R#0 137/15

R.H.O. 137/15

## 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 (1981) 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. 12/3/92

L. E. Bunting, Jr., P.L.S. # 142 — Date

STATE OF MARYLAND · LAWSON E. BUNTING JR. · No. 142 · REGISTERED · PROPERTY LINE SURVEYOR

## 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 (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Theresa Parsons Jr./Sec 6 Jul 93

Bunting's Nurseries, Inc. — Date

Gladys B. Pecore 6 Jul 93

Gladys B. Pecore — Date

Dorothy V. Moore 6 July 93

Dorothy V. Moore — Date

7 July 1993

Watson / Kline Partnership — Date

## WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Lot IA of Gladys B. Pecore, Lot 2A Revised of Watson \ Kline Partnership, and Revised lands of Dorothy V. Moore are approved for existing or previously platted interim sewage and water supply systems.

Richard S. Wales 7/27/93

Worcester County Approving Authority — Date

## WORCESTER COUNTY PLANNING AND ZONING COMMISSION

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 employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.

Any approval by the Department of the Environment of any sewer or water system or suitability therefore 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.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

A 10' foot road widening strip along **Shingle Landing Road is 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.

Charles D. Hall 7-21-93

Worcester County Planning Commission — Date

N

LOT 3A

S 87°15'24" E ± 346.4'

by & with ± 763.2' to shoreline

BIRCH'S BRANCH

by & with ± 537.4' of shoreline

N 47°44'23" E 120.00'

253.00'

N 02°44'33" E

LOT 2A REVISED
part of Parcel # 249
(SEE PLAT REF. # 1)
TOTAL AREA OF LOT 2A REVISED
= ± 5.002 ACRES

LOT 2A

CURVE (A)
RADIUS - 35.00'
ARC - 54.74'
CHORD - 55.90'
CHORD BEARING - N 54°00'30" E

S 73°00'08" E 126.62'

S 83°57'56" E 209.01'

N 71°06'05" E 357.87'

S 86°22'29" E 112.11'

S 86°27'55" E 96.98'

N 86°22'29" W 99.00'

N 66°27'55" W 90.71'

PART "A" 338.64'

S 71°06'05" W

N 73°00'08" W 131.98'

N 83°57'56" W 220.11'

N 01°01'07" E 139.97'

S 01°01'07" W 141.02'

35.00'

N/F
GARY PHILLIPS
790 / 417
PARCEL # 15

Harvey Williams, Jr.
924 / 383
Parcel # 85
Zoned: E - 1

10' WIDE ROAD WIDENING DEDICATION

341.57'

N 87°15'39" W 214.99'

TO U.S. ROUTE 113

SHINGLE LANDING ROAD 30' R / W

N 87°15'09" W 443.53'

± 373.3'

± 183.3'

N 66°29'31" W 181.76'

N 61°22'30" W 86.55'

N 79°35'53" W 52.84'

N 74°35'22" W 178.43'

87.42'

S 23°45'00" W 210.00'

N 17°16'17" W 69.88'

92.01'

S 17°16'17" W 206.38'

95.00'

30.36'

588.73'

lands of
Gladys B. Pecore
part of Parcel # 249
LOT 1A

TOTAL AREA OF
LOT 1A =
± 2.456 ACRES

LOT 1

Residue of lands of
Bunting's Nurseries, Inc.
Area = ± 1.256 acres

PART "B"

± 354.4'

Revised lands of
Dorothy V. Moore
167 / 429
Parcel # 197
Zoned: E - 1

by & with ± 636.6' of shoreline

AREA = ± 1.618 ACRES

N 57°47'04" W 184.71'

N 02°45'00" E 30.00'

PART "C"

151.04'

N 57°50'41" W

S 87°15'00" E 20.31'

N 56°56'59" W

S 22°29'56" W 59.34'

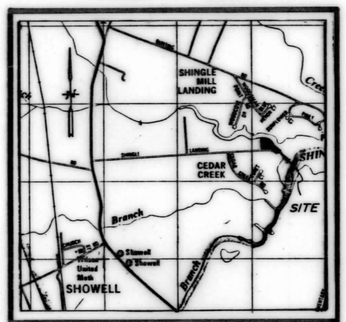
± 345.0'

N/F
Edward W. & Diane Burkhouse
RHO 1480 / 375
Parcel # 93
Zoned: E - 1

1 — 18 — 15 — 14

C E D A R C R E E K S U B D I V I S I O N
PLATBOOK: 129 / 48
ZONED: E - 1

VICINITY MAP




L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

LEGEND:
- DENOTES IRON PIPE, TO BE SET
- DENOTES UNMARKED POINT
- DENOTES LINE TO BE ABANDONED
- DENOTES RE-BAR, FOUND
- DENOTES IRON PIPE, FOUND

100 50 25 0 100 200
GRAPHIC SCALE - IN FEET

PLAT REFERENCE:
1. "RESUBDIVISION OF KLINE'S DIVISION AT SHINGLE LANDING"
   BY: R. LEE GILLISS, DATED 2 / 20 / 90
   PLATBOOK: 132 / 8
2. "PROPERTY SURVEY FOR HARVEY WILLIAMS, JR."
   BY: F. G. LYNCH, DATED 10 / 7 / 83

NOTES:
1. PART A - AREA = ± 0.848 ACRES
   LAND TO BE CONVEYED FROM EXISTING LOT 1 AND MADE PART OF EXISTING LOT 2A.
2. PART B - AREA = ± 0.126 ACRES
   LAND TO BE CONVEYED FROM BUNTING'S NURSERIES, INC. TO EXISTING LOT 1 OF GLADYS B. PECORE.
3. PART C - AREA = ± 0.229 ACRES
   LAND TO BE CONVEYED FROM BUNTING'S NURSERIES, INC. TO DOROTHY V. MOORE.

RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.
OCT 8 8 49 AM '93
FILED

MISC FEE 2.50
REC FEE 2.50
TOTL 5.00
6373CKEK 5.00
02 01993 10-08 AB#49

# PLAT

SHOWING
REVISED & REASSEMBLED LANDS OF
BUNTING'S NURSERIES, INC.
AND
GLADYS B. PECORE
AND
DOROTHY V. MOORE
AND
WATSON / KLINE PARTNERSHIP
FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 10 / 27 / 92
JOB NO.: 3975 / 92

USACSU 2157-5030

Maryland State Archives