

S.V.H. 235/15

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

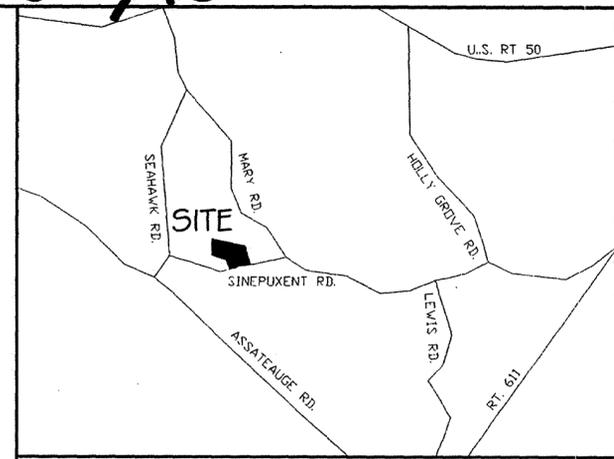
This subdivision of lands is approved for agricultural purposes only. Any future approval for water and sewage systems to utilize this land for building purposes will be subject to the regulations in effect at that time. In order to convert said lot(s) to buildable status, a revised subdivision plot is required to be approved and recorded in the Land Records of Worcester County. The sewage reserve area shown on the plot recorded in the Worcester County Land Records at 233/71 is hereby abandoned.

DATE 11/23/10

APPROVING AUTHORITY - WORCESTER COUNTY  
*R.S.*

WORCESTER COUNTY FOREST CONSERVATION NOTE

This property is being converted from a residential parcel to an agricultural parcel by virtue of this plat. Parcel 436 is no longer approved for residential building purposes. It is the intent of the owner to use this land for agricultural purposes only. Since no new construction activity has occurred on this land, and agricultural uses do not require compliance with the Forest Conservation Law, this property qualifies for an exemption from the Worcester County Forest Conservation Law and the Forest Conservation Easement shown on this land will be abandoned. A deed of release will be recorded simultaneously with this plat. In accordance with Subtitle IV, Section 1-403 (b) (13) of the Natural Resources Article of the Worcester County Code of Public Laws, this subdivision is exempt from the County's Forest Conservation law since the subdivision is for 'agricultural purposes only'. Any future approval of this land for an equalized activity shall be subject to the County's Forest Conservation Law.



LOCATION MAP • NOT TO SCALE

WORCESTER COUNTY PLANNING COMMISSION

- A. 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, BUILD ABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- B. 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.

APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION DATE 11/23/10

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 (1981) concerning the making of this plat and the setting of markers as well as the requirements of the county commissioners and ordinances of Worcester County, Maryland regarding the platting of subdivisions have been complied with.



D. ANDREW WILKINS REG. # 21186 DATE 11/10

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 (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS, 10' WIDE ROAD WIDENING STRIP 9915 S.F. (SINEPUXENT ROAD) ARE 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.

RICHARD DEAN HASTINGS DATE 11/14/2010  
 JAMES M. DORI DATE 12 NOV 2010

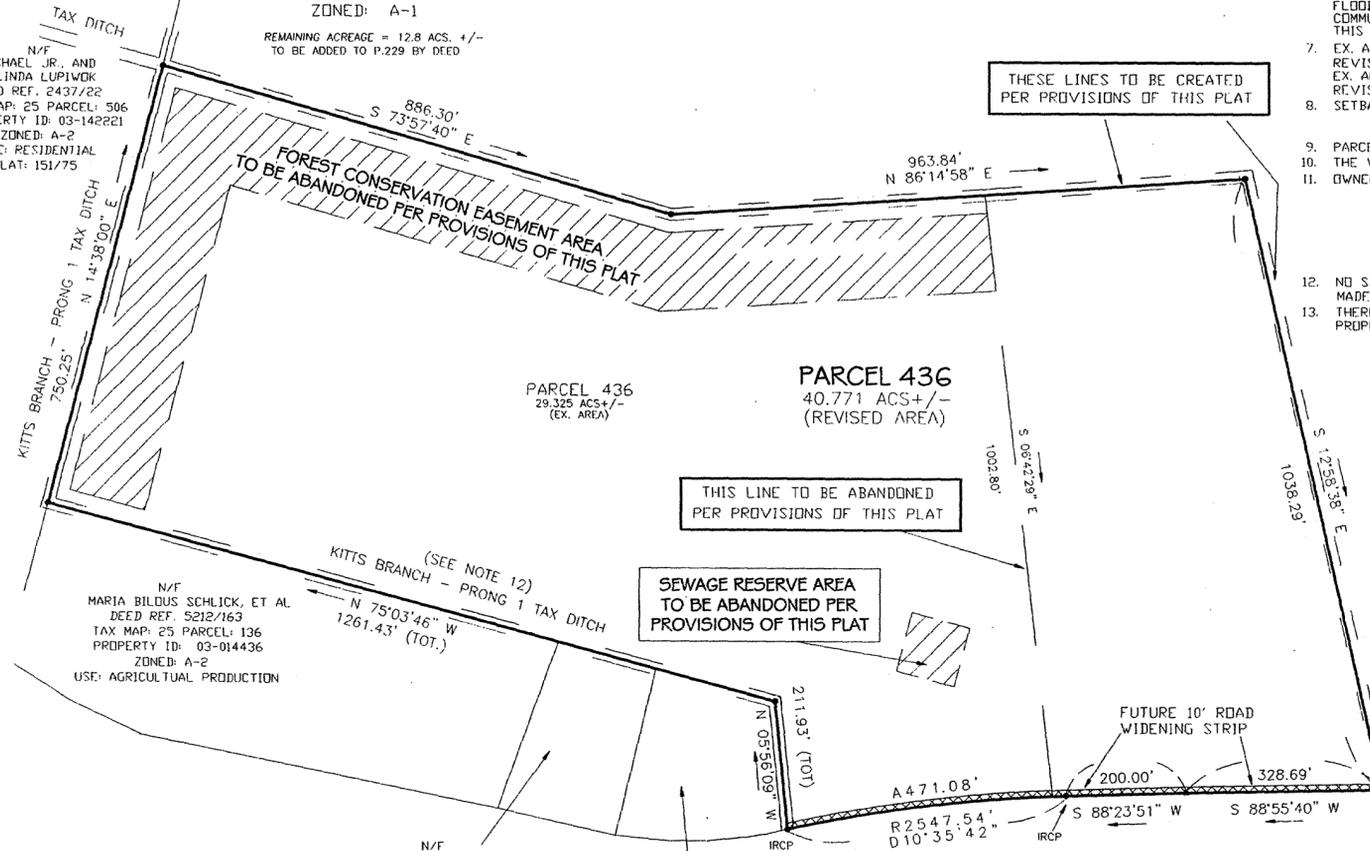
N/F MICHAEL S. MAYKRANTZ DEED REF. 4340/618 TAX MAP: 25 PARCEL: 315 PROPERTY ID: 03-015211 ZONED: A-2 USE: AGRICULTURAL PRODUCTION

PURPOSE STATEMENT  
 THE PURPOSE OF THIS PLAT IS TO ADD 11.45 ACRES OF PARCEL 229 TO PARCEL 436, TO ELIMINATE THE PRIOR APPROVED SRA IN ORDER TO CONVERT THE PARCEL BACK TO AN AGRICULTURAL PARCEL AND TO ELIMINATE THE PRIOR APPROVED FOREST CONSERVATION EASEMENT ON PARCEL 436.

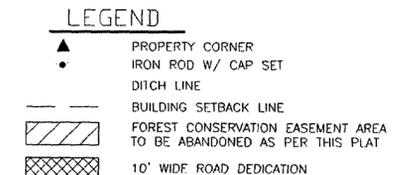
N/F RICHARD DEAN HASTINGS DEED REF. 5483/167 TAX MAP: 26 PARCEL: 229 PROPERTY ID: 03-018660 ZONED: A-2 USE: AGRICULTURAL PRODUCTION

REMAINING LANDS OF RICHARD DEAN HASTINGS MAP 25, P. 436 DEED: 3463/211 USE: AGRICULTURAL PRODUCTION ZONED: A-1

N/F MICHAEL JR. AND MELINDA LUPIDOK DEED REF. 2437/222 TAX MAP: 25 PARCEL: 506 PROPERTY ID: 03-142221 ZONED: A-2 USE: RESIDENTIAL PLAT: 151/75



- GENERAL NOTES
1. WORCESTER COUNTY TAX MAP NO. 25, P.436, PRDP. ID: 03-015823 WORCESTER COUNTY TAX MAP NO. 26, P.229, PRDP. ID: 03-018660
  2. ZONED: A-2
  3. DEED REF: P. 436 - 5561/406, P. 229 - 5483/167
  4. PLAT REF: 233/71
  5. THIRD TAX DISTRICT
  6. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: PANEL 100 OF 250, COMMUNITY PANEL NO. 240083 - 0100 B, DATED 6/15/1983 THIS PROPERTY LIES WITHIN FLOOD ZONE 'C'
  7. EX. AREA OF PARCEL 436 = 29.32 +/- ACS REVISED AREA OF PARCEL 436 = 40.77 +/- ACS EX. AREA OF PARCEL 229 = 96.3 +/- ACS REVISED AREA OF PARCEL 229 = 84.85 +/- ACS
  8. SETBACKS: FRONT = 60' FROM CL OF ROAD REAR = 50' SIDE = 20'
  9. PARCEL 436 IS CURRENTLY IN AGRICULTURAL PRODUCTION
  10. THE WATERSHED I.D. NUMBER IS 2130105 (NEWPORT BAY DRAINAGE)
  11. OWNER'S MAILING ADDRESS: RICHARD DEAN HASTINGS 9311 MARY RD. BERLIN, MD 21811-3527 JAMES M. DORI 27 WOODDUCK DR. BERLIN, MD 21811-1751
  12. NO STRUCTURE SHALL BE ERRECTED, ENLARGED, OR ALTERED OR ANY FILL MADE WITHIN TWENTY FEET OF THE TOP OF THE SLOPE OF THE TAX DITCH
  13. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINE.



RECORDING FEE 2.50  
 PLAT-SUBDIVISION 2.50  
 TOTAL 5.00  
 Rec'd # 72065  
 SVH 3478 Blk # 376  
 Dec 09 2010 12:15 PM

SINEPUXENT RD. 30' R.O.W.



BOUNDARY LINE ADJUSTMENT AND CONVERSION TO AN AGRICULTURAL PARCEL FOR LANDS OF RICHARD DEAN HASTINGS AND JAMES M. DORI

TABLE OF AREAS		
	PARCEL 436	PARCEL 229
ORIGINAL AREA	29.32 ACS +/-	96.3 ACS +/-
REVISED AREA	40.77 ACS +/-	84.85 ACS +/-
AREA OF ADD/SUB	+11.45 ACS +/-	-11.45 ACS +/-

SCALE	1" = 200'	SURVEYED	DAW	JOB NO.	RICHARD HASTINGS
DATE	10/26/10	DRAWN	DAW	FIELD BOOK	X PAGE X
REVISED		CAD FILE	HASTINGS3	SHEET	1 OF 1

WILKINS-NOBLE LLC LAND SURVEYING  
 11755 SOMERSET AVE. PRINCESS ANNE, MD 21853 410-621-0321 410-621-0320 (FAX)

USA CU 2157 8601

P 181897

Maryland State Archives

FILED  
 2010 DEC -9 P 12:14  
 STEPHEN V. HALES  
 CLERK OF COURT  
 WORCESTER COUNTY