



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.

DATE 5/1/11

ENVIRONMENTAL PROGRAMS

The purpose of this plat is to approve a boundary line adjustment between two parcels with existing approved on-site water and sewage disposal systems. This does not indicate that the quality of these systems has been evaluated.

This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available.

APPROVING AUTHORITY - WORCESTER COUNTY

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.

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 marking 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.

BRUCE THEODORE TYLER TRAVERS, JR. (P.23 & P.30) DATE 4/28/11

REV. 04/24/11 - DR&P NOTES

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

SCALE: 1" = 100' DATE: 02/25/2011 DRAWN BY: G.P.W.6 JOB NO.: 2115/15/06/11

MSA 656 2157 874

FILED 2011 MAY - 6 A.M. 03

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 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 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 23 LANDS N/F BRUCE THEODORE TYLER TRAVERS, JR. ZONED: A-1; AGRICULTURAL USE: RESIDENTIAL/AGRICULTURAL DEED REFERENCE: S.V.H. 5658/17 TAX ACCOUNT NO. 05-002273

BUILDABLE AREA 17.17 ACRES

TAX MAP 4, PARCEL 30 LANDS N/F BRUCE THEODORE TYLER TRAVERS, JR. ZONED: A-1; AGRICULTURAL USE: RESIDENTIAL/AGRICULTURAL DEED REFERENCE: S.V.H. 5658/17 TAX ACCOUNT NO. 05-002435

BUILDABLE AREA 0.46 ACRES

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 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. +/-) Table with columns: PARCEL, ORIGINAL, REDUCTION, TOTAL. Rows for PARCEL 23 and PARCEL 30.

LEGEND

- FOUND CONCRETE MONUMENT
FOUND STONE
FOUND IRON ROD
UNMARKED POINT
WELL
PROPANE TANK
ELECTRIC METER/PANEL BOX
ELECTRIC TRANSFORMER
SEPTIC TANK
DENOTES 10' ROAD WIDENING DEDICATION
DENOTES ITEM A (.16 AC.)
DENOTES ITEM B (.44 AC.)



PARCEL 30 LINE TABLE Table with columns: L1, L2, N, E, S, W bearings and distances.

CURVE TABLE Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE.

SEWAGE RESERVE AREA POINT TABLE Table with columns: POINT, NORTHING, EASTING, DESCRIPTION.

BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF BRUCE THEODORE TYLER TRAVERS, JR. - TAX MAP 4 - PARCEL 23 & BRUCE THEODORE TYLER TRAVERS, JR. - TAX MAP 4 - PARCEL 30

FIFTH TAX DISTRICT WORCESTER COUNTY, MARYLAND

GENERAL NOTES

- 1. PLAT REFERENCE: S.V.H. 235/28
2. EXISTING ZONING A-1 ZONING SETBACKS: FRONT = 60' FROM CENTERLINE OF ROAD SIDES = 20' REAR = 50' (20' FOR CHICKEN HOUSES)
3. 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.
4. THESE PARCELS LIE WITHIN SUB-WATERSHED 2130102 (ASSAWOMAN BAY DRAINAGE DRAINAGE)
5. THESE PARCELS ARE NOT IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
6. THE PURPOSE OF THIS PLAT IS TO TAKE .16 AC.(ITEM A) FROM PARCEL 30 AND ADD .44 AC. (ITEM B) TO PARCEL 30; RESULTING IN A NET GAIN OF .28 AC. TO PARCEL 30. NO NEW LOT IS BEING CREATED.
7. THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON THIS PROPERTY.
8. THE BUILDING RESTRICTION LINES AND BUILDABLE AREAS AS SHOWN HEREON ARE PER THE WORCESTER COUNTY ZONING CODE.
9. 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.
10. 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 plotting of subdivisions within the County have been complied with.



GREGORY P. WILKINS - PRESIDENT GREGORY P. WILKINS SURVEYOR INC. - LICENSE NO. 21523