPERTIES, INC.	207126	SVH 3694/571
27	VILLANOVA PROPERTIES, INC.	207134	SVH 3694/575
28	VILLANOVA PROPERTIES, INC.	207142	SVH 3562/517
29	VILLA NOVA PROPERTIES, INC.	207150	SVH 4942/161
30	VILLANOVA PROPERTIES, INC.	207169	SVH 3562/517
31	VILLANOVA PROPERTIES, INC.	207117	SVH 3784/230
32	VILLA NOVA PROPERTIES, INC.	207185	SVH 5050/732
33	VILLANOVA PROPERTIES, INC.	207193	SVH 3562/517
34	VILLANOVA PROPERTIES, INC.	207207	SVH 3562/517
35	VILLANOVA PROPERTIES, INC.	207215	SVH 3562/517
36	VILLANOVA PROPERTIES, INC.	207223	SVH 3491/161
37	VILLANOVA PROPERTIES, INC.	207231	SVH 3562/282
38	VILLANOVA PROPERTIES, INC.	207258	SVH 3562/517



VICINITY MAP: NOT TO SCALE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

FOREST CONSERVATION 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.

NOTE : SEE GENERAL NOTE #10 FOR REVISED PARCEL 264

LINE TABLE		
LINE	LENGTH	BEARING
L-1	1.93	N20°03'45"E
L-2	1.07	S20°03'45"W
L-3	10.02	N70°13'04"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C-1	25.39	50.00	29°05'55"	12.98	S34°38'40"W	25.12
C-2	14.28	68.01	12°02'02"	7.17	S61°54'01"E	14.26
C-3	23.35	25.00	53°30'35"	12.60	N22°24'21"E	22.51
C-4	24.84	54.22	26°15'07"	12.64	S31°21'11"W	24.63
C-5	18.67	77.50	13°48'15"	9.38	N63°03'58"W	18.63

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.

[signature] 6/10/2013
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION
DATE:

ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL SEWERAGE. APPROVAL OF THE PLAT IS PREDICATED UPON THE USE OF A SHARED WATER SUPPLY SYSTEM APPROVED IN COUNTY COMMISSIONER RESOLUTION 12-27. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINU USE OF THE SHARED WATER SYSTEM AND CONNECT TO THE COMMUNITY WATER SYSTEM WHEN AVAILABLE.

[signature] R.S. 6/7/13
APPROVING AUTHORITY - WORCESTER COUNTY
DATE:

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW NOTE

A PORTION OF PARCEL 584 LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA INTENSE DEVELOPMENT AREA (IDA), 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 WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

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:
5' ROAD WIDENING DEDICATION STRIP ALONG OLD BRIDGE ROAD
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] 5/31/13
PARCEL 264 AND 584 OWNER: JOHN BURBAGE, JR., PRESIDENT
VILLA NOVA PROPERTIES, INC.
9428 STEPHEN DECATUR HWY
BERLIN, MD 21811
DATE:

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.

[signature] 5-31-2013
FRANK G. LYNCH, JR.
REG # 10782
DATE:

STATE OF MARYLAND · FRANK GLENWOOD LYNCH JR. · PROFESSIONAL LAND SURVEYOR · NO. 10782 REGISTERED

ST#2/C/JOB FILES 2012/10525-12.DWG

#	REVISION	DATE	CHKD

LOCATION

TAX MAP 27, PARCEL 264 AND 584
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

TITLE

BOUNDARY LINE ADJUSTMENT

LANDS OF VILLANOVA PROPERTIES, INC.
TAX MAP 27, PARCEL 264 AND 584
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

PROFESSIONAL SEAL

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	DT/CM/BP	FILE NO.:	10525-13
DRAWN BY	FGL JR.	DATE	5-24-2013	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=60'		

MSA SSu 1257 8730
P199653

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Maryland State Archives