


Recording of Plat 3875PG0255
Calvert County, Maryland

This is to Certify that the Taxes on Property Description within have been paid to and including 11/30/11
 Calvert County Treasurer

**TOWN OF CHESAPEAKE BEACH
 REPLATTING**

PROPERTY OWNER:	William L. Fortier, E. Jeanne Fortier & Jon Michael Fortier				
PROPERTY DEED REFERENCE:	JLB 146/434 & JLB 149/459	RECORDING FEE	20.00	TOTAL	20.00
SUBDIVISION NAME:	West Chesapeake Beach (Wickersham Subdivision)	Rest CV02	Rept # 18241	KPS	Blk # 875
SUBDIVISION PLAT REFERENCE:	GWD 11/385	Feb 22, 2012	03:24 PM		
PURPOSE OF PLAT:	To revise Lot 15R to show sewer easement thereby creating Lot 15RR				
ELECTION DISTRICT:	3	TAX MAP#:	101	PARCEL #:	N/A
		TAX ID #:	03-046818		

PLANNING COMMISSION APPROVAL FOR RECORDING

Exempt from Town of Chesapeake Beach Subdivision Regulations

8/10/11
DATE


 Jeff LaBar, Chairman of Planning and Zoning Commission

CERTIFICATE BY THE HEALTH OFFICER

This lot (parcel) satisfies the requirements of the Maryland Department of the Environment Regulation 26.04.02 allowing the construction of individual/community water systems and individual/community sewerage systems for homes and other establishments, and it is in conformance with the current County Water and Sewerage Plan for Water Planning Category W 1 and Sewerage Planning Category S 1.

2-17-12
DATE


 David L. Rogers, County Health Officer

CERTIFICATE BY THE OWNER

The undersigned owners and all parties having proprietary interest in this property hereby adopt this plan (replating), establish the minimum building restriction lines and dedicate the streets, alleys, walks and other areas as specified. A utility easement is established 10 feet in width binding on all rights-of-way for the installation or maintenance of public utilities and any required amenities.

Date Witness

Signature Deceased
 Print Name William L. Fortier

Date Witness

Signature Deceased
 Print Name E. Jeanne Fortier

8/30/11
Date Witness

Signature 
 Print Name Jon Michael Fortier

CERTIFICATE BY REGISTERED SURVEYOR

I hereby certify that the plan shown herein is correct; that it is a replatting of part of the land conveyed by Chesapeake Beach Park, Inc. to William L. Fortier, E. Jeanne Fortier and Jon Michael Fortier by deed dated July 29, 1972 and recorded in Liber JLB 146 of Folio 434, Calvert County. It is also a replatting of part of the land conveyed by the Town of Chesapeake Beach to William L. Fortier, E. Jeanne Fortier and Jon Michael Fortier by deed dated November 3, 1972 and recorded in Liber JLB 149 of Folio 459, Calvert County. Furthermore, the lots shown herein meet or exceed the AASHTO sight distance criteria for the posted speed of Elm Street and that an entrance location exists along the frontage that meets or exceeds the sight distance requirements of the Calvert County Road Ordinance. Permanent rods and/or monuments have been or will be set in accordance with Article 609 (a) Town of Chesapeake Beach Subdivision Regulations and Article 21, Section 3-108, Annotated Code of Maryland.

9/13/11
DATE

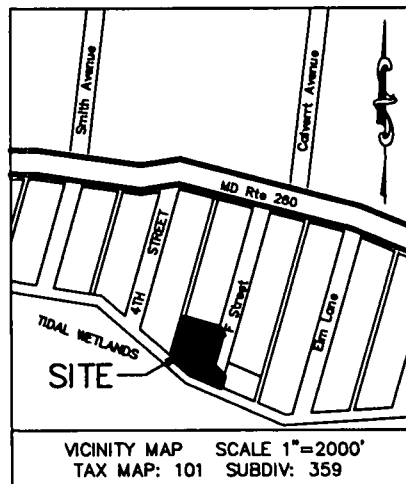

Signature

SEAL



CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 3875, p. 0255, MSA-CE4, 2004, Date available 02/24/2012, Printed 06/04/2024.

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.94	N16°00'00"E
L2	24.47	S40°52'54"E
L3	32.58	S51°27'19"E
L4	7.75	S41°08'53"E
L5	26.61	S67°40'29"E
L6	18.41	S67°00'56"E
L7	48.67	S65°49'43"E
L8	10.09	S16°00'00"W
L9	42.47	S65°54'07"E
L10	11.54	N64°31'56"W
L11	43.17	N67°51'16"W
L12	9.20	N40°37'52"W
L13	32.61	N51°36'04"W
L14	18.88	N40°52'54"W

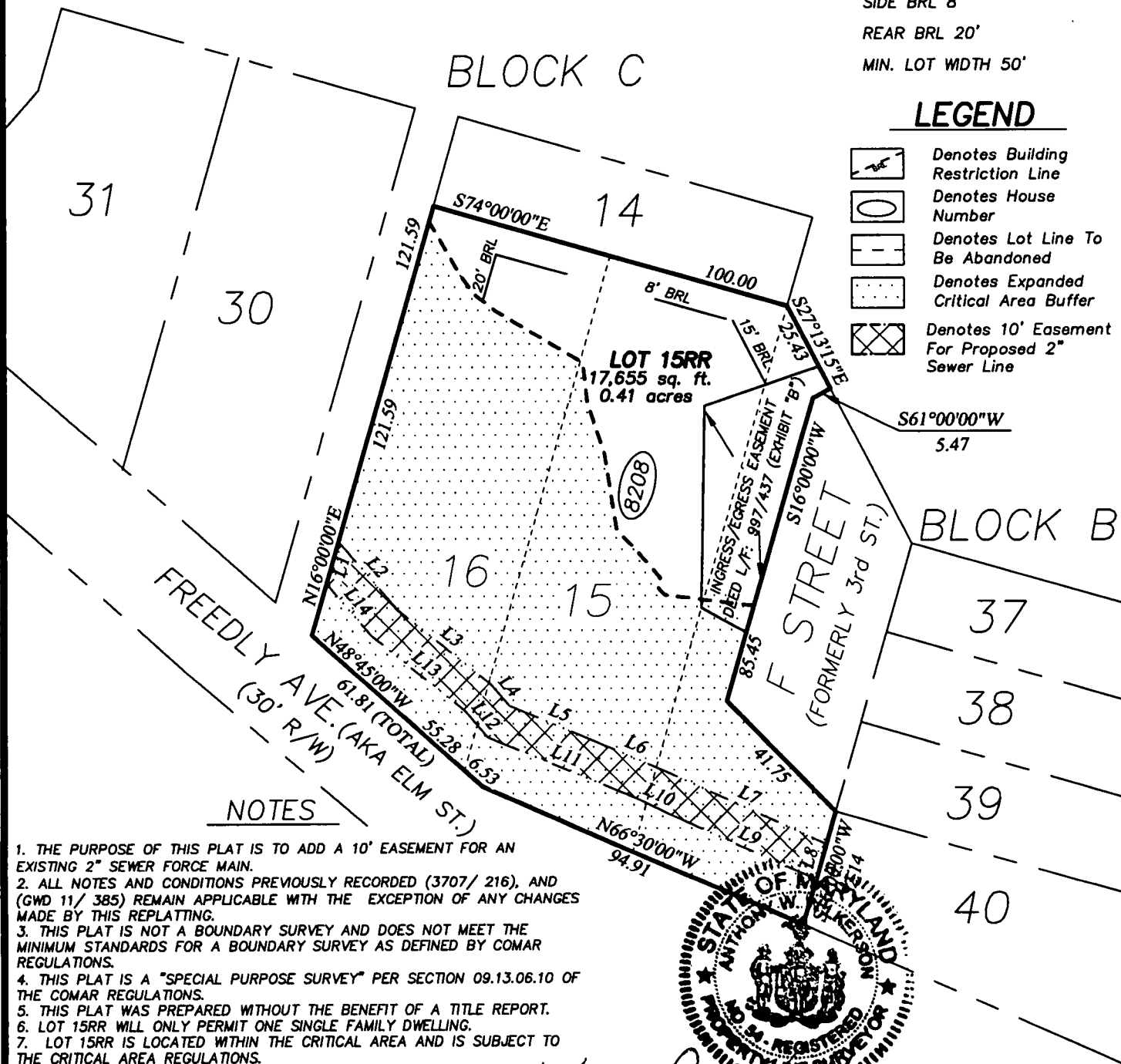


ZONING: R-V

- 6,000 S.F. MIN LOT SIZE
- FRONT BRL 15'
- SIDE BRL 8'
- REAR BRL 20'
- MIN. LOT WIDTH 50'

LEGEND

- Denotes Building Restriction Line
- Denotes House Number
- Denotes Lot Line To Be Abandoned
- Denotes Expanded Critical Area Buffer
- Denotes 10' Easement For Proposed 2" Sewer Line



7/13/11

A.W. Wilkerson

PLAT REFERENCE: GWD 11/ 385

DATE

A.W. WILKERSON PROP L.S. #54

REPLATTING OF LOTS 15 & 16 BLOCK C

LOT 15RR BLOCK C

WICKERSHAM PROPERTY
(WEST CHESAPEAKE BEACH)

3RD ELECTION DISTRICT
SCALE : 1" = 40'

CALVERT COUNTY, MARYLAND
MAR., 2011

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS

Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272

DRAWN BY	CEL
SCALE	1" = 40'
DATE	MAR., 2011
JOB NO.	11-18395
FILE	CC725
DWG	CC725RP15R