SVH LIBER 239 FOLIO 27
RECORDED
09/18 2013

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY 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 ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER 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 PERMIT.

WORCESTER COUNTY PLANNING COMMISSION — DATE: 9/17/2013

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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

OWNER: GLEN O. DEIMLER — DATE: 9/04/2013
12613 WHISPERING WOODS DR
OCEAN CITY, MD 21842

OWNER: KATHLEEN A. DEIMLER — DATE: 9/04/2013
12613 WHISPERING WOODS DR
OCEAN CITY, MD 21842

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.

Frank G. Lynch, Jr. — Date: 9-03-2013
Reg # 10782

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL 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.

APPROVING AUTHORITY — DATE: 9-9-13

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.

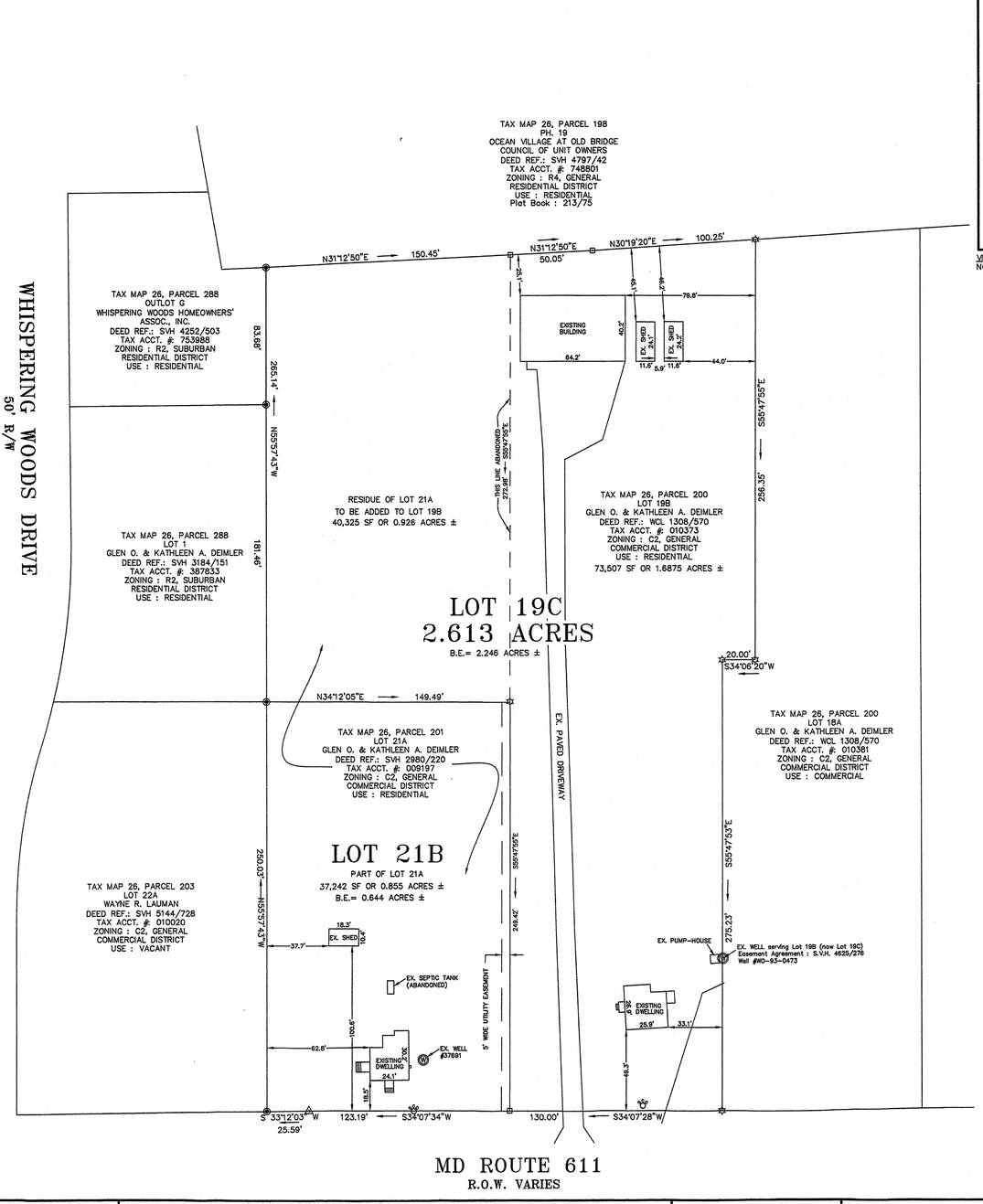
BOUNDARY LINE ADJUSTMENT AREA SUMMARY	
LOT 21A:	1.780 AC.±
LESS AREA ADDED TO LOT 19B:	0.925 AC.±
LOT 21B:	0.855 AC.±
LOT 19B:	1.688 AC.±
PLUS AREA ADDED FROM LOT 21A:	0.925 AC.±
LOT 19C:	2.613 AC.±

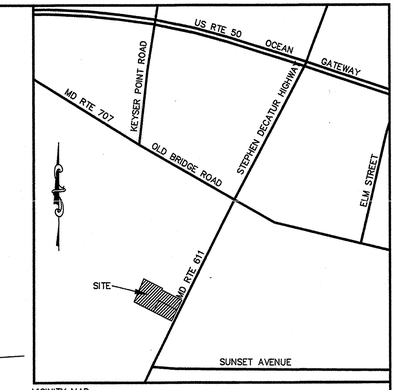
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PROJECT NOTES:

1. EX. ZONING: C2, GENERAL COMMERCIAL DISTRICT
   ZONING SETBACKS:
   FRONT: 25', SIDES: 6', REAR: 20'
2. 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 C.
3. THE PURPOSE OF THIS PLAT IS TO ADD A PORTION OF LOT 21A TO LOT 19B AND THEREBY CREATING LOTS 21B AND 19C.
   THESE AMENDMENTS ARE NOT BEING APPROVED AS SEPARATE LOTS. DEEDS MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY TO REFLECT THE AMENDMENTS TO THE PROPERTY DESCRIPTIONS.
4. THIS SUBDIVISION IS NOT LOCATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
5. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THIS SUBDIVISION.
6. THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PROPERTY.
7. PLAT REFERENCE: WCL 115/5 "RESUBDIVISION PLAT – LOT 19 A – LOT 21 A – PAUL T. SCOTT SUBDIVISION"
   SVH 170/4-5 "BOUNDARY LINE ADJUSTMENT – PARCELS 198, 203, 288 AND LOTS 23 & 24 OF PARCEL 435 – TAX MAP 26"
   SVH 171/1 "RECORD PLAT – WHISPERING WOODS SUBDIVISION"
   SVH 168/63 "RESUBDIVISION OF LOTS 18 & 19A – LANDS OF GLEN O. & KATHLEEN A. DEIMLER"

LEGEND
- DENOTES CONC. MON. FOUND
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD SET
- DENOTES UNMARKED POINT





VICINITY MAP
NOT TO SCALE

#	REVISION	DATE	CHKD
1	Addressed comments	8-19-2013	

PROJECT
TAX MAP 26, PARCEL 200 and 201, LOTS 21A & 19B
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

TITLE
BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF GLEN O. DEIMLER & KATHLEEN A. DEIMLER

PROFESSIONAL SEAL
STATE OF MARYLAND · FRANK GLENWOOD LYNCH · No. 10782 · PROFESSIONAL LAND SURVEYOR

DISK: BENCD#8

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/FGL3	FILE NO.:	11084-13
DRAWN BY	B. OVERHOLT	DATE	7-11-13	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=40'		

MSA SSU 1257 8750

P201115

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.