

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, build ability 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.

Burt C. Clark 5/26/10
Worcester County Planning Commission Date:

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

The Boundary Line Adjustment shown hereon is approved as being in conformance with the County Comprehensive Water and Sewer Plan providing for Central Water Supply and Central Sewer.

David J. R.S. 5-25-10
Worcester County - Gardening Authority Date:

OWNERS CERTIFICATE:

As legal owners of these properties, we approve of this boundary line adjustment and desire that it be recorded. We hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

Virginia C. Timmons Date:
Owner Parcels 142 & 143

Kevin M. Fitzgerald 5/23/10
Kevin M. Fitzgerald Date:
Owner Parcel 13

Wendy Lee Fitzgerald 5/23/10
Wendy Lee Fitzgerald Date:
Owner Parcel 13

SURVEYORS CERTIFICATE:

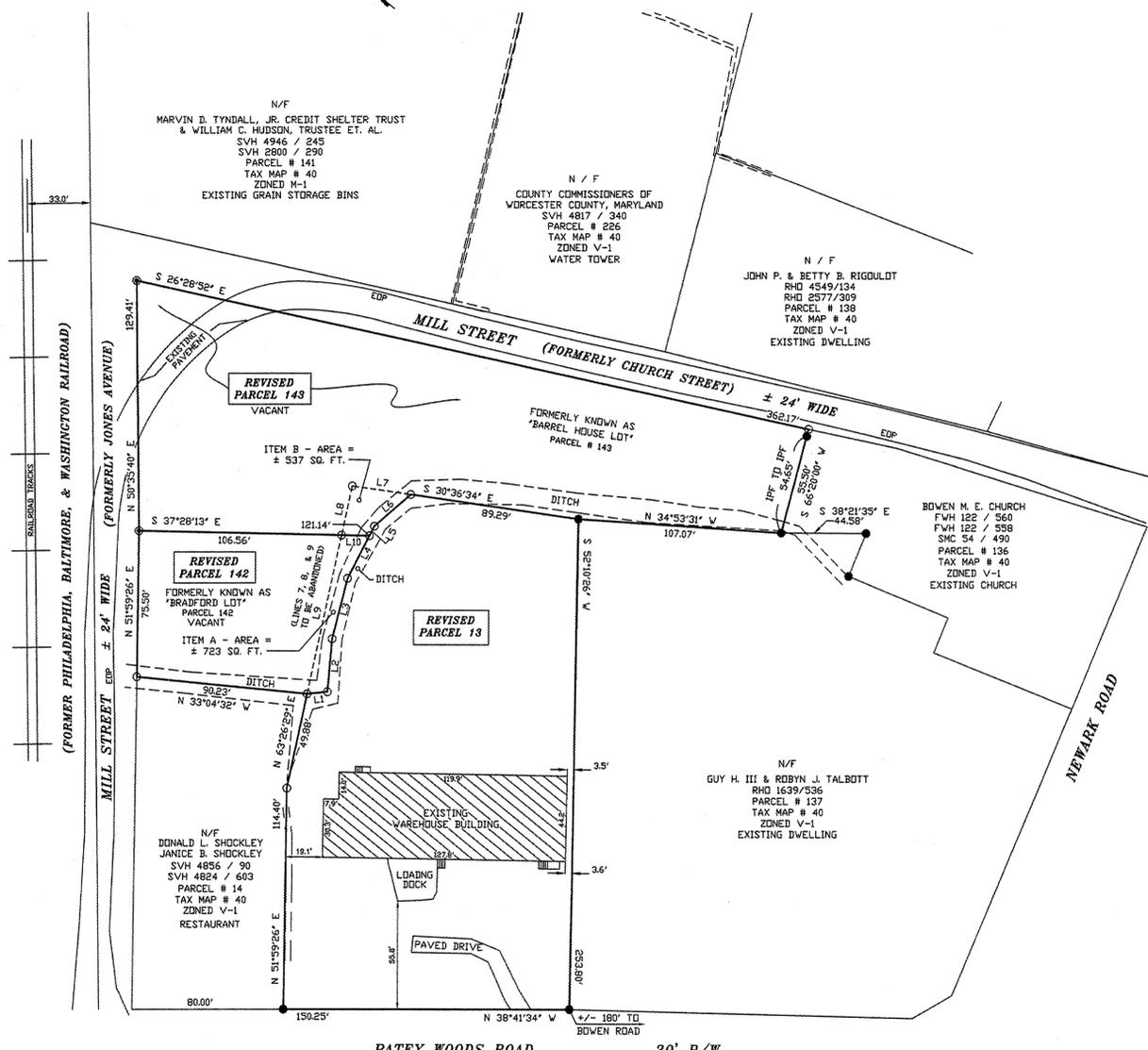
I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the county of Worcester, Maryland regarding the plotting of subdivisions within the County have been complied with.

L. E. Bunting, Jr. 5/17/10
L. E. Bunting, Jr. P.L.S. # 148 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.



LOT AREA TABULATIONS

Parcel	Original Area	Area Added (Item A & B)	Revised Parcel Area
PARCEL 13	= 1,260 SQ. FT. (0.029 ACRES)	= 1,260 SQ. FT. (0.029 ACRES)	= 1,260 SQ. FT. (0.029 ACRES)
PARCEL 142	= 17,785 SQ. FT. (0.407 ACRES)	= 273 SQ. FT. (0.006 ACRES)	= 18,058 SQ. FT. (0.413 ACRES)
PARCEL 143	= 29,782 SQ. FT. (0.684 ACRES)	= 257 SQ. FT. (0.006 ACRES)	= 30,039 SQ. FT. (0.690 ACRES)

PARCEL 13

OWNERS:
KEVIN M. FITZGERALD
WENDY LEE FITZGERALD
10635 SHADY DRIVE
BERLIN, MARYLAND 21811

DEED REFERENCE:
SVH 4204 / 438
PARCEL # 13
TAX MAP # 40
ACCOUNT #002547
ZONED: V-1 (VILLAGE)

PARCEL 142

OWNER:
VIRGINIA C. TIMMONS
8915 NEWARK ROAD
NEWARK, MARYLAND 21841

DEED REFERENCE:
CVN 52 / 558
PARCEL # 142
TAX MAP # 40
ACCOUNT #002555
ZONED: V-1 (VILLAGE)

PARCEL 143

OWNER:
VIRGINIA C. TIMMONS
ROY C. TIMMONS (DECEASED)
8915 NEWARK ROAD
NEWARK, MARYLAND 21841

DEED REFERENCE:
FVH 133 / 112
PARCEL # 143
TAX MAP # 40
ACCOUNT #002580
ZONED: V-1 (VILLAGE)

GENERAL NOTES:

- THESE PARCELS ARE SERVED BY PUBLIC CENTRAL SEWER AND WATER SUPPLY SYSTEMS OF THE NEWARK SERVICE AREA.
- THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE C AS SHOWN ON FIRM MAP # 240083-0100-B, DATED 06/15/03.
- THERE ARE NO AGRICULTURAL ANIMAL CONTAINMENT STRUCTURES LOCATED WITHIN 200' OF THIS SUBDIVISION.
- THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES WITHIN THESE PARCELS.
- PROPERTY ZONED V-1 (VILLAGE)
- MIN. FRONT YARD 25'
- MIN. REAR YARD 8'
- MIN. SIDE YARD 30'

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO (1) SUBTRACT 'ITEMS A & B', 11260 SQ. FT. OF AREA, FROM THE LANDS OF KEVIN M. & WENDY LEE FITZGERALD, SHOWN AS PARCEL 13 OF WORCESTER COUNTY TAX MAP 40, AND (2) ADD THE AREA OF SAID 'ITEM A', 273 SQ. FT., TO THE LANDS OF VIRGINIA C. TIMMONS SHOWN AS PARCEL 142 OF TAX MAP 40 AND (3) ADD THE AREA OF SAID 'ITEM B', 257 SQ. FT., TO THE LANDS OF ROY C. TIMMONS (DECEASED) AND VIRGINIA C. TIMMONS SHOWN AS PARCEL 143 OF TAX MAP 40, AND (4) RE-ESTABLISH THE ORIGINAL DEEDED BOUNDARY LINE BETWEEN PARCELS 142 & 143. THE BOUNDARIES OF THESE EXISTING PARCELS ARE BEING ADJUSTED ONLY, THUS NOT CREATING ANY ADDITIONAL LOTS.

ITEMS 'A' & 'B' COURSES & DISTANCES

LINE	BEARING	DISTANCE
L1	S 44°31'35" E	10.62'
L2	N 56°15'00" E	27.45'
L3	N 65°29'31" E	32.31'
L4	N 78°39'40" E	24.75'
L5	N 78°39'40" E	5.57'
L6	S 78°32'12" E	25.20'
L7	N 30°36'04" W	31.03'
L8	S 63°26'29" W	26.06'
L9	S 63°26'29" W	83.93'
L10	S 37°28'13" E	14.58'

- LEGEND:**
- DENOTES UNMARKED POINT
 - DENOTES IRON PIPE, FOUND
 - ⊙ DENOTES IRON PIPE, SET

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3813



BOUNDARY LINE ADJUSTMENT
BETWEEN THE LANDS OF
KEVIN M. FITZGERALD & WENDY LEE FITZGERALD
WITH
VIRGINIA C. TIMMONS
AND
BOUNDARY LINE ESTABLISHMENT
BETWEEN THE LANDS OF
VIRGINIA C. TIMMONS
FOURTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 40'
JOB NO. 4088BLA3/09
DATE: 05/17/10