RHO 132/60

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FILED
APR 29 12 13 PM '92
RICHARD H. OUTTEN
CLK. CT. CT.
WOR. CO.

MINOR SUBDIVISION OF THE LANDS OF HARLEY WAYNE & WANDA LEE TULL AND WILLIAM G. & MARY ELLEN CROPPER

5th ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

WORCESTER COUNTY PLANNING AND PERMITS

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A GUARANTEE, REPRESENTATION OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, IT'S OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWAGE OR WATER SYSTEMS OR SUITABILITY THEREOF 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 STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

THE FOLLOWING ROAD WIDENING STRIP IS HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

1. A 10 FOOT STRIP OF LAND PARALLEL TO AND BINDING ON THE EXISTING RIGHT OF WAY LINE OF SHEPPARDS CROSSING ROAD.

Carl Cumm 2/13/92

PLANNING COMMISSION WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO OBLIGE THIS LAND FOR BUILDING PURPOSES SHALL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME.

Richard L. Wells RS 01/13/92

APPROVING AUTHORITY – WORCESTER COUNTY, MARYLAND

OWNERS AND DEVELOPERS CONSENT

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE REQUIREMENTS OF SECTION 3–108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

✓ Harley Wayne Tull 2/11/92

HARLEY WAYNE TULL (OWNER OF PARCEL 38) DATE

✓ Wanda Lee Tull 2/11/92

WANDA LEE TULL (OWNER OF PARCEL 38) DATE

✓ William G. Cropper 2/11/92

WILLIAM G. CROPPER (OWNER OF PARCEL 7) DATE

✓ Mary Ellen Cropper 2/11/92

MARY ELLEN CROPPER (OWNER OF PARCEL 7) DATE

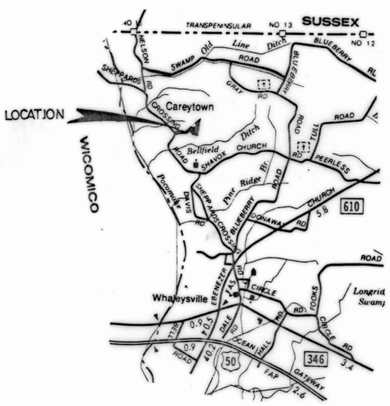
SURVEYORS CERTIFICATION

I, VAUGHN A. WIMBROW, A REGISTERED PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND DO CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3–108, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

STATE OF MARYLAND · VAUGHN A. WIMBROW · NO. 243 · REGISTERED · PROPERTY LINE SURVEYOR

Vaughn A. Wimbrow 2/11/92

VAUGHN A. WIMBROW DATE



LANDS OF
CHESAPEAKE FOREST PRODUCTS CO.
DEED REF: 1718/471
T.M. 7, PARCEL 9

N 03°44'00" E 1344.59'

S 36°30'00" E 3068.42'

LANDS OF
CHESAPEAKE FOREST PRODUCTS CO.
DEED REF: 1718/471
T.M. 7, PARCEL 4

N 80°18'26" W 264.00'

LANDS OF
BILLIE MAE WILKERSON
ET AL.
DEED REF: 584/435
T.M. 7
PARCEL NOT SHOWN ON
TAX MAP

N 04°18'26" W 851.40'

DIVISION I FROM PARCEL 38.

PART OF PARCEL 38,
TAX MAP 7.
LANDS OF HARLEY WAYNE &
WANDA LEE TULL
65.29 AC. ±
DEED REF: 1268/99

521.40'
N 85°41'34" E

THE 65.29 ACRE TRACT WHICH IS PART OF PARCEL 38 AND THE 2.31 ACRE TRACT WHICH IS PART OF PARCEL 7 IS INTENDED TO BE JOINED AS ONE PARCEL AND CONVEYED TO WILLIAM C. SAVAGE JR. AND RAYE B. SAVAGE, HIS WIFE.

TOTAL COMBINED
ACREAGE 67.60 AC.

RESIDUE OF PARCEL 7,
TAX MAP 7
LANDS OF WILLIAM G. &
MARY ELLEN CROPPER
DEED REF: 1616/465
72.5 AC. ±

N 04°18'26" W 561.94'

12' RIGHT OF WAY TO WILKERSON PROPERTY

LINE 17 TO BE ABANDONED

WITH CENTERLINE OF DITCH
S 86°53'08" W 1431.32'

S 61°45'15" W 718.90'

2.31 ACRES – PART OF PARCEL 7, TAX MAP 7. SEE LINE CHART FOR COURSES & DISTANCES.

DIVISION I FROM PARCEL 7.

LINE	DIRECTION	DISTANCE
1	N 24°28'15" W	50.01'
2	N 66°36'37" E	117.79'
3	N 44°53'00" E	80.37'
4	N 52°07'50" E	232.15'
5	N 78°36'55" E	62.87'
6	S 76°44'04" E	136.59'
7	N 88°32'23" E	71.49'
8	N 62°07'53" E	84.82'
9	N 85°50'56" E	112.11'
10	S 77°41'42" E	97.62'
11	S 88°09'28" E	59.19'
12	N 83°31'25" E	119.68'
13	S 78°57'47" E	89.91'
14	S 70°04'03" E	141.83'
15	N 04°18'26" W	556.29'
16	N 86°53'08" E	50.01'
17	S 04°18'26" E	50.01'
18	S 04°18'26" E	567.92'
19	N 81°18'49" W	68.55'
20	N 70°04'03" W	142.04'
21	N 78°57'47" W	78.32'
22	S 83°31'25" W	115.61'
23	N 88°09'28" W	67.41'
24	N 77°41'42" W	94.97'
25	S 85°50'56" W	94.38'
26	S 62°07'53" W	86.05'
27	S 88°32'23" W	89.68'
28	N 76°44'04" W	132.12'
29	S 78°36'55" W	40.18'
30	S 52°07'50" W	217.22'
31	S 44°53'00" W	86.80'
32	S 66°36'37" W	126.44'

10' ROAD WIDENING STRIP

70.65'

SHEPPARDS CROSSING ROAD (30' R.O.W.)

0.9 MILES ± TO SHAVOX CHURCH ROAD

RESIDUE OF PARCEL 7,
TAX MAP 7
LANDS OF WILLIAM G. &
MARY ELLEN CROPPER
DEED REF: 1616/465'
17.19 AC. ±

DITCH

899.13'

TO A CONCRETE MARKER

RESIDUE OF PARCEL 38
TAX MAP 7
LANDS OF
HARLEY WAYNE & WANDA LEE TULL
DEED REF: 1268/99
84.71 AC. ±

ACCESS TO PARCEL 38 IS BY A 12' RIGHT OF WAY FIRST DESCRIBED IN DEED REFERENCE ODC 45, PAGE 45. THE RIGHT OF WAY LIES NEAR THE SOUTH EAST CORNER OF THE WHOLE TRACT AND EXTENDS OUT TO SHAVOX CHURCH ROAD.

SCALE 1" = 300'
IRON BAR SET ····· •
IRON PIN FOUND ····· ▲
UNMARKED POINT ····· o
DEED REF: 1268/99 FOR PARCEL 38
1616/465 FOR PARCEL 7
TAX MAP 7, PART OF PARCEL 38, AND PART OF PARCEL 7
PROPERTY ZONED AGRICULTURAL
DATE: 1/10/92

PREPARED BY: VAUGHN A. WIMBROW & ASSOCIATES
11704 BACK STREET
WHALEYVILLE, MARYLAND 21872

USA CSU 2157-3367

Maryland State Archives