SRB LIBER 242 FOLIO 11
RECORDED
10/07/2015

PLANNING COMMISSION CHAIRMAN – CITY OF POCOMOKE CITY, MARYLAND	
[signature]	10/5/15
SIGNATURE	DATE
CITY MANAGER – CITY OF POCOMOKE CITY, MARYLAND	
[signature]	9/10/15
SIGNATURE	DATE

SITE DATA:

1. OWNER: HOMES FOR POCOMOKE CITY LIMITED PARTNERSHIP
318 SIXTH STREET, SUITE 2
ANNAPOLIS, MD 21403

PROPERTY ADDRESSES: 601 BANK STREET
POCOMOKE CITY, MD 21851

SURVEYOR: McCRONE
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
(410) 548-1492
FAX: (410) 548-2055

2. TAX MAP 400, PARCEL 308, LOT 14(BANK STREET)
TOTAL AREA = ± 1.646 ACRES
DEED REF: 6326/196

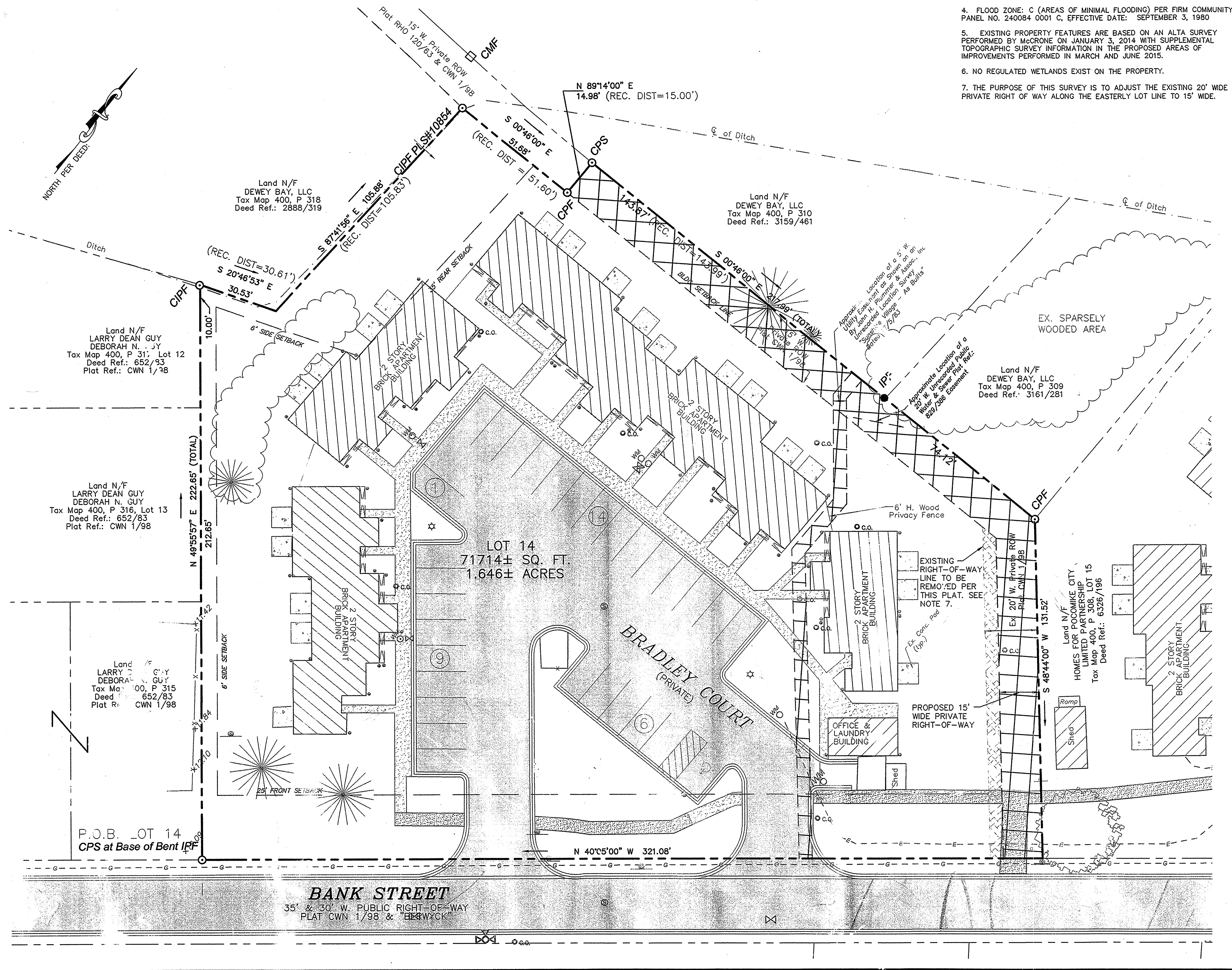
3. ZONING:
TAX MAP 400, P 308 (BANK STREET)
R-3 (MULTI FAMILY DISTRICT)
SETBACKS: FRONT-25', SIDES-6', REAR-35'
(NOTE: POCOMOKE CITY CODE 54-49)

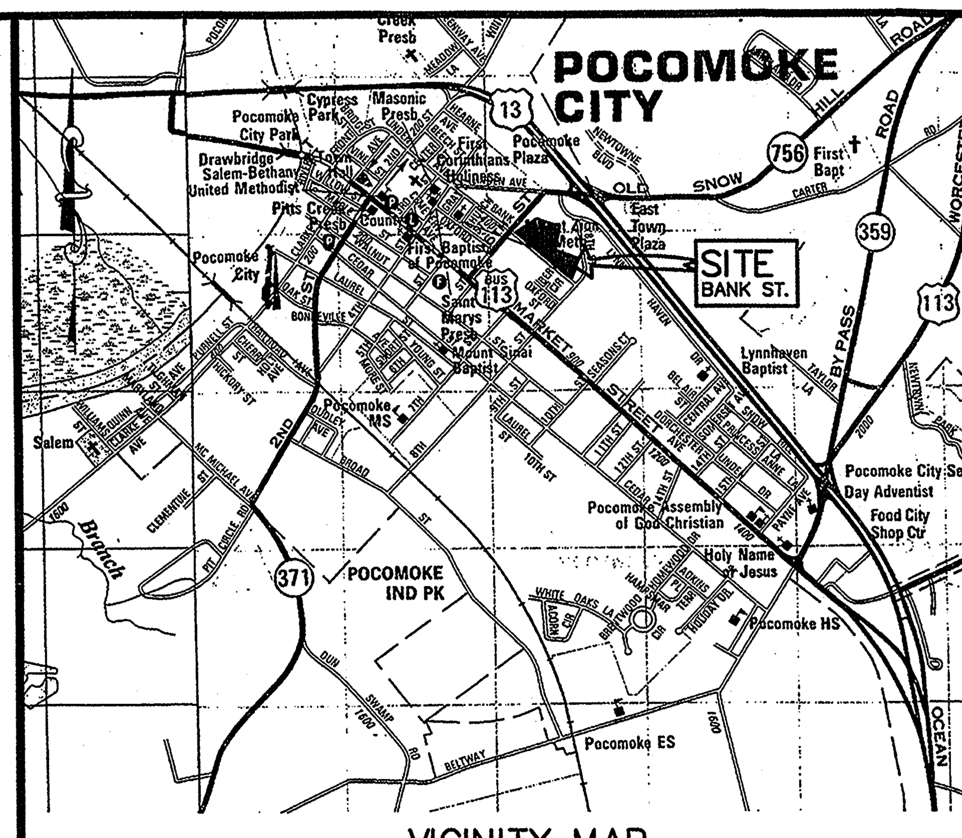
4. FLOOD ZONE: C (AREAS OF MINIMAL FLOODING) PER FIRM COMMUNITY PANEL NO. 240084 0001 C, EFFECTIVE DATE: SEPTEMBER 3, 1980

5. EXISTING PROPERTY FEATURES ARE BASED ON AN ALTA SURVEY PERFORMED BY McCRONE ON JANUARY 3, 2014 WITH SUPPLEMENTAL TOPOGRAPHIC SURVEY INFORMATION IN THE PROPOSED AREAS OF IMPROVEMENTS PERFORMED IN MARCH AND JUNE 2015.

6. NO REGULATED WETLANDS EXIST ON THE PROPERTY.

7. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EXISTING 20' WIDE PRIVATE RIGHT OF WAY ALONG THE EASTERLY LOT LINE TO 15' WIDE.





VICINITY MAP
N.T.S.
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE No. 20800793

SEAL 09/02/2015
DATE EXP 02/01/17

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EASEMENT HATCH
- SETBACK LINE
- R.O.W. LINE
- CAPPED PIN SET — CPS
- CAPPED PIN FOUND — CPF
- CONCRETE MONUMENT FOUND — CMF
- IRON PIPE FOUND — IPF
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PAINT STRIPE
- CURB AND GUTTER
- PAVEMENT HATCH
- ASPHALT HATCH
- BUILDING OUTLINE
- ROOF LINE
- BUILDING HATCH
- SIDEWALK
- SIDEWALK HATCH
- CONCRETE
- FENCE LINE
- SIGN
- CATCH BASIN
- CENTERLINE OF DITCH
- SANITARY MANHOLE
- SANITARY CLEANOUT — c.o.
- WATER VALVE — WV
- WATER METER — WM
- FIRE HYDRANT
- UTILITY POLE
- ELEC. JCT./SERVICE BOX — ELEC
- TRANSFORMER — XFMR
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- TREE/SHRUB/BRUSH LINE
- DOWNSPOUT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REV. #	DATE	DESCRIPTION

REVISIONS

McCRONE
● Engineering ● Environmental Sciences
● Construction Services ● Land Planning & Surveying
ANNAPOLIS ● CENTREVILLE ● ELKTON ● SALISBURY
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE 410-548-1492 * FAX 410-548-2055
www.mccrone-inc.com
Copyright © 2015

DATE:	8/4/15
JOB NUMBER:	D2140063
SCALE:	AS NOTED
DRAWN BY:	ML
DESIGNED BY:	SL
APPROVED BY:	MCB
FOLDER REFERENCE:	N/A

EASEMENT ADJUSTMENT SURVEY
FOR
SUNSHINE VILLAGE
BANKS STREET
POCOMOKE CITY, WORCESTER COUNTY, MARYLAND
Prepared For: HOMES FOR AMERICA

SHEET NO.: 1

FILE NO.: 140063-EASEMENT-PLAT

03/64/65

P212415

MSA S1257-8910