



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 plotting of this subdivision within the county have been complied with.
 L. E. Bunting, Jr. PROP. L.S. 6/142 Date: 12/7/10

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, therefore. 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 7' wide strip across the front of Parcel # 82 and the adjoining roadway is offered in dedication for the future widening of West Line 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 The offer may not be withdrawn without consent of the County Commissioners.

Richard H. McCabe 12/10
 Elizabeth P. McCabe 12/11/10
 Gary A. McCabe 12/11/10
 Sally E. McCabe 12/11/10

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:
 This subdivision is approved for interim individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-way and other permanent physical objects, shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

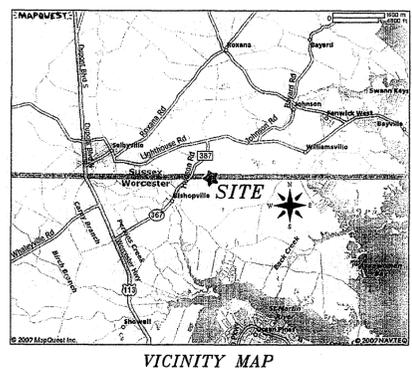
Worcester County Approving Authority 12/20/10

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 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 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.

Worcester County Planning Commission 12/22/10

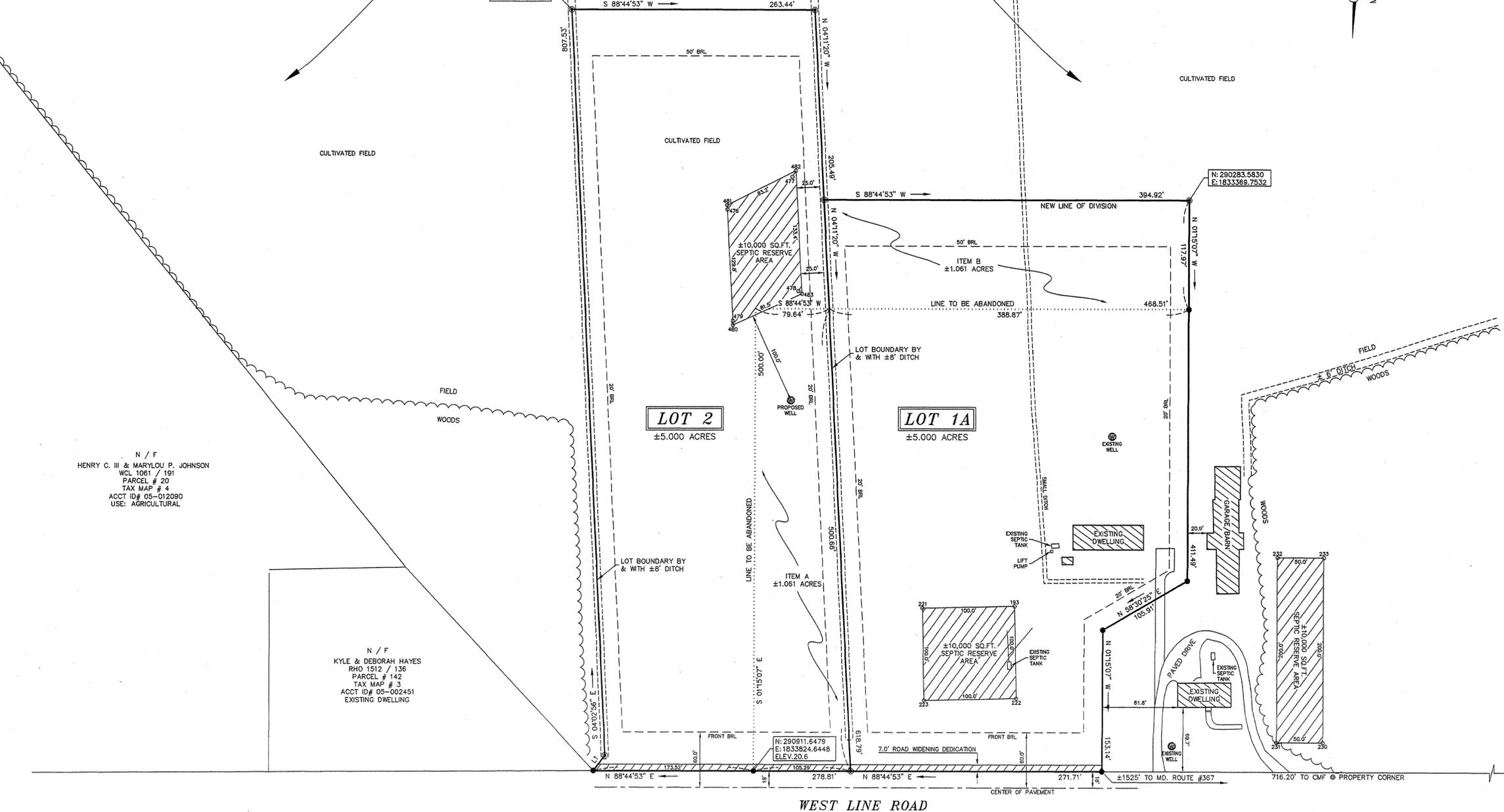
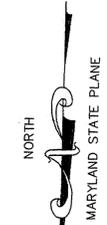
WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:
LOT 2:
 In accordance with Subtitle IV, Section 1-403(b)(9) of the Natural Resources Article of the Worcester County Code of Public Local Laws, Lot 2 is exempt from the County's Forest Conservation Law since the parcel is being created for the purpose of constructing a dwelling house intended for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing, or grading of more than 40,000 square feet of forest; and is subject of a Declaration of Intent filed with the County. The Declaration of Intent-Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.
LOT 1A:
 In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Laws, Lot 1A 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.

PURPOSE STATEMENT:
 The purpose of this plat is to revise the boundary lines of Lot 1, lands of Gary A. & Sally E. McCabe, to become Lot 1A. This will allow for the subdivision of an additional residential building lot from the lands of Richard H. & Elizabeth P. McCabe (Parcel # 82), creating a Lot 2.



REMAINING LANDS OF RICHARD & ELIZABETH McCABE
 FWH 176/261
 PARCEL # 82
 TAX MAP # 3
 ACCT ID# 05-000912
 ZONED: A-1
 USE: AGRICULTURAL
 ORIGINAL AREA = ±84.36 ACRES (PER TAX RECORDS)
 LESS LOT 1A = ±5.000 ACRES
 LESS LOT 2 = ±5.000 ACRES
 REMAINING AREA = ±74.36 ACRES

FILED
 DECEMBER 29 A & 25
 CLERK OF COURT
 STEPHEN V. HALES
 WOR. CO.



N / F
 HENRY C. III & MARYLOU P. JOHNSON
 WCL 1061 / 191
 PARCEL # 20
 TAX MAP # 3
 ACCT ID# 05-012090
 USE: AGRICULTURAL

N / F
 KYLE & DEBORAH HAYES
 RHD 1512 / 136
 PARCEL # 142
 TAX MAP # 3
 ACCT ID# 05-002451
 EXISTING DWELLING

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

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.
 THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE.

LEGEND:
 ■ DENOTES CONC. MON. FOUND
 ● DENOTES IRON PIPE FOUND
 ○ DENOTES IRON PIPE, TO BE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°46'55" W	20.83

COORDINATE TABLE FOR SEPTIC RESERVE AREAS

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
193	290726.7146	1833547.0153	0.00	PINK FLAG
221	290731.0743	1833646.9202	0.00	SRA COMP
222	290826.8195	1833542.8596	0.00	PINK FLAG/SRA
223	290830.9792	1833642.8606	0.00	SRA COMP
230	290866.1991	1833209.7335	0.00	SRA COMP
231	290867.2914	1833299.7216	0.00	SRA COMP
232	290867.3392	1833264.0810	0.00	SRA COMP
233	290866.2468	1833214.1029	0.00	SRA COMP
476	290305.1520	1833869.0357	19.88	sp1
477	290268.2453	1833799.4585	20.11	sp4
478	290391.7570	1833790.1803	20.10	sp3
479	290425.3603	1833859.9335	20.51	sp2
480	290429.9588	1833859.5853	0.00	SRA COMP
481	290300.5728	1833869.3826	0.00	SRA COMP
482	290281.5968	1833789.8980	0.00	SRA COMP
483	290394.5953	1833766.1572	0.00	SRA COMP

LOT AREA CALCULATIONS

LOT 1A - PARCEL 144
 ORIGINAL AREA OF LOT 1 = ±5.000 ACRES
 AREA SUBTRACTED (ITEM A) = ±1.061 ACRES
 AREA ADDED (ITEM B) = ±1.061 ACRES
 TOTAL AREA OF LOT 1A = ±5.000 ACRES
 NET AREA OF LOT 1A = ±4.956 ACRES
 BUILDABLE AREA OF LOT 1A = ±3.778 ACRES

LOT 2
 TOTAL AREA OF LOT 2 = ±5.000 ACRES
 NET AREA OF LOT 2 = ±4.956 ACRES
 BUILDABLE AREA OF LOT 2 = ±3.767 ACRES

OWNERS: PARCEL 144 - LOT 1
 GARY A. & SALLY E. McCABE
 # 11014 WEST LINE ROAD
 BISHOPVILLE, MARYLAND 21813

DEED REFERENCE:
 SVH 5012 / 162
 PARCEL # 144
 TAX MAP # 3
 ACCT ID# 05-032067

REFERENCE PLAT:
 "LOT 1 - MINOR SUBDIVISION OF LANDS OF RICHARD H. McCABE & ELIZABETH P. McCABE"
 BY: L. E. BUNTING SURVEYS, INC.
 08/27/2007
 PLAT BOOK: SVH 221/43

OWNERS: PARCEL 82
 RICHARD H. & ELIZABETH P. McCABE
 # 11012 WEST LINE ROAD
 BISHOPVILLE, MARYLAND 21813

DEED REFERENCE:
 FWH 176 / 261
 PARCEL # 82
 TAX MAP # 3
 ACCT ID# 05-000912

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



LOT 1A & LOT 2
REVISED MINOR SUBDIVISION
OF LANDS OF
GARY A. McCABE & SALLY E. McCABE
 AND
RICHARD H. McCABE & ELIZABETH P. McCABE
 FIFTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 SCALE: 1" = 60' DATE: 09/17/09
 JOB NO. 8638MSLOT2V3/10 REV. 09/09/10
 REV. 12/03/10

RECORDING FEE 2.50
 PLAT FEE-H 2.50
 TOTAL 5.00
 Rec'd 8/4
 SVH 8192 BLM 1/217
 Dec 29 2010 8:27 am

10490 USA Con 2157 8684