

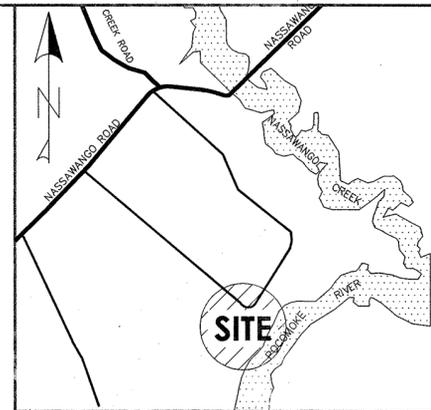
03/20/2012

FILED  
2012 MAR 20 PM 3:03  
STEPHEN V. HALES  
WOR. CO. CLERK

**MINOR SUBDIVISION  
OF THE LANDS OF  
THELMA D. BLOXOM**

TAX MAP 63 GRID 19 PARCEL 167 DEED 4958/585 and 899/14  
TAX ACCOUNT# 007221, SEVENTH TAX DISTRICT WORCESTER COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL LOT AROUND AN EXISTING RESIDENCE, LEAVING 137.71 ACRES IN PARCEL 167.



**VICINITY MAP**  
SCALE 1" = 2000'

RECORDING FEE  
PLAT-SUBDIVISIONS  
TOTAL  
Res# 11082 Rec# 1 02/08/12  
SVH 0132 BIK # 946  
Mar 20, 2012 03:07 PM

NOTES:

- NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD.
- ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0150 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE A&C.
- ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
- ZONING: A-1 and RP  
SETBACKS: A-1 FRONT YARD = 35' or 60' FROM CENTER LINE OF ROAD  
SIDE YARD = 20'  
REAR YARD = 50'  
SETBACKS: RP FRONT YARD = 35'  
SIDE YARD = 20'  
REAR YARD = 50'  
NASSAWANGO ROAD IS A MINOR COLLECTOR HIGHWAY AND REQUIRES A 50' FRONT YARD SETBACK.
- REFERENCE IS MADE TO PLAT PREPARED BY GEORGE E. YOUNG, III, P.C., DATED 12/06/03, PLAT BOOK 187/14.
- NO CLEARING IS ALLOWED WITHIN THE 100' BUFFER NATURAL REGENERATION NO MOW AREA WITHOUT AUTHORIZATION FROM THE CBCA.
- TOTAL IMPERVIOUS AREA:  
EXISTING HOUSE=2,295sf.  
EXISTING DRIVEWAY=1,651sf.  
EXISTING CONCRETE PADS= 396sf.  
EXISTING PORCH/STEP= 219sf.  
TOTAL AREA=4,561sf.  
CURRENT LOT COVERAGE=1.7%  
13.3% OF LOT AVAILABLE FOR FUTURE USE
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OR ANY OTHER STRUCTURE WITHIN 50' OF ANY NEW PROPERTY LINE.
- BZA CASE NO. 11-53, ON OCTOBER 13, 2011, THE BOARD OF ZONING APPEALS GRANTED A SPECIAL EXCEPTION TO CREATE A MINOR SUBDIVISION WITHIN THE RP(RESOURCE PROTECTION DISTRICT), PURSUANT TO ZONING CODE SECTIONS ZS 1-116(C)(3), ZS 1-215(C)(3), ZS 1-305 AND ZS 1-311. THE PROPERTY IS LOCATED AT 4716 NASSAWANGO RD. SNOWHILL MD. 21863, TX MAP 63, PARCEL 167, IN THE 7TH DISTRICT OF WORCESTER COUNTY, MARYLAND.

AREA SUBTRACTION TABLE

ORIGINAL	143.54Ac.
SUBTRACTED	5.40 Ac.
REVISED	138.10Ac.

LINE TABLE

LINE	LENGTH	BEARING
L1	35.00	N45°43'45"E

**LEGEND**

- - IRON ROD W/CAP SET
- ⊙ - IRON ROD FOUND
- - IRON PIPE SET
- - CONCRETE MONUMENT SET
- - CONCRETE MONUMENT FOUND
- - PROPERTY CORNER
- SEPTIC TANK
- ⊕ - EXISTING WELL
- ⊙ - UNDERGROUND GAS TANK
- ⊠ - EXISTING PORCH/STEP
- - EXISTING CONCRETE PADS
- △ - 200' CRITICAL AREA BUFFER SIGN

**SEWAGE AREA COORDINATE CHART**

#	NORTHING	EASTING
S1	N 3426.2507	E -1293.5269
S2	N 3482.0948	E -1236.243
S3	N 3392.5887	E -1148.9867
S4	N 3336.7447	E -1206.2706

AREA CHART  
BUILDABLE AREA= 1.87AC.  
CRITICAL BAY AREA= 3.68AC.  
TOTAL LOT AREA= 6.08AC.

TAX MAP 62  
PARCEL 36  
TA# 005121  
N/F  
JOHN E. &  
IRMA D. HENSHALL TRUST  
C/O THELMA BLOXOM  
FWH 5379/00340  
ZONED A-1  
USE AGRICULTURAL

RESIDUE= 137.71Ac.±  
TAX MAP 63  
PARCEL 167  
TA# 007221  
N/F  
THELMA D. BLOXOM  
FWH 477/221  
ZONED A-1  
USE AGRICULTURAL

RESIDUE= 137.71Ac.±  
TAX MAP 63  
PARCEL 167  
TA# 007221  
N/F  
THELMA D. BLOXOM  
FWH 477/221  
ZONED A-1  
USE AGRICULTURAL

OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS 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.

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS OF WORCESTER COUNTY. A 10'- WIDE STRIP ACROSS THE FRONT OF LOT 3 AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF NASSAWANGO 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.

*Regina Royer* 3/14/12  
REGINA D. ROYER, POWER OF ATTORNEY FOR THELMA D. BLOXOM (PARCEL 167)  
P.O. BOX 91  
SNOW HILL, MARYLAND 21863

SURVEYOR'S CERTIFICATE

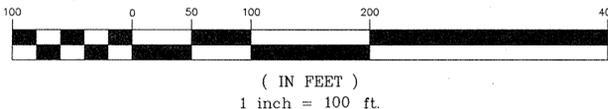
I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

*George E. Young, III*  
George E. Young, III  
Professional Land Surveyor  
Expires: 4/7/12

3/14/12  
DATE

**GEY**  
**GEORGE E. YOUNG, III, P.C.**  
ENGINEERS & SURVEYORS  
2317 STOCKTON ROAD  
POCOMOKE MARYLAND 21851  
PHONE: (410)-957-2149  
(410)-632-2434  
FAX: (410)-957-2928  
SCALE: 1"=100'  
DRAWN BY: W.A.P.  
DATE DRAWN: 5/09/11  
CADD NAME: F:\OMASTER\11046.DWG  
REVISIONS: 6/8/11, 7/1/11, 8/23/11, 12/23/11, 03/05/12  
SHEET 1 OF 2

GRAPHIC SCALE



192970 MSA CSM 2157 8778-1