



VICINITY MAP (N.T.S.)

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 of 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 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 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. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Bradley C. Coughlin 2/9/11
 WORCESTER COUNTY PLANNING COMMISSION DATE

ENVIRONMENTAL PROGRAMS

THE PURPOSE OF THIS PLAT IS TO APPROVE AN ADDITION TO A PARCEL WITH EXISTING APPROVED ON-SITE WATER AND SEWAGE DISPOSAL SYSTEMS.

Robert J. Mitchell, P.E. 2-4-11
 APPROVING AUTHORITY - WORCESTER COUNTY DATE

FOREST CONSERVATION LAW STATEMENT

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 future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

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 the setting of markers have been complied with. The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of PARCELS 23 and 36 and the adjoining roadways are offered in dedication for the future widening of SELBY 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.

Jerome Lee Travers 2-3-11
 JEROME LEE TRAVERS DATE
 ADMINISTRATOR FOR KAY S. RUNYON (DECEASED)
 13322 SELBY ROAD
 BISHOPVILLE, MD 21813

Jerome Lee Travers 2-3-11
 JEROME LEE TRAVERS DATE
 13322 SELBY ROAD
 BISHOPVILLE, MD 21813

TAX MAP 10, PARCEL 126
 LANDS N/F
 JOHN R. ROMEO, JR.
 ZONED: A-1; AGRICULTURAL
 USE: IMPROVED
 DEED REFERENCE: R.H.O. 2353/514
 TAX ACCOUNT NO. 05-010136

TAX MAP 4, PARCEL 36
 LANDS N/F
 JEROME LEE TRAVERS
 ZONED: A-1; AGRICULTURAL
 USE: RESIDENTIAL/AGRICULTURAL
 DEED REFERENCE: S.V.H. 5086/307
 TAX ACCOUNT NO. 05-002117

TAX MAP 4, PARCEL 37
 LANDS N/F
 MICHAEL M. TUEL
 &
 PATRICIA M. TUEL
 ZONED: A-1; AGRICULTURAL
 USE: IMPROVED
 DEED REFERENCE: F.W.H. 666/25
 TAX ACCOUNT NO. 05-002443

TAX MAP 4, PARCEL 21
 LANDS N/F
 THOMAS WILLIAM HAMMOND
 &
 MARIE A. HAMMOND
 ZONED: A-1; AGRICULTURAL
 USE: VACANT
 DEED REFERENCE: F.W.H. 540/449
 TAX ACCOUNT NO. 05-001803

TAX MAP 4, PARCEL 23
 LANDS N/F
 KAY S. RUNYON (DECEASED)
 ZONED: A-1; AGRICULTURAL
 USE: RESIDENTIAL/AGRICULTURAL
 DEED REFERENCE: F.W.H. 650/219
 TAX ACCOUNT NO. 05-002273

TAX MAP 4, PARCEL 30
 LANDS N/F
 KAY McCABE TRAVERS (DECEASED)
 A.K.A. KAY S. RUNYON
 ZONED: A-1; AGRICULTURAL
 USE: RESIDENTIAL/AGRICULTURAL
 DEED REFERENCE: F.W.H. 491/557
 TAX ACCOUNT NO. 05-002435

TAX MAP 4, PARCEL 9
 LANDS N/F
 ALAN WARREN MORRIS
 &
 MATTHEW ERNEST MORRIS
 ZONED: A-1; AGRICULTURAL
 USE: VACANT
 DEED REFERENCE: R.H.O. 1924/237
 TAX ACCOUNT NO. 05-002168

PARCEL AREA TABLE (AC. +/-)			
PARCEL 23	ORIGINAL 28.43	REDUCTION 7.63	TOTAL 20.8
PARCEL 36	ORIGINAL 28.94	ADDITION 7.63	TOTAL 36.57

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4015.00'	322.55'	322.47'	N 50°55'45" E 04°36'11"
C2	835.00'	236.52'	235.73'	N 56°35'06" E 16°13'45"
C3	4015.00'	6.59'	6.59'	N 48°40'29" E 00°05'39"
C4	835.00'	23.40'	23.40'	N 49°16'23" E 01°36'20"
C5	4015.00'	218.20'	218.18'	N 50°16'44" E 03°08'50"
C6	4015.00'	97.76'	97.76'	N 52°32'00" E 01°23'42"
C7	1085.00'	395.10'	392.92'	N 42°43'46" E 20°51'50"
C8	835.00'	213.12'	212.54'	N 57°23'16" E 14°37'28"

SEWAGE RESERVE AREA POINT TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
50	8898.022	5456.708	PROPERTY CORNER
51	8085.324	6350.124	PROPERTY CORNER
52	9251.967	5962.261	SRA CORNER
53	9189.588	6042.987	SRA CORNER
54	9139.059	5943.480	SRA CORNER
55	9221.381	5870.868	SRA CORNER
337	8665.448	5280.489	SRA CORNER
338	8719.268	5250.403	SRA CORNER
339	8619.785	5353.784	SRA CORNER
340	8767.787	5412.454	SRA CORNER
362	9139.447	5763.319	SRA CORNER
363	9041.838	5849.183	SRA CORNER
364	9010.370	5813.354	SRA CORNER
365	9107.050	5726.491	SRA CORNER
366	9132.859	5915.818	SRA CORNER
367	9071.604	5836.317	SRA CORNER
368	9148.801	5770.134	SRA CORNER
369	9208.095	5849.434	SRA CORNER

BOUNDARY LINE ADJUSTMENT
 BETWEEN THE LANDS OF KAY S. RUNYON (DECEASED) - TAX MAP 4 - PARCEL 23
 &
 JEROME LEE TRAVERS - TAX MAP 4 - PARCEL 36

FIFTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND

GENERAL NOTES

- PLAT REFERENCE (UNRECORDED): "LANDS SURVEYED FOR KAY S. RUNYON AND ARTHUR LEE McCABE, JR. FIFTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND" BY C. KENNETH CARTER & ASSOC.
- EXISTING ZONING A-1
 ZONING SETBACKS: FRONT = 60' FROM CENTERLINE OF ROAD
 SIDES = 20'
 REAR = 50' (20' FOR CHICKEN HOUSES)
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240083 0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE C.
- THESE PARCELS LIE WITHIN SUB-WATERSHED 2130102 (ASSAWOMAN BAY DRAINAGE DRAINAGE)
- THESE PARCELS ARE NOT IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
- THE PURPOSE OF THIS PLAT IS TO ADD 7.63 ACRES FROM TAX MAP 4, PARCEL 23 TO TAX MAP 4, PARCEL 36. NO NEW LOT IS BEING CREATED.
- THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON THIS PROPERTY.
- THE BUILDING RESTRICTION LINES AND BUILDABLE AREAS AS SHOWN HEREON ARE PER THE WORCESTER COUNTY ZONING CODE.
- THIS PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF NON-TIDAL WETLANDS WHICH MAY OR MAY NOT IMPACT THE BUILDABLE AREAS AS SHOWN HEREON.
- THIS PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS OR RIGHT OF WAYS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON THE ABOVE REFERENCED PLAT.

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 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.



Gregory P. Wilkins - Pres. 2-3-2011
 GREGORY P. WILKINS - PRESIDENT
 GREGORY P. WILKINS SURVEYOR INC. - LICENSE NO. 21523

REV. 01/20/2011 - WOR. CO. D.R.&P. COMMENTS

GREGORY P. WILKINS
 SURVEYOR, INC.
 11616 BACK CREEK ROAD
 BISHOPVILLE, MARYLAND 21813
 (410)352-3005 - FAX(410)352-3014

SCALE: 1" = 100' DATE: 01/09/2011
 DRAWN BY: G.P.W.6 JOB NO.: 2115 SURVEY.CRD

USA Cdn 2157 8692
 P186247

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND STONE
- IRON ROD TO BE SET
- UNMARKED POINT
- WELL
- PROpane TANK
- ELECTRIC METER/PANEL BOX
- ELECTRIC TRANSFORMER
- SEPTIC TANK
- DENOTES 10' ROAD WIDENING DEDICATION



FILED
 2011 FEB 10 P 12:03
 STEPHEN V. HALES
 CLERK OF COURT
 WOR. CO.

