

S.V.H. 234 /75

STEPHEN A. HALES  
CLK.CT.CT.  
2008 OCT 15 A 11:01

# LOT 3A

## BOUNDARY LINE ADJUSTMENT

OF LANDS OF

# RUBY M. BUNTING, FOR LIFE

FIFTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
DATE: 10/07/10



### 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 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. 10/8/10  
L. E. Bunting, Jr. PROP. L.S. #142 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, therefor. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.

The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of Parcel 119, Lot 3, and the adjoining roadway is offered in dedication for the future widening of Shavox Church 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 The offer may not be withdrawn without consent of the County Commissioners.

Ruby M. Bunting 10-8-10  
Ruby M. Bunting Date

### WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

This subdivision is approved for interim water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage).

Ruby M. Bunting R.S. 10-13-10  
Worcester County - Approving Authority Date

### WORCESTER COUNTY PLANNING 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 water system or suitability therefore is based upon State and County standards existing as of the date of approvals. 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 approval 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.

Brent C. Craybill 10/14/10  
Worcester County Planning Commission Date

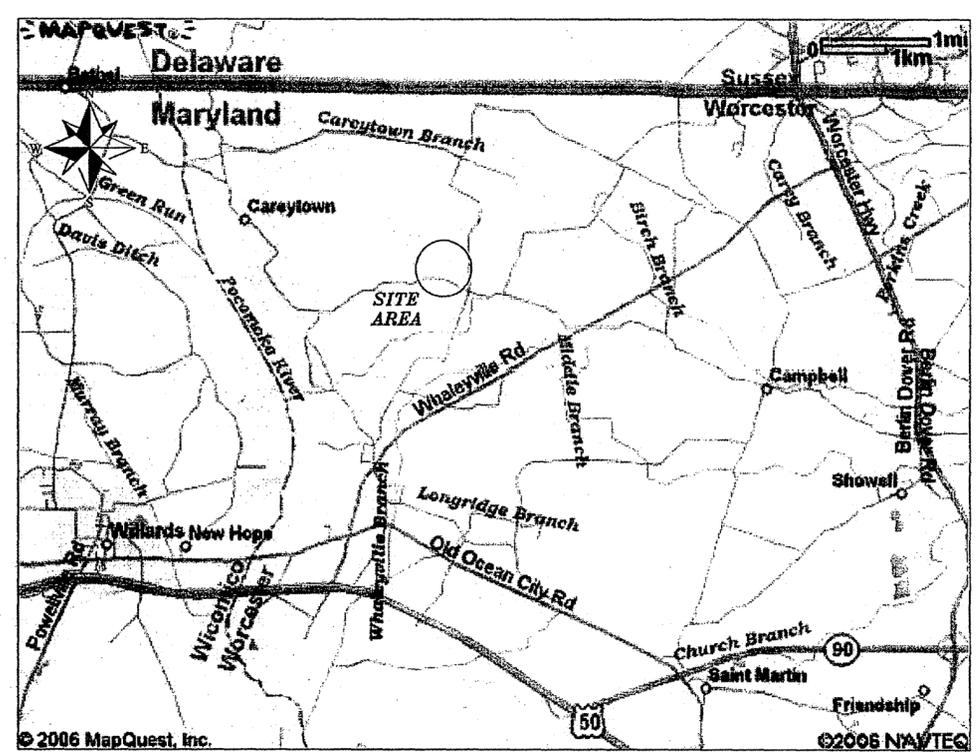
### WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

Lot 3A & Lot 4  
This site is subject to the Worcester County Forest Conservation Law. This site is subject to Forest Conservation Plan No. 10-33. This site has been subject to a regulated activity under the Worcester County Forest Conservation Law. This site has met compliance with Worcester County Forest Conservation Law. An off-site Forest Conservation Plan has been approved and is on file the Department of Planning, Permits and Inspections. A plat depicting the approved off-site Forest Conservation Easement Area and a Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

### PURPOSE STATEMENT

The purpose of this plat is to expand the area of an existing residential building lot shown as Lot 3 on the Minor Subdivision Plat of lands of Ruby M. Bunting, For Life (Plat Book SVH 216/37), creating Lot 3A. No new lot is being created.

In addition to expanding the area of Lot 3, the purpose of this plat is to obtain approval of a new Forest Conservation Plan since Lot 3A and Lot 4 are no longer intended to be conveyed to the owner or an immediate family member. The owner has agreed to meet the requirements of the Forest Conservation Law by setting aside 3.36 acres of existing forest at an off-site location as shown on a plat entitled "Forest Conservation Easement; Tax Map 8, Parcel 21" prepared by Frank G. Lynch, Jr. & Associates, Inc. which will be recorded immediately following this plat recordation. The amount of afforestation required for this subdivision is based on the combined areas of Lot 3A and Lot 4 and is calculated at a 2:1 ratio, with 3.36 acres required to be set aside in an offsite permanent conservation easement.



VICINITY MAP

**OWNERS:**  
RUBY M. BUNTING, FOR LIFE  
# 12709 BLUEBERRY ROAD  
WHALEYVILLE, MARYLAND 21872

**DEED REFERENCE:**  
SVH 3069/29  
RHO 1805/121  
LOT # 3  
PARCEL # 119  
TAX MAP # 8

**TAX ACCOUNT ID:**  
#05-031982

**PROPERTY ZONED: A-1**  
MIN. FRONT YARD 35'  
60' FROM CENTER OF ROAD  
MIN. REAR YARD 50'  
MIN. SIDE YARD 20'

**REFERENCE PLAT:**  
"LOT 3 & LOT 4:  
MINOR SUBDIVISION OF LANDS OF  
RUBY M. BUNTING, FOR LIFE"  
BY:  
L.E. BUNTING SURVEYS, INC.  
11/21/06  
PLAT BOOK: SVH 216/37

### NOTES:

- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED 2/15/79, THIS PROPERTY IS SITUATED IN ZONE C.
- THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.
- THIS PROPERTY IS SITUATED IN THE POCOMOKE WATERSHED; UPPER POCOMOKE SUBWATERSHED.
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.
- UNDER THE CURRENT A-1 AGRICULTURAL DISTRICT REGULATIONS, THE REMAINING LANDS RESULTING FROM THE CREATION OF LOT 3 AND LOT 4 SHALL CONSTITUTE THE FIFTH DIVISION OF PARCEL 21.

RECORDING FEE	5.00
PLAT FEE-A	5.00
TOTAL	10.00
Res# N002	
SVH 8192	
Oct 15, 2010	

**L. E. BUNTING SURVEYS, INC.**  
MARYLAND & VIRGINIA  
LAND SURVEYING  
24 BROAD STREET  
BERLIN, MARYLAND 21811  
(410) 641-3313

MSA CSM 2157 8672-1

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