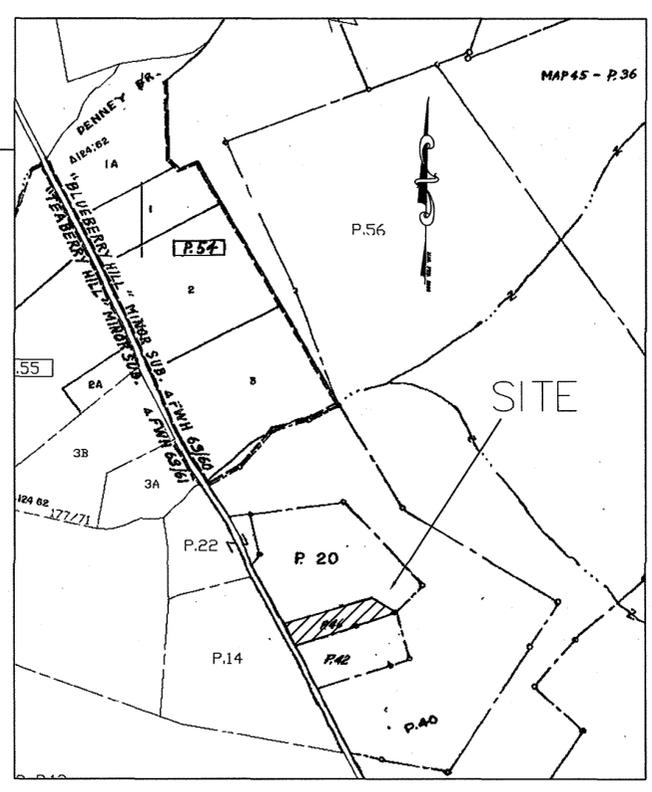
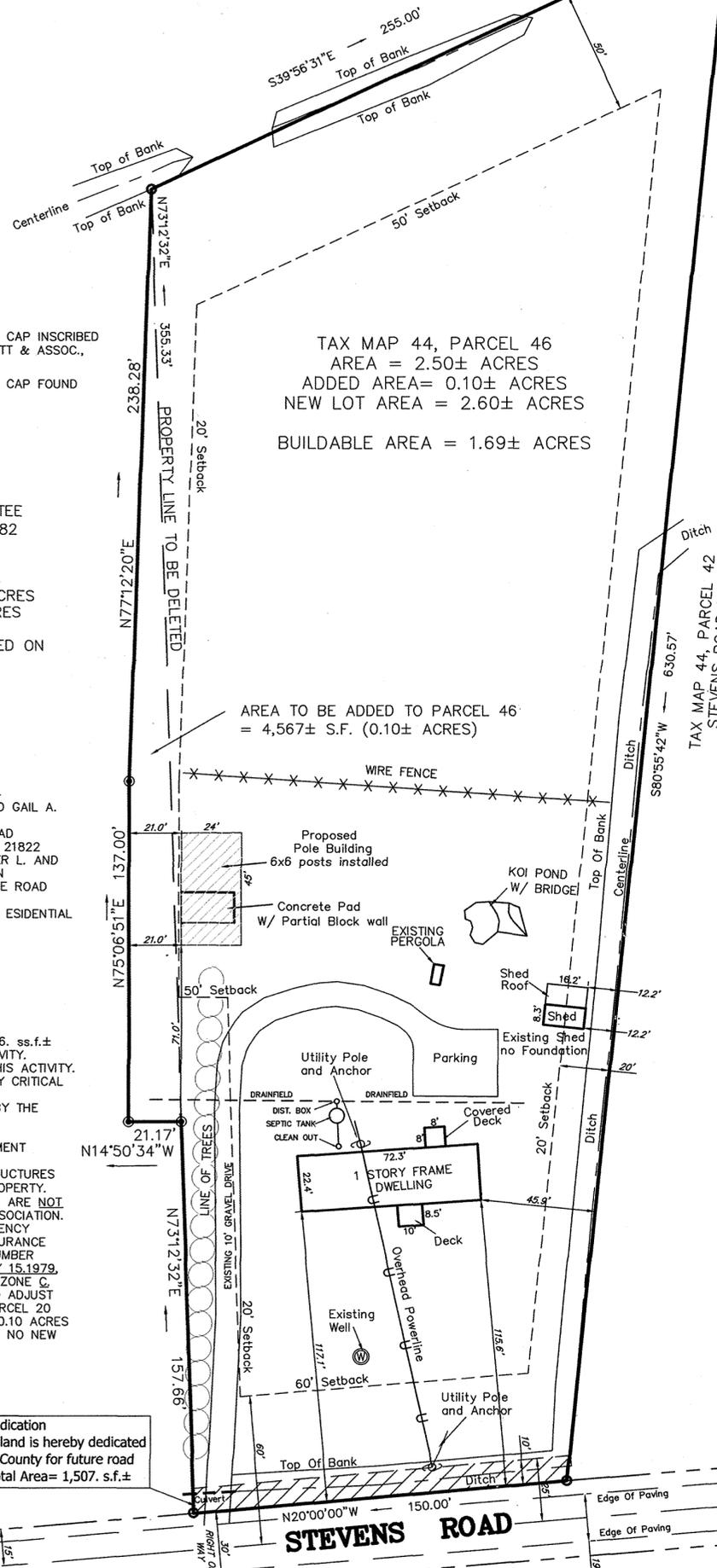


S.V.H. 232a/41

RECORDING FEE
PLAT-SUBDIVISIONS
TOTAL
REF: MDA 8152
SMA 8152
Sep 23, 2009



VICINITY MAP-SCALE 1" = 700'

- LEGEND
- = IRON ROD WITH SURVEYORS I.D. CAP INSCRIBED "PROPERTY MARKER, BARRY ISETT & ASSOC., INC. PROP. L. S. 601"
 - = IRON ROD WITH SURVEYORS I.D. CAP FOUND
 - = CONCRETE POST FOUND
- Setback Line

TAX MAP 44, PARCEL 20
ROGER L. RICHARDSON, TRUSTEE
PARCEL SIX IN DEED 1966/382
ZONED A-1
USE-AGRICULTURAL
EXITING AREA = 10 ACRES
AREA SUBTRACTED = 0.10± ACRES
NEW LOT AREA = 9.90± ACRES

AREA OF EXISTING PARCEL BASED ON TAX ASSESSMENT

TAX MAP 44, PARCEL 46
AREA = 2.50± ACRES
ADDED AREA = 0.10± ACRES
NEW LOT AREA = 2.60± ACRES
BUILDABLE AREA = 1.69± ACRES

AREA TO BE ADDED TO PARCEL 46
= 4,567± S.F. (0.10± ACRES)

GENERAL NOTES:

1. PARCEL 46, TAX MAP 44, GRID 24
2. OWNER PARCEL 46: EDWARD J. AND GAIL A. WOODS
7112 STEVENS ROAD
EDEN, MARYLAND, 21822
- OWNER PARCEL 20: TRUSTEE ROGER L. AND FAY P. RICHARDSON
1947 OLD FURNACE ROAD
EDEN, MD 21822
3. PROPERTY IS ZONED "A-1", USE IS ESIDENTIAL
4. SETBACKS: FY= 60' FROM Q ROAD
SY= 20' (EACH)
RY= 50'
5. DEED REF: SVH 4785/86
6. PLAT REF: 206/12
7. 7TH TAX DISTRICT.
8. TOTAL AREA OF PARCEL = 2.5 AC±
9. PROPOSED LIMITS OF DISTURBANCE:
PROPOSED POLE BUILDING = 1,086. ss.f.±
10. NO FILL PROPOSED FOR THIS ACTIVITY.
11. NO TREES TO BE REMOVED FOR THIS ACTIVITY.
12. THIS PROPERTY IS NOT WITHIN ANY CRITICAL AREAS BOUNDARIES.
13. NO WETLANDS TO BE DISTURBED BY THE PROPOSED ACTIVITY.
14. DRAINFIELD INFORMATION FROM ENVIRONMENTAL HEALTH DEPARTMENT RECORDS.
15. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF THE SUBJECT PROPERTY.
16. DITCHES SHOWN ARE PRIVATE AND ARE NOT PART OF A PUBLIC DRAINAGE ASSOCIATION.
17. BASES UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY-FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0150A, DATED FEBRUARY 15, 1979. THIS SUBDIVISION IS LOCATED IN ZONE C.
18. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN PARCEL 20 AND PARCEL 46, TRANSFERRING 0.10 ACRES FROM PARCEL 20 TO PARCEL 46. NO NEW LOT WILL BE CREATED.

WORCESTER COUNTY PLANNING COMMISSION
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 that 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.

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 its employees.

Brad J. Crayth 9/23/09
Planning Commission Date

Worcester County Environmental Program
The purpose of this plat is to approve an addition to a parcel with existing approved on-site water and sewage disposal systems.

9-21-09 *Robert J. Mitchell, R.S.*
Date Approving Authority-worcester County

OWNER'S CERTIFICATION:
The lot line revision, as shown on this plat, is with the free consent and accordance with the desires of the owners, proprietors, and trustees, if any thereof. The requirements of Title 3, Section 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.

The following streets, roads, amenities, and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10-foot-wide strip across the front of Stevens Road and the adjoining roadway is offered in dedication for the future widening of Stevens 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 only be withdrawn with the consent of the County Commissioners.

Edward J. Woods 9/9/09
Edward J. Woods Date

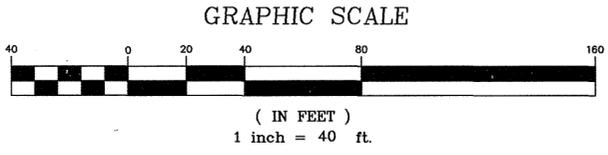
Gail A. Woods 9/9/09
Gail A. Woods Date

Roger L. Richardson 9/10/09
Roger Richardson Date

SURVEYOR'S CERTIFICATION:
I hereby certify, to the best of my knowledge and belief, that the requirements of Title 3, Section 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 this subdivision within the county have been complied with.

Don R. Baumgartner *dcobas*
Don R. Baumgartner, Property Line Surveyor No. 601 Date

WORCESTER COUNTY FOREST CONSERVATION LAW:
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 further approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.



FILED
SEP 23 A 11:51
STEPHEN V. HALES
CLERK OF COURT
WORCESTER

1 OF 1
DATE: 08-09-09
SCALE: 1" = 40'
DRAWN: JMM
TOP: 01/23/09
APP'D: DRB
P. MGR: JMM
COPRIGHT: 2009

BOUNDARY LINE ADJUSTMENT
BETWEEN THE LANDS OF
EDWARD J. and GAIL A. WOODS
ROGER L. RICHARDSON, TRUSTEE
7112 STEVENS RD., WORCESTER COUNTY, EDEN, MARYLAND

BARRY ISETT & ASSOCIATES, INC.
Consulting Engineers & Surveyors
DON R. BAUMGARTNER, PROPERTY LINE SURVEYOR # 601
Unit 1, Building 9, "Union Station"
9928 Old Ocean City Road, Berlin, MD. 21811
Tel: 410 629 0883 Fax: 410 629 1225 www.barryisett.com
Serving Delaware Maryland Pennsylvania

REVISIONS	DATE	BY
1. AGENCY COMMENTS	08/25/09	DRB
2. AGENCY COMMENTS	8/26/09	8/31/09 DRB

P147645 HSA CON 2157 8577