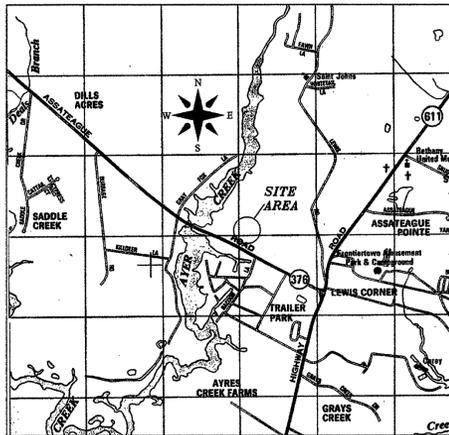


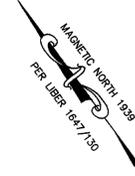
2012 DEC 18 PM 3:55  
 FILED  
 STEPHEN A. HALES  
 CLERK OF COURT  
 MON. CO.

SVH LIBER 238 FOLIO 28  
 RECORDED  
 12/18/2012



VICINITY MAP  
 (NOT TO SCALE)

N / F  
 MALLARD CREEK LLC  
 SVH 5048 / 300  
 ACCT. ID #10-018595  
 PARCEL # 71  
 TAX MAP # 33  
 ZONED: A-2  
 USE: AGRICULTURE / WOODED  
 (SEE PLAT BK. SVH 172/41)



**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 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.  
*Paul J. O'Neil* 12/17/2012  
 Worcester County Planning Commission Date

**WORCESTER COUNTY FOREST CONSERVATION LAW NOTE**  
 In accordance with 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 future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**  
 Parcel #59 and Parcel #70 are approved with existing water and sewage facilities as shown. This does not indicate that the quality of these systems has been evaluated. The 10,000 sq. ft., sewage reserve area must remain free of buildings, easements, right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs.

*L. E. Bunting, Jr.* 12/18/12  
 Worcester County Approving Authority Date

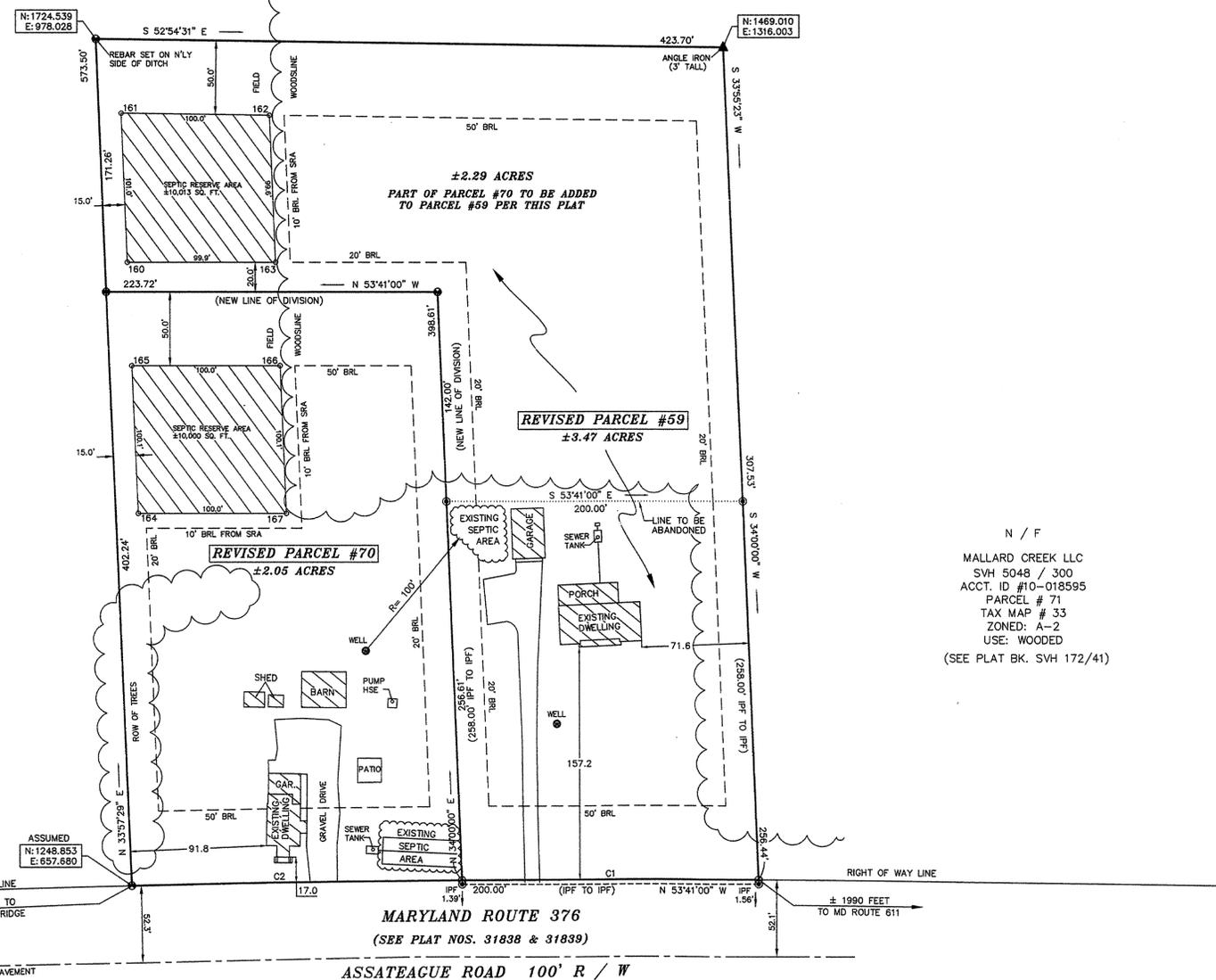
**SURVEYOR'S CERTIFICATION**  
 I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat and the setting of markers as well as all of the requirements of the County 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.* 12/14/12  
 L. E. Bunting, Jr. PROP. L.S. # 143 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 as far as they relate to the making of this plat and the setting of markers have been complied with.

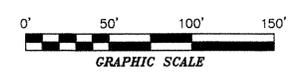
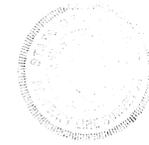
*Gerald W. Bunting* 12/14/12  
 Gerald W. Bunting (Owner Parcel 59) Date  
*Paula H. Bunting* 12/14/12  
 Paula H. Bunting (Owner Parcel 59) Date  
*Paula H. Bunting* 12/14/12  
 Paula H. Bunting (Owner Parcel 70) Date

RECORDING FEE	3.00
TOTAL	3.00
Res# 0002	Ref# 91433
SVH 5384	BLK # 1822
Rec 13/28/12	0-01 PM



N / F  
 MALLARD CREEK LLC  
 SVH 5048 / 300  
 ACCT. ID #10-018595  
 PARCEL # 71  
 TAX MAP # 33  
 ZONED: A-2  
 USE: AGRICULTURE  
 (SEE PLAT BK. SVH 172/41)

N / F  
 MALLARD CREEK LLC  
 SVH 5048 / 300  
 ACCT. ID #10-018595  
 PARCEL # 71  
 TAX MAP # 33  
 ZONED: A-2  
 USE: WOODED  
 (SEE PLAT BK. SVH 172/41)



**RESERVE SEPTIC AREA POINT TABLE**

POINT	NORTHING	EASTING	DESCRIPTION
160	1590.2034	905.6450	SRA CORNER
161	1673.9448	962.0402	SRA CORNER
162	1613.8359	1041.8077	SRA CORNER
163	1531.0170	986.1684	SRA CORNER
164	1449.0779	810.6048	SRA CORNER
165	1532.0929	866.5108	SRA CORNER
166	1472.9692	941.0864	SRA CORNER
167	1389.8532	891.1804	SRA CORNER

**NOTES:**  
 BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0100-B, DATED 06/15/1983, THIS PROPERTY IS SITUATED IN ZONE B & A12, ELEV. +7'.  
 THIS PROPERTY IS SITUATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM; ZONE - RCA (RESOURCE CONSERVATION AREA).  
 THIS PROPERTY IS SITUATED IN THE OCEAN/COASTAL WATERSHED; ISLE OF WIGHT BAY DRAINAGE.  
 THERE ARE NO DITCHES ON THIS PROPERTY THAT ARE PART OF THE PUBLIC DRAINAGE ASSOCIATION (PDA).  
 THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.

**AREA TABULATIONS**

PARCEL #59	ORIGINAL AREA	AREA ADDED	REVISED AREA
	= ±1.18 ACRES	= ±2.29 ACRES	= ±3.47 ACRES

PARCEL #70	ORIGINAL AREA**	AREA SUBTRACTED	REVISED AREA
	= ±4.34 ACRES	= ±2.29 ACRES	= ±2.05 ACRES

**REFERENCE PLAT:**  
 "PLAT OF CHARLES HASTINGS FARM"  
 BY: WILLIAM D. PITTS  
 PLATTED JANUARY 1962  
 RECORDED PLAT BOOK SVH 172/41

**PARCEL #59**  
 OWNER / PREMISE ADDRESS  
 GERALD W. BUNTING  
 PAULA H. BUNTING  
 #11725 ASSATEAGUE ROAD  
 BERLIN, MARYLAND 21811  
 DEED REFERENCE:  
 RHO 1647 / 130  
 PARCEL # 59  
 TAX MAP # 33  
 TAX ACCOUNT ID:  
 ACCT. ID #10-018447  
 PROPERTY ZONED: A-2 (USE: RESIDENTIAL)  
 MIN. FRONT YARD 35'  
 50' FROM A COLLECTOR ROAD  
 MIN. REAR YARD 50'  
 MIN. SIDE YARD 20'

**PARCEL #70**  
 OWNER / PREMISE ADDRESS  
 PAULA H. BUNTING  
 #11719 ASSATEAGUE ROAD  
 BERLIN, MARYLAND 21811  
 DEED REFERENCE:  
 RHO 1809 / 077  
 PARCEL # 70  
 TAX MAP # 33  
 TAX ACCOUNT ID:  
 ACCT. ID #10-019249  
 PROPERTY ZONED: A-2 (USE: RESIDENTIAL)  
 MIN. FRONT YARD 35'  
 50' FROM A COLLECTOR ROAD  
 MIN. REAR YARD 50'  
 MIN. SIDE YARD 20'

**BOUNDARY LINE ADJUSTMENT**  
 OF LANDS OF  
**GERALD W. BUNTING & PAULA H. BUNTING**  
 TAX MAP 33, PARCEL 59  
 WITH OTHER LANDS OF  
**PAULA H. BUNTING**  
 TAX MAP 33, PARCEL 70  
 ASSATEAGUE ROAD  
 THIRD TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 JOB NO. 5586BLA2/12  
 DATE: 12/11/12

**L. E. BUNTING SURVEYS, INC.**  
 MARYLAND & VIRGINIA  
 LAND SURVEYING  
 24 BROAD STREET  
 BERLIN, MARYLAND 21811  
 (410) 641-3913

**LEGEND:**  
 ● DENOTES IRON PIPE, FOUND  
 ▲ DENOTES ANGLE IRON, FOUND  
 ○ DENOTES RE-BAR, SET  
 ○ DENOTES UNMARKED POINT

MSA CJU 21578852