

**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 system or suitability therefore is based upon State and County standards existing as of the date of approvals. 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.

*[Signature]*  
 Worcester County Planning Commission  
 Date: 4/13/2011

**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:**

The purpose of this plat is to approve an addition to a parcel with existing approved on-site water and sewer reserve area. This is 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 system(s) when they become available. The existing well and septic system at that time would be required to be properly abandoned and filled/ sealed.

*[Signature]*  
 Worcester County - Approving Authority  
 Date: 4-12-11

**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.

*[Signature]* 4-8-11  
 Thomas J. Johnson, III  
 Owner Parcel 30  
 Date

*[Signature]* 4-8-11  
 Susan J. Johnson  
 Owner Parcel 30  
 Date

*[Signature]* SA 4-8-11  
 B. Randall Coates, Special Administrator  
 Estate of Emma Jane Smith- Parcel 3  
 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 plotting of subdivisions within the County have been complied with.

*[Signature]* 4/6/11  
 L. E. Bunting, Jr. PROP. L.S. 442  
 Date



**LEGEND:**

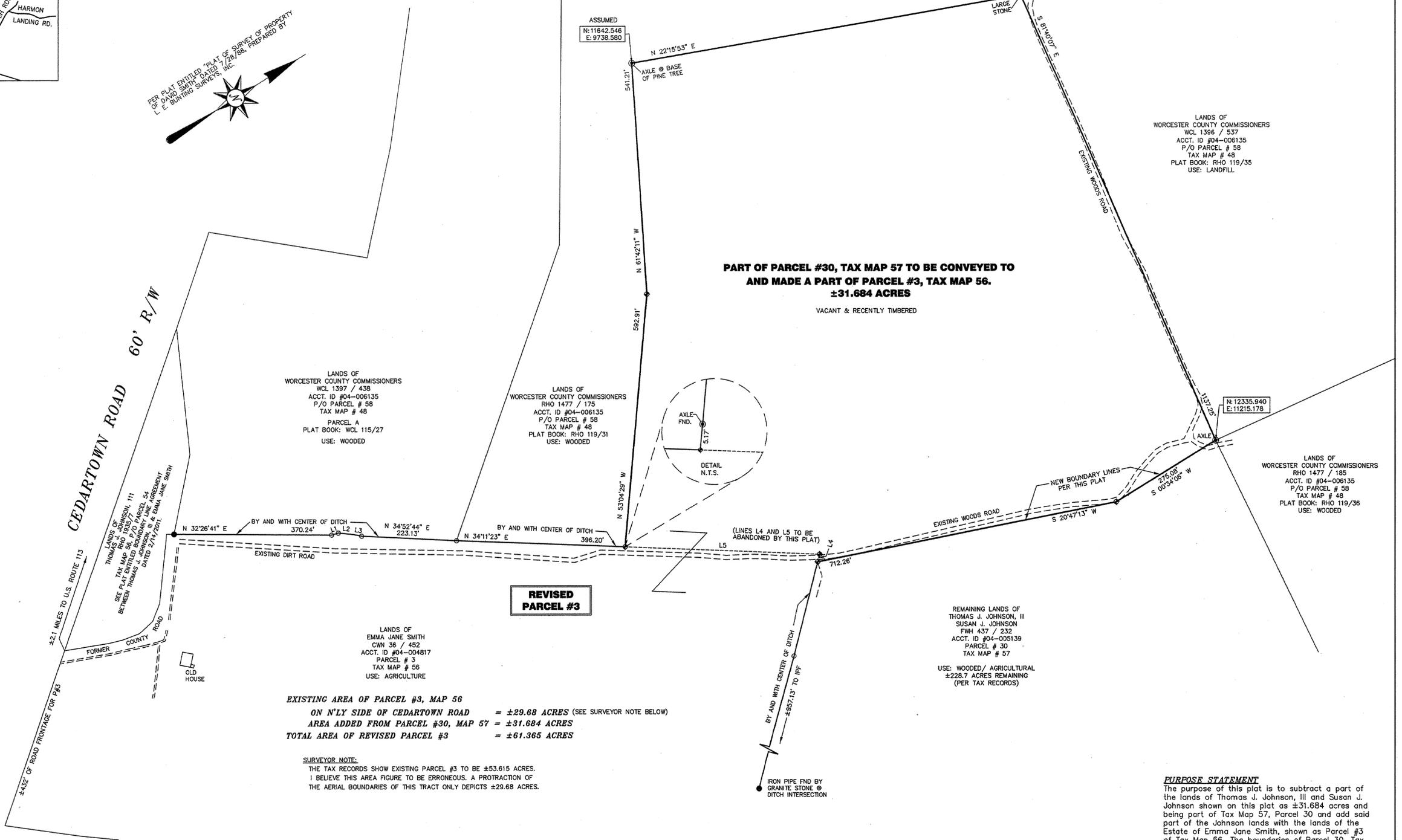
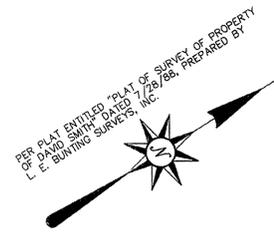
- DENOTES STONE FOUND
- DENOTES AXLE FOUND
- DENOTES IRON PIPE FOUND
- ◆ DENOTES REBAR/ CAP SET
- DENOTES UNMARKED POINT

COORDINATE POINT (ASSUMED DATUM)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 15°19'45" E	16.48'
L2	N 37°48'50" E	35.61'
L3	N 42°42'46" E	18.73'
L4	N 43°43'20" W	17.90'
L5	S 34°19'33" W	457.68'

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



LANDS OF WORCESTER COUNTY COMMISSIONERS  
 WCL 1397 / 438  
 ACCT. ID #04-006135  
 P/O PARCEL # 58  
 TAX MAP # 48  
 PARCEL A  
 PLAT BOOK: WCL 115/27  
 USE: WOODED

LANDS OF WORCESTER COUNTY COMMISSIONERS  
 RHO 1477 / 175  
 ACCT. ID #04-006135  
 P/O PARCEL # 58  
 TAX MAP # 48  
 PLAT BOOK: RHO 119/31  
 USE: WOODED

LANDS OF EMMA JANE SMITH  
 CWN 36 / 452  
 ACCT. ID #04-004817  
 PARCEL # 3  
 TAX MAP # 56  
 USE: AGRICULTURE

REMAINING LANDS OF THOMAS J. JOHNSON, III  
 SUSAN J. JOHNSON  
 FWH 437 / 232  
 ACCT. ID #04-005139  
 PARCEL # 30  
 TAX MAP # 57  
 USE: WOODED / AGRICULTURAL  
 ±228.7 ACRES REMAINING  
 (PER TAX RECORDS)

LANDS OF WORCESTER COUNTY COMMISSIONERS  
 WCL 1396 / 537  
 ACCT. ID #04-006135  
 P/O PARCEL # 58  
 TAX MAP # 48  
 PLAT BOOK: RHO 119/35  
 USE: LANDFILL

LANDS OF WORCESTER COUNTY COMMISSIONERS  
 RHO 1477 / 185  
 ACCT. ID #04-006135  
 P/O PARCEL # 58  
 TAX MAP # 48  
 PLAT BOOK: RHO 119/36  
 USE: WOODED

**EXISTING AREA OF PARCEL #3, MAP 56**  
 ON N'LY SIDE OF CEDARTOWN ROAD = ±29.68 ACRES (SEE SURVEYOR NOTE BELOW)  
**AREA ADDED FROM PARCEL #30, MAP 57** = ±31.684 ACRES  
**TOTAL AREA OF REVISED PARCEL #3** = ±61.365 ACRES

**SURVEYOR NOTE:**  
 THE TAX RECORDS SHOW EXISTING PARCEL #3 TO BE ±53.615 ACRES. I BELIEVE THIS AREA FIGURE TO BE ERRONEOUS. A PROTRACTION OF THE AERIAL BOUNDARIES OF THIS TRACT ONLY DEPICTS ±29.68 ACRES.

**NOTES:**

THIS PROPERTY INCLUDES AN OLD ABANDONED DWELLING WHICH IS CURRENTLY UN-INHABITABLE.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0175-C, DATED 6/16/92, THIS PROPERTY IS SITUATED IN ZONE C.

THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.

THIS PROPERTY IS SITUATED IN THE OCEAN/ COASTAL WATERSHED; NEWPORT BAY SUBWATERSHED.

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.

NONE OF THE DITCHES SHOWN ON THIS PLAT ARE PART OF THE PUBLIC DRAINAGE ASSOCIATION (PDA).

**PARCEL #30, TAX MAP 57 OWNERS:**  
 THOMAS J. JOHNSON, III  
 SUSAN J. JOHNSON  
 # 7649 CEDARTOWN ROAD  
 SNOW HILL, MARYLAND 21863

**DEED REFERENCE:**  
 FWH 437 / 232  
 PARCEL # 30  
 TAX MAP # 57

**TAX ACCOUNT ID:**  
 #04-005139

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

**PARCEL #3, TAX MAP 56 OWNER:**  
 EMMA JANE SMITH (DECEASED)  
 #7529 CEDARTOWN ROAD  
 SNOW HILL, MARYLAND 21863

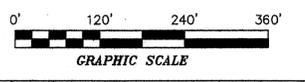
**DEED REFERENCE:**  
 CWN 36 / 452  
 PARCEL # 3  
 TAX MAP # 56

**TAX ACCOUNT ID:**  
 #04-004817

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

**PURPOSE STATEMENT**

The purpose of this plat is to subtract a part of the lands of Thomas J. Johnson, III and Susan J. Johnson shown on this plat as ±31.684 acres and being part of Tax Map 57, Parcel 30 and add said part of the Johnson lands with the lands of the Estate of Emma Jane Smith, shown as Parcel #3 of Tax Map 56. The boundaries of Parcel 30, Tax Map 57 and Parcel 3, Tax Map 56 are being adjusted only, thus not creating any additional lots. Corresponding deeds will be recorded to reflect the adjustment of said property lines.



**BOUNDARY LINE ADJUSTMENT**  
 BETWEEN LANDS OF  
**THOMAS J. JOHNSON, III & SUSAN J. JOHNSON**  
 AND LANDS OF  
**EMMA JANE SMITH ESTATE**  
 FOURTH TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND

SCALE: 1" = 120' DATE: 03/29/11  
 JOB NO.: 9009BLA3/11