

NOTES

- PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO MODIFY THE BOUNDARY LINE BETWEEN PARCELS 16 AND 15 OF TAX MAP 57, SO AS TO EXPAND THE AREA OF PARCEL 16 AS SHOWN HEREON. NO NEW LOT IS BEING CREATED.
- PARCEL INFORMATION:
 - TAX MAP 57, PARCEL 16
MR. SHANE C. & MRS. PEGGY E. SPAIN
8205 N. HARMON LANDING ROAD
NEWARK, MARYLAND 21841
(SUBJECT PARCEL LOCATED AT SAME)
DEED: WCL 1027, P. 75
PLAT: PB 94, P. 8
ZONING: A-1
USE: RESIDENTIAL
CONTACT PHONE No.: 443-880-5056
 - TAX MAP 57, PARCEL 15
REBECCA A. FLATER, BETTY J. JACKSON, & THOMAS J JOHNSON, III
4420 ISLAND VIEW ROAD
SNOW HILL, MARYLAND 21863
DEED: RHO 1935, P. 9 (MAILING ADDRESS)
PLAT: PB 94, P. 8
ZONING: A-1
USE: AGRICULTURAL; WOODED
- SEPTIC RESERVE AREA SKETCHED AS SHOWN ON THE REFERENCE PLAT.
- ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP SHEET 57, THIS PROPERTY LIES BEYOND THE LIMITS OF THE ATLANTIC COASTAL BAYS WATERSHED CRITICAL AREA.
- PER FEMA COMMUNITY PANEL NUMBER 2400830175C, BEARING EFFECTIVE DATE JUNE 16, 1992, THIS PROPERTY LIES WITHIN A FLOOD ZONE OF DESIGNATION "C", AREAS OF MINIMAL FLOODING.
- NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
- THERE ARE NO AGRICULTURAL BUILDINGS WITHIN 200 FEET OF THE NEW PROPERTY LINE.
- THERE ARE NO EVIDENT DITCHES ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY WHICH COULD BE CONSTRUED AS BEING A PART OF A PUBLIC DRAINAGE ASSOCIATION.

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 The Lands Of

MR. SHANE C.
& MRS. PEGGY E. SPAIN
And
MRS. REBECCA A. FLATER,
MRS. BETTY J. JACKSON, AND
MR. THOMAS J. JOHNSON III

FOURTH ELECTION DISTRICT, WORCESTER COUNTY - MARYLAND

WORCESTER COUNTY PLANNING & ZONING 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 PRACTICALITY, 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 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 FO THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

Bradley Clay 2/10/11
WORCESTER COUNTY PLANNING COMMISSION DATE

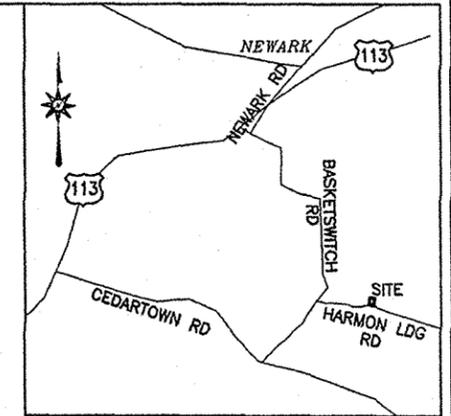
ENVIRONMENTAL PROGRAMS

THIS LOT 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, RIGHTS OF WAY, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. ALSO, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS. THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL 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 SYSTEMS WHEN AVAILABLE.

Robert Mitchell, P.S. 2/10/11
APPROVING AUTHORITY - WORCESTER COUNTY DATE

[Signature] JAN 26 2011
BOARD D. BOUNDS, PROF. LAND SURVEYOR DATE
MD LICENSE No. 21516

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, REGARDING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.



VICINITY MAP
1"=2 MILES

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 103-B FO THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION), AS FAR AS THEY PERTAIN TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS OF WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF REVISED PARCEL 16 AND THE ADJOINING ROADWAYS ARE OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF HARMON LANDING 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 THE CONSENT OF THE COUNTY COMMISSIONERS.

[Signature] 2/4/11
MR. SHANE C. SPAIN DATE

[Signature] 2/4/11
MRS. PEGGY E. SPAIN DATE

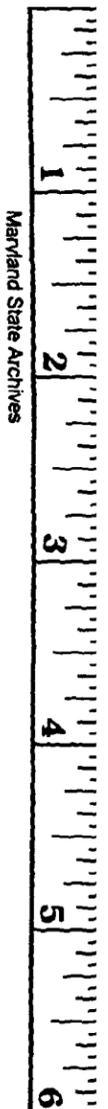
[Signature] 2/7/11
MR. THOMAS J. JOHNSON, III DATE

[Signature] 2/9/11
MRS. BETTY J. JACKSON DATE

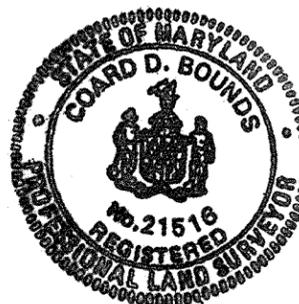
[Signature] 2/9/11
MRS. REBECCA A. FLATER DATE

REVISED: JAN. 3, 2011, PER WORC. CTY. COMMENTS
DATE OF SURVEY: NOV., 2010 JOB: 017 SHEET: 1 of 2

Maryland State Archives



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