

S.V.H. 232/2

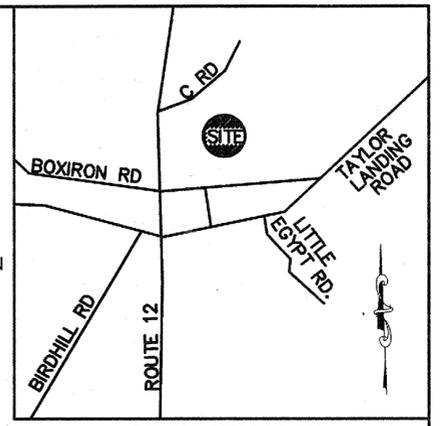
BOUNDARY LINE ADJUSTMENT OF THE LANDS OF GIRDLETREE VOLUNTEER FIRE COMPANY

TAX MAP 79 GRID 16 P/O PARCEL 101 DEED 5042/142
EIGHTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

WORCESTER COUNTY
PLANNING AND 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 PRACTICABILITY, BUILDABILITY OR SAFETY OR 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 THEREFOR 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.

- LEGEND**
- ⊙ - IRON ROD FOUND
 - - IRON PIPE FOUND
 - - PROPERTY CORNER
 - - IRON ROD W/CAP SET
 - ⊕ - WELL
 - ⊗ - FOREST CONSERVATION SIGN



VICINITY MAP
SCALE 1" = 2000'

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS PARCEL IS APPROVED ACCORDING TO THE AGRICULTURAL EXEMPTION IN COMAR 26.0403. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME. IN ORDER TO CONVERT SAID LOT(S) TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.

[Signature] APPROVING AUTHORITY DATE 7-29-09

OWNER/DEVELOPER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER'S THEREOF. THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

WORCESTER COUNTY DEDICATION

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10'- WIDE STRIP ACROSS THE FRONT OF PARCEL 101 ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF BOXIRON 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] DATE 7-29-09
JEFF MCMAHON, SECRETARY
GIRDLETREE VOLUNTEER FIRE CO.
P.O. BOX 25
GIRDLETREE, MD 21829

RECORDING FEE	5.00
PLAT-SUBDIVIS	5.00
TOTAL	10.00
Reg# M082	Recpt # 82896
SV# 0290	Blk # 352
Aug 10, 2009	12:14 PM



SURVEYOR'S CERTIFICATE
I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

[Signature] DATE 7-16-09
George E. Young, III
Professional Land Surveyor MD No. 10854
VA No. 1700
DE No. 534

THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINES BETWEEN PARCEL 101, ITEM 1 AND ITEM 2 TO CREATE A 35 FOOT WIDE ROAD ACCESS FOR ITEM 2. NO NEW LOT IS BEING CREATED.

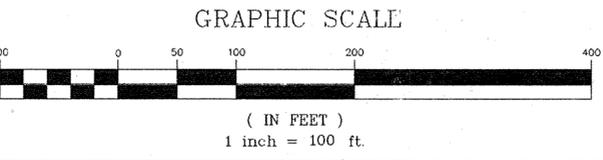
- NOTES:**
- NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
 - THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT RECORD.
 - ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0230 B, DATED 6/15/83, THE LOT SHOWN IS LOCATED IN ZONE C.
 - NO WATER OR SEWER WAS LOCATED FOR THIS LOT.
 - ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
 - CURRENT USE: WOODLANDS
 - ZONING: V-1 VILLAGE SETBACKS: FRONT=25' OR 50' FROM CENTERLINE OF ROAD R/W
SIDE YARD= 8'
REAR YARD= 30'
 - THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF PROPERTY LINES.
 - THERE ARE NO TAX DITCHES ON THIS PROPERTY.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ATLANTIC COASTAL OR CHESAPEAKE BAY CRITICAL AREAS.
 - PLAT REFERENCES 141/15
 - THERE ARE NO PROPOSED LOCATION FOR WELLS AND SEPTIC SYSTEMS FOR ITEM 1 OR ITEM 2.

LINE TABLE

LINE	LENGTH	BEARING
L1	39.97	S85°49'43"E
L2	25.76	N86°01'54"E
L3	57.20	N89°20'02"E
L4	20.84	N37°25'42"E
L5	15.72	S51°53'08"E
L6	77.74	S50°14'39"E
L7	104.25	S49°25'02"E
L8	105.15	S50°40'40"E
L9	81.05	S50°38'18"E
L10	70.73	S47°32'03"E
L11	24.43	S80°06'42"W
L12	44.27	S82°47'08"W
L13	102.33	S81°42'06"W
L14	45.86	S82°33'39"W
L15	46.93	N86°18'53"W
L16	17.92	S86°24'17"W
L17	89.00	N88°16'02"W
L18	114.19	N85°02'03"E
L19	80.02	N83°52'26"W
L20	35.00	S08°57'00"E

- ADJACENT OWNERS**
- Ⓐ TAX MAP 79 PARCEL 102 N/F J.F.D. RENTALS 743/601 USE: RESIDENTIAL ZONED: V-1
 - Ⓑ TAX MAP 79 PARCEL 103 N/F GEORGE L. PRUITT 232/29 USE: RESIDENTIAL ZONED: V-1
 - Ⓒ TAX MAP 79 PARCEL 108 N/F HARRY BURKETT 2290/294 USE: RESIDENTIAL ZONED: V-1
 - Ⓓ TAX MAP 79 PARCEL 14 N/F HARRY G. & JOYCE W. CHIPMAN 1237/312 USE: RESIDENTIAL ZONED: V-1
 - Ⓔ TAX MAP 79 PARCEL 15 N/F NETTE P. NICHOLSON 26/135 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 255 N/F RUSSELL B. PILCHARD III 1808/517 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 59 N/F RICHARD S. & LINDA B. DONOWAY 424/540 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 58 N/F BRADLEY B. HAUCK 394+/270 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 14 N/F HARRY G. & JOYCE W. CHIPMAN 1237/312 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 15 N/F NETTE P. NICHOLSON 26/135 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 104 N/F TIMOTHY & LISA DESHONG 2366/163 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 107 N/F DAVID & DEBRA CAVANAUGH 5104/35 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 282 N/F VIRGIL DUKES & DOROTHY MCROBERTS 3130/241 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 105 & 106 N/F REBECCA ANN MARTIN WHITE & CHARLES T. MARTIN & RONALD D. MARTIN 4893/477-480 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 109 N/F JOHN CLAYTON DUKES & VIRGIL P. DUKES & KENNETH D. DUKES 2098/115 USE: RESIDENTIAL ZONED: V-1
 - TAX MAP 79 PARCEL 101 DEED 5042/142 EIGHTH TAX DISTRICT WORCESTER COUNTY, MARYLAND

EXISTING CONDITION/USE
"ITEM 1" - VACANT/UNIMPROVED
"ITEM 2" - VACANT/WOODS



AREA CHART

PARCEL 101 LOT 1
LOT 1 ORIGINAL AREA=2.26 AC.
AREA "A" ADDED= 1.04 AC.
AREA "B" SUBTRACTED= 0.30 AC.
REVISED LOT 1= 3.00 AC.

PARCEL 101 LOT 2
LOT 2 ORIGINAL AREA=11.54 AC.
AREA "A" SUBTRACTED= 1.04 AC.
AREA "B" ADDED= 0.30 AC.
REVISED LOT 2= 10.80 AC.

p166092 MSA CW 2157 8559-1