

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.

12/18/2012
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.

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.

12/18/12
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.

12/14/12
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 for as they relate to the making of this plat and the setting of markers have been complied with.

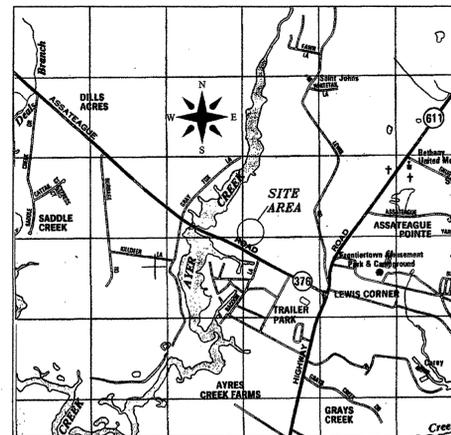
12/14/12
Date

12/14/12
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Date

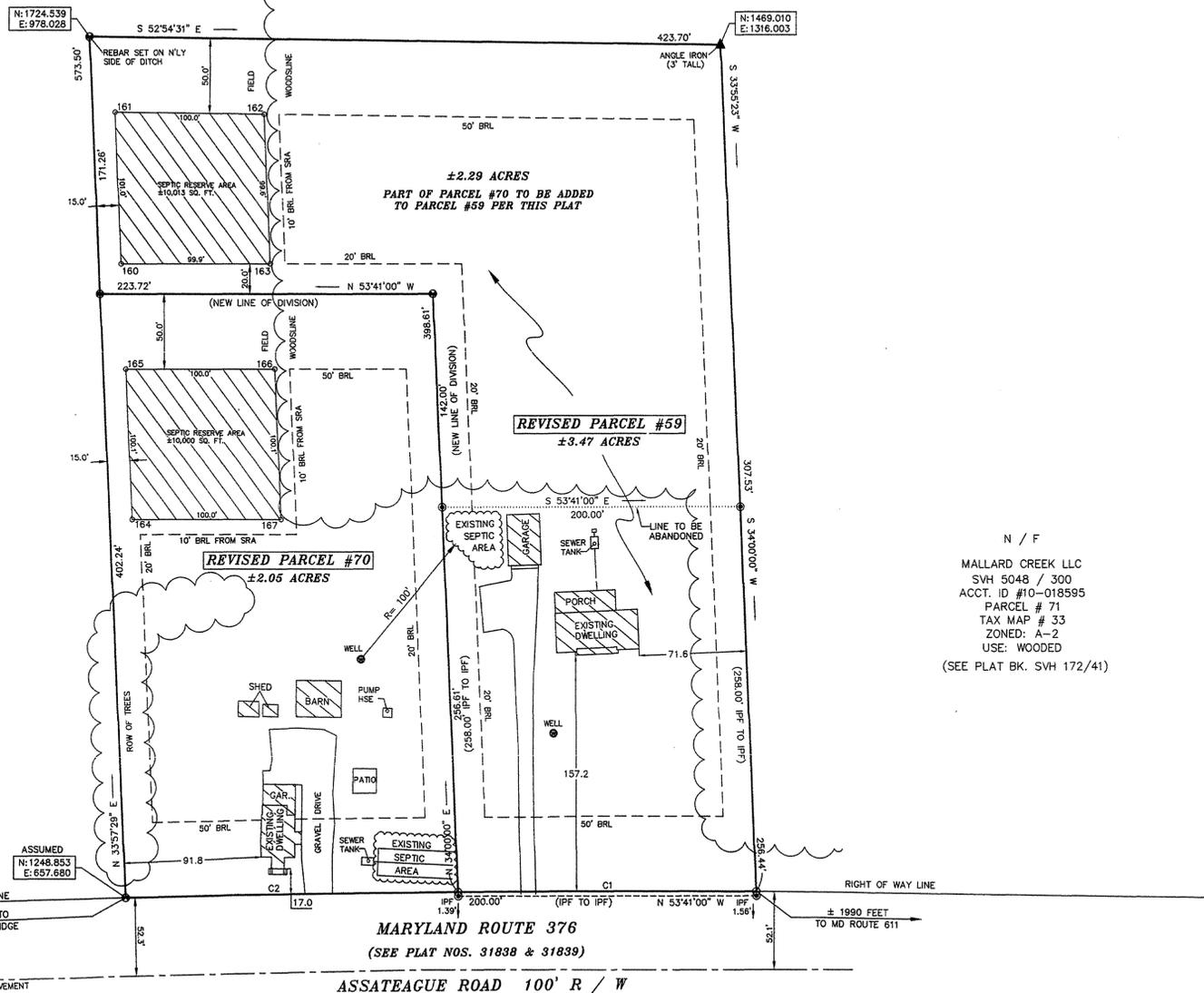
PURPOSE STATEMENT

The purpose of this plat is to adjust the boundary lines between Parcel #59 and Parcel #70 of Worcester County Tax Map #33, by removing a ±2.29 acre piece of land from Parcel #70 and adding it to Parcel #59. The boundaries of Parcel #59 and Parcel #70 are being adjusted only, thus not creating any additional lots. Corresponding deeds will be recorded to reflect the adjustment of said property lines.



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)



N / F
MALLARD CREEK LLC
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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)

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Contains data for curves C1 and C2.

AREA TABULATIONS

Table with columns: ORIGINAL AREA, AREA ADDED, REVISED AREA. Shows area changes for Parcel #59 and Parcel #70.

NOTES

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0100-B, DATED 05/15/1983, 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.

REFERENCE PLAT

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

RESERVE SEPTIC AREA POINT TABLE

Table with columns: POINT, NORTHING, EASTING, DESCRIPTION. Lists coordinates for septic area corners.

*COORDINATE DATUM IS ASSUMED

LEGEND

- Denotes iron pipe, found
Denotes angle iron, found
Denotes re-bar, set
Denotes unmarked point

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 841-3813

PARCEL #59

OWNER / PREMISE ADDRESS
GERALD W. BUNTING
PAULA H. BUNTING
#11719 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'
DATE: 12/11/12
JOB NO. 5586BLA2/12

MSA SVH 1257 8045

