

SVH 232/49

BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF ZION METHODIST EPISCOPAL CHURCH AND DEBRA E. STAVELY AND SANDRA M. COLLINS

FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

FILED

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.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County, a 5' wide strip across the front of Parcel # 84 and the adjoining roadways are offered in dedication for the future widening of BACK CREEK ROAD. 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 The offer may not be withdrawn without the consent of the County Commissioners.

David L. Clough
WORCESTER COUNTY PLANNING COMMISSION 10/2/09 DATE

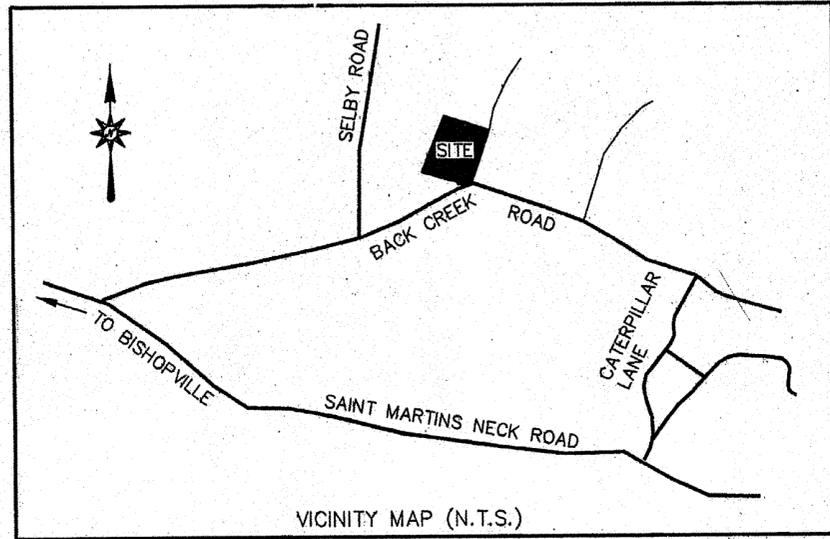
ENVIRONMENTAL PROGRAMS

The purpose of this plat is to approve an addition to a parcel with existing approved on-site water and sewage disposal systems.

Robert Mitchell, R.S. 9-29-09
APPROVING AUTHORITY WORCESTER COUNTY Date

FOREST CONSERVATION LAW STATEMENT NO. 6

In accordance with the 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 approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 10 - PARCEL 160 AND PARCEL 84 (ZION METHODIST EPISCOPAL CHURCH) AND TAX MAP 10 - PARCEL 85 AND TO CONSOLIDATE PARCEL 160 AND PARCEL 84.
2. CURRENT OWNERS:
PARCEL 160 - ZION METHODIST EPISCOPAL CHURCH - DEED REFERENCE FWH 153/500
PARCEL 84 - ZION METHODIST EPISCOPAL CHURCH - DEED REFERENCE ODC 6/179 AND BB 22/397
PARCEL 85 - DEBRA E. STAVELY AND SANDRA M. COLLINS - DEED REFERENCE SVH 4130/286
3. CURRENT ZONING OF SITE AND ADJACENT PROPERTIES IS A-1, AGRICULTURAL
REQUIRED SETBACKS (CHURCHS AND TEMPLES): FRONT = 60' FROM CENTERLINE OF ROAD
SIDES = 30' EACH
REAR = 30'
4. BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0025 A DATED 02/15/1979 THIS PROPERTY LIES IN FLOOD ZONE "C".
5. THIS SITE IS NOT LOCATED IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
6. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF THE NEW LINE OF DIVISION AND ANY OTHER STRUCTURES WITHIN 50' OF THE NEW LINE OF DIVISION.
7. THERE ARE NO DITCHES ASSOCIATED WITH A PUBLIC DRAINAGE ASSOCIATION.

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.

Debra E. Stavely 9/28/09
DEBRA E. STAVELY (OWNER PARCEL 85) DATE
OWNERS BY LIFE ESTATE OF ELBERT B. & ELIZABETH V. ESHAM
5898 CUMBERLAND DRIVE
SALISBURY, MARYLAND 21804
PHONE 410-543-1348

Sandra M. Collins 9/28/09
SANDRA M. COLLINS (OWNER PARCEL 85) DATE
OWNERS BY LIFE ESTATE OF ELBERT B. & ELIZABETH V. ESHAM
32059 STONE LANE
DAGSBORO, DELAWARE 19939
PHONE 302-732-9869

William Venable 8/24/09
WILLIAM VENABLE (HEAD TRUSTEE) DATE
ZION METHODIST EPISCOPAL CHURCH
11707 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
PHONE 410-352-5107

RECORDING FEE	15.00
TOTAL	15.00
Rec# M082	10/2/09
SVH 3478	12:52 PM
Oct 02, 2009	

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.

Madison J. Bunting, Jr. PRES. 8/21/2009
MADISON J. BUNTING, JR. - PRESIDENT DATE
MADISON J. BUNTING, JR. SURVEYOR INC. - LICENSE NO. 20020



SHEET 1 OF 3

SHEET SCHEDULE
SHEET 1 OF 3 - COVER SHEET AND NOTES
SHEET 2 OF 3 - TOTAL SITE
SHEET 3 OF 3 - DETAIL OF ADDITION

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11616 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)352-3005 - FAX 352-3014

SCALE:	N/A	DATE:	2/12/2008
DRAWN BY:	MJB7	JOB NO.:	4973BOUNDADJ

MSA CIV 2157 8582-1
P71500

