

02/11/2014

FILED  
2014 FEB 11 PM 1:43  
STEPHEN V. HALES  
CLK. CT. CL.  
WOR. CO.



**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.

*J E Bunting* 2/3/14  
L. E. Bunting, Jr. PROP. L.S. # 42 Date  
Lic. Exp. 04/16/2014

**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.

A 10' wide strip across the front of Revised Parcel 197 and the adjoining roadway is offered in dedication for the future widening of Campbelltown 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 The offer may not be withdrawn without consent of the County Commissioners.

*Curtis B. Jacobs* 2-3-14  
Owner: Curtis B. Jacobs Date  
*Patricia B. Jacobs* 2-3-14  
Owner: Patricia B. Jacobs 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 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.

*Brook L. Cayle* 2/6/2014  
Worcester County Planning Commission Date

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:**

Revised Parcel #197 is 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 require an evaluation and permit from Environmental Programs.

The remaining lands (Parcel 80) are approved for agricultural purposes only.  
*Robert J. Hales* 2-5-14  
Worcester County - Approving Authority Date

**PURPOSE STATEMENT**

The purpose of this plat is to adjust the boundary lines between Parcel #197 and Parcel #80 of Worcester County Tax Map #14, by removing a ±1.403 acre piece of land from Parcel #197 and adding it to Parcel #80, and by removing a ±1.223 acre piece of land from Parcel #80 and adding it to Parcel #197. The boundaries of Parcel #197 and Parcel #80 are being adjusted only, thus not creating any additional lots. Corresponding deeds will be recorded to reflect the adjustment of said property lines.

**OWNERS / ADDRESS:**

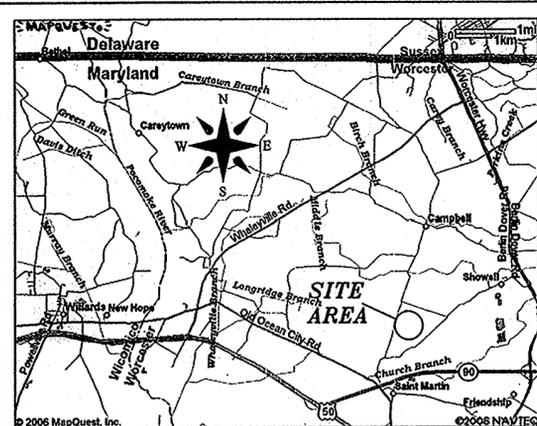
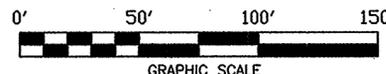
CURTIS B. JACOBS, TRUSTEE  
PATRICIA B. JACOBS, TRUSTEE  
#615 PENGUIN DRIVE  
OCEAN CITY, MARYLAND

**PARCEL #197**

SVH 5447 / 301 - PARCEL TWO  
TM #14 PARCEL #197  
ACCOUNT #03-002837

**PARCEL #80**

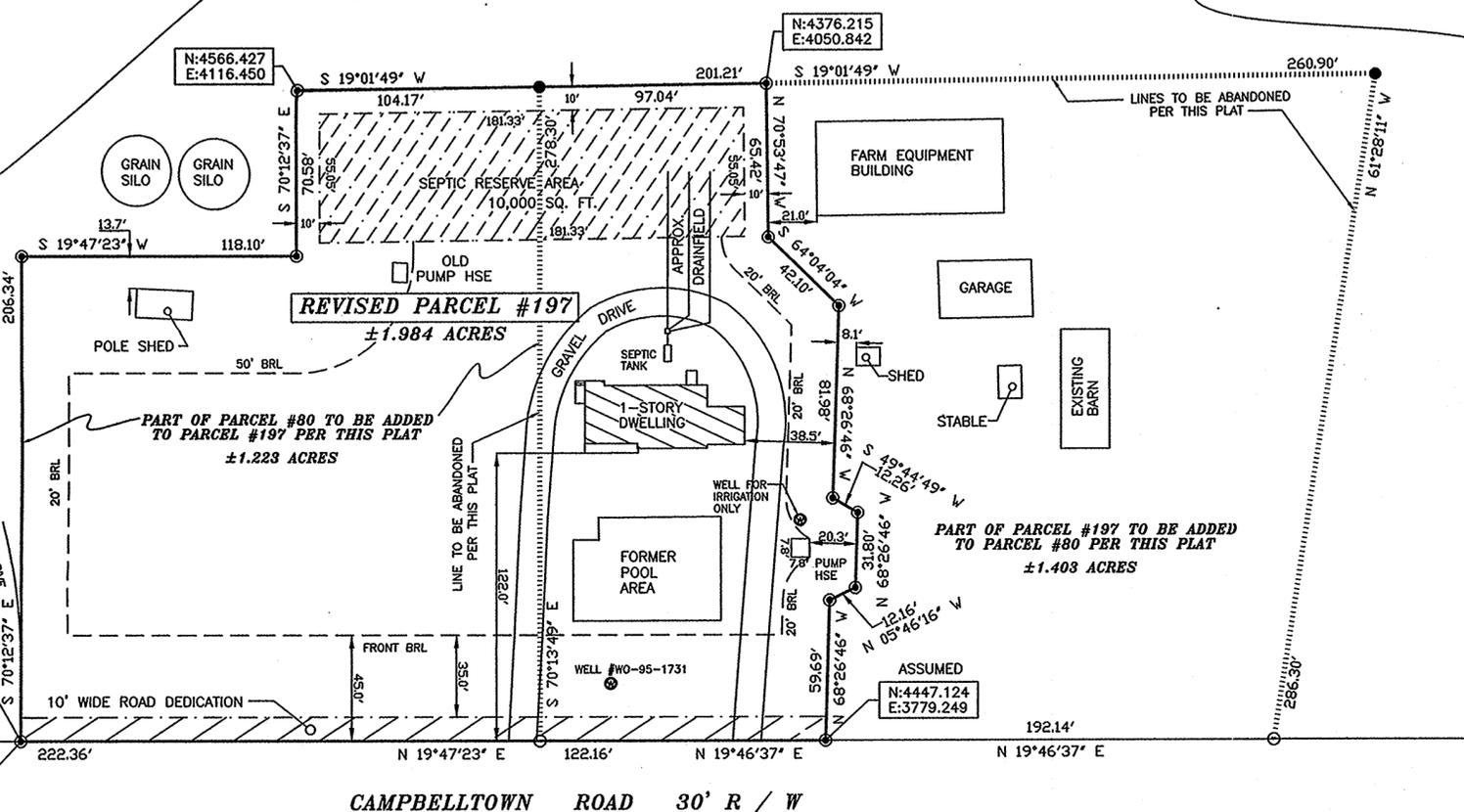
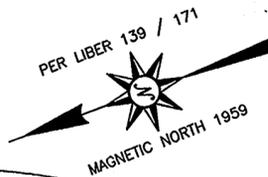
SVH 5447 / 301 - PARCEL ONE  
TM #14 PARCEL #80  
ACCOUNT #03-002845



VICINITY MAP  
NOT TO SCALE

**REVISED PARCEL #80**  
±214.98 ACRES

REMAINING LANDS OF  
CURTIS B. JACOBS, TRUSTEE  
PATRICIA B. JACOBS, TRUSTEE  
SVH 5447 / 301 - PARCEL ONE  
TM #14 PARCEL #80  
ACCOUNT #03-002845  
ZONED: A-1  
USE: AGRICULTURAL



**NOTES:**

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED 02/15/79, THIS PROPERTY IS SITUATED IN ZONE C.

THIS PROPERTY IS SITUATED IN THE OCEAN/COASTAL WATERSHED; ISLE OF WIGHT BAY DRAINAGE.

THERE ARE NO PUBLIC DRAINAGE ASSOCIATION (PDA) DITCHES TO BE SHOWN FOR THIS SURVEY.

THERE ARE NO AGRICULTURAL STRUCTURES LOCATED WITHIN 200' OF THE PROPERTY LINES OTHER THAN THOSE SHOWN.

**PROPERTY ZONED: A-1, AGRICULTURE**

MIN. FRONT YARD 60' FROM C/L ROAD  
MIN. REAR YARD 50'  
MIN. SIDE YARD 20'

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

**LEGEND:**

- DENOTES IRON PIPE, FOUND
- ⊙ DENOTES REBAR/CAP, SET
- DENOTES UNMARKED POINT

**AREA TABULATIONS**

**PARCEL #197**

ORIGINAL AREA = ±2.164 ACRES  
AREA ADDED FROM PARCEL 80 = ±1.223 ACRES  
AREA SUBTRACTED FROM PARCEL 197 = ±1.403 ACRES  
REVISED AREA = ±1.984 ACRES

**PARCEL #80**

ORIGINAL AREA\*\* = ±214.8 ACRES  
AREA ADDED FROM PARCEL 197 = ±1.403 ACRES  
AREA SUBTRACTED FROM PARCEL 80 = ±1.223 ACRES  
REVISED AREA = ±214.98 ACRES

\*\* FROM TAX RECORDS

**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.



**BOUNDARY LINE ADJUSTMENT**  
BETWEEN LANDS OF  
**CURTIS B. JACOBS & PATRICIA B. JACOBS**  
TAX MAP 14; PARCEL 197 & PARCEL 80  
THIRD TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: 02/03/14  
JOB NO. 6481BLA3/13

P.203203 MSA C2151-8937