R.H.O. 143/30

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 Worcester County Environmental Programs of any sewer or water system or suitability thereof 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.

C.D. Hall — 8/3/95

WORCESTER COUNTY PLANNING COMMISSION — DATE

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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Gardner L. Kitchens — 7/12/95
Gardner L. Kitchens — Date

Mildred M. Kitchens — 7/12/95
Mildred M. Kitchens — Date

Jonathan S. Taylor — 7/1/95
Jonathan S. Taylor — 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 (1988) 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. — 3/14/95
L.E. Bunting, Jr. P.L.S. 142 — Date

STATE OF MARYLAND — LOTTIE E. BUNTING — No. 142 — REGISTERED PROPERTY LINE SURVEYOR

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

The purpose of this plat is to adjust the property line on three parcels.

Richard L. Wells RO — 7/18/95
APPROVING AUTHORITY - WORCESTER COUNTY — Date

WORCESTER FOREST CONSERVATION LAW

In accordance with Subtitle IV, Section 1-403 (b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Law, 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.

LOT AREA TABLE (Acres)		
Parcel	Original Area	Revised Area
9	0.891 acres	0.863 acres
148	0.698 acres	0.805 acres
164	10.37 acres	10.29 acres

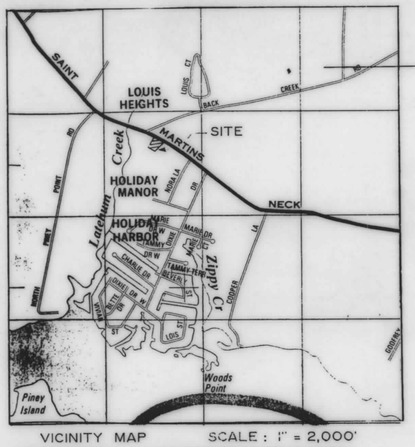
FILED
Aug 7 10 22 AM '95
RICHARD H. OUTTEN - CLK. CT. CT. WOR. CO.

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rcpt MOB1 Rcpt # 12813
RHO 1064 Blk # 308
Aug 07, 1995 10:28 am

NOTES :

1.) THE BOARD OF ZONING APPEALS, CASE NO. 38181 GRANTED A VARIANCE PURSUANT TO SECTION ZS 1 - 304(r)(2) & (3) ON NOVEMBER 10, 1994.

2.) THE PURPOSE OF THIS PLAT IS TO CONVEY ITEM ONE CONTAINING 4,711 SQ. FT. FROM PARCEL 9 TO BE CONVEYED TO PARCEL 148 AND ITEM TWO CONTAINING 3,497 SQ. FT. FROM PARCEL 164 TO BE CONVEYED TO PARCEL 9.



VICINITY MAP — SCALE : 1" = 2,000'

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

LEGEND

- DENOTES IRON PIPE, FOUND
- DENOTES IRON PIPE, TO BE SET
- DENOTES AXLE, FOUND
- DENOTES UNMARKED POINT

OWNER' S ADDRESS :

GARDNER & MILDRED KITCHENS
11306 ST. MARTIN'S NECK ROAD
BISHOPVILLE, MD. 21813

JONATHAN S. TAYLOR
11256 ST. MARTIN'S NECK ROAD
BISHOPVILLE, MD. 21813

ZONING DISTRICT : E-1

Min. Front Yard	50'
Min. Side Yard	50'
Min. Rear Yard	100'

NOTE :

This property is situated within Flood Hazard Zone "C", as shown on FIRM MAP #240083 0025 A, dated 2/15/79.

graphic scale 1" = 50'
50 0 50 100

PROPERTY LINE ADJUSTMENT

SHOWING REVISED LANDS OF
GARDNER L. & MILDRED M. KITCHENS
AND
JONATHAN S. TAYLOR
ST. MARTINS NECK ROAD
FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE 1" = 50' — DATE 8 / 13 / 92
JOB NO. 4127 / 92 — REVISED : 3 / 1 / 95

Maryland State Archives