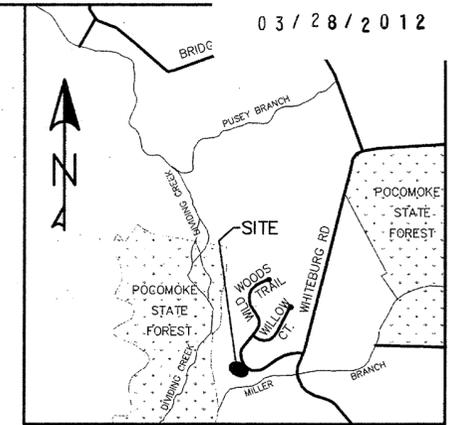


BOUNDARY LINE ADJUSTMENT
BETWEEN THE LANDS OF
ARTHUR M. KILMON, JR.
AND
JEFFREY R. TRADER
TAX MAP 61 PARCEL 41 LOT 10 DEED 646/496
SEVENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

BUILDABLE AREA
BUILDABLE AREA LOT 11: 17,772 SQ. FT.
BUILDABLE AREA LOT 10: 47,954 SQ. FT.

AREA CHART LOT 11
ORIGINAL AREA: 1.67AC
AREA TO BE SUBTRACTED: 0.29AC
TOTAL REVISED AREA: 1.38AC

AREA CHART LOT 10
ORIGINAL AREA: 2.5AC
AREA TO BE ADDED: 0.29AC
TOTAL REVISED AREA: 2.79AC



VICINITY MAP
SCALE 1" = 2000'

RECORDING FEE 3.00
TOTAL 3.00
Ref: H062 Rpt: 8/20/11
Date: 3/28/12 Dtl: 4/2/12
Mar 28, 2012 10:20 AM

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 OR 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 THEREOF 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.

Ed. Wright
APPROVING AUTHORITY DATE 3/27/12

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,000 sq ft, SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDING EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. IN ADDITION, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM(S) IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEM(S) AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE.

Ruby Mitchell, R.S.
APPROVING AUTHORITY - WORCESTER COUNTY DATE 3-23-12

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/DEVELOPER'S CERTIFICATE

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

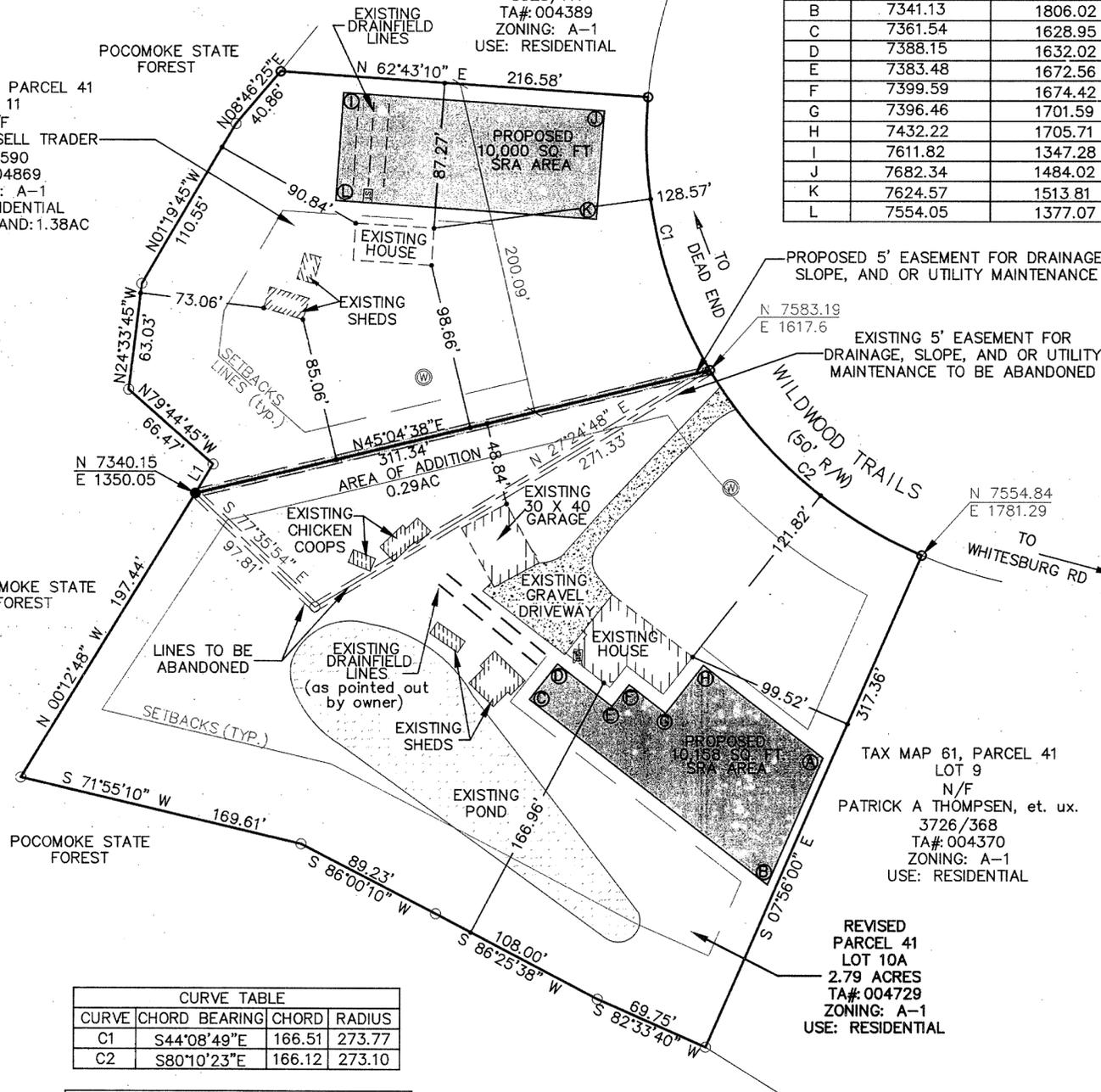
Jeffrey Russell Trader 3/15/12
JEFFREY RUSSELL TRADER (OWNER LOT 11) DATE
2104 WILDWOOD TRAIL
POCOMOKE, MARYLAND 21851

Arthur M. Kilmon, Jr. 3/6/12
ARTHUR M. KILMON, JR. (OWNER LOT 10) DATE
2106 WILDWOOD TRAIL
POCOMOKE, MARYLAND 21851

TAX MAP 61, PARCEL 41
LOT 12
N/F
HARVEY A. KAGAN II
3923/111
TA#: 004389
ZONING: A-1
USE: RESIDENTIAL

TAX MAP 61, PARCEL 41
LOT 11
N/F
JEFFREY RUSSELL TRADER
730/590
TA#: 004869
ZONING: A-1
USE: RESIDENTIAL
REMAINING LAND: 1.38AC

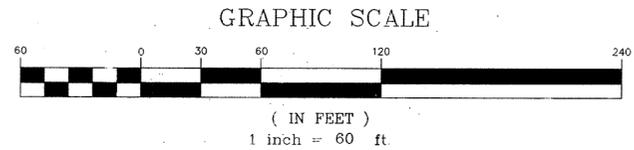
POINT	NORTHING	EASTING	ELEVATION
A	7421.95	1794.76	92.53'
B	7341.13	1806.02	89.29'
C	7361.54	1628.95	89.50'
D	7388.15	1632.02	92.34'
E	7383.48	1672.56	92.36'
F	7399.59	1674.42	93.00'
G	7396.46	1701.59	94.03'
H	7432.22	1705.71	95.44'
I	7611.82	1347.28	91.25'
J	7682.34	1484.02	91.20'
K	7624.57	1513.81	91.56'
L	7554.05	1377.07	91.25'



CURVE TABLE			
CURVE	CHORD BEARING	CHORD	RADIUS
C1	S44°08'49"E	166.51	273.77
C2	S80°10'23"E	166.12	273.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01	N00°12'48"W

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO ADD 0.29AC TO PARCEL 41 LOT 10 TO CREATE A REVISED PARCEL 41 LOT 10A.



PROPOSED 5' EASEMENT FOR DRAINAGE, SLOPE, AND OR UTILITY MAINTENANCE

EXISTING 5' EASEMENT FOR DRAINAGE, SLOPE, AND OR UTILITY MAINTENANCE TO BE ABANDONED

TO WHITESBURG RD

TAX MAP 61, PARCEL 41
LOT 9
N/F
PATRICK A THOMPSEN, et. ux.
3726/368
TA#: 004370
ZONING: A-1
USE: RESIDENTIAL

REVISED
PARCEL 41
LOT 10A
2.79 ACRES
TA#: 004729
ZONING: A-1
USE: RESIDENTIAL

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 2/28/12
Professional Land Surveyor DATE
MD.No. 10854 (Expires: 4/7/2012)
VA. No. 1700
DE No. 534

- NOTES:
- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
 - 2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD PB FWH 54/60-61.
 - 3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY. THE EXISTING DRAIN FIELD LINES ARE SHOWN AS THEY WERE POINTED OUT BY THE OWNER, WHILE THE SEPTIC TANK AND BOTH WELLS ARE SHOWN AS THEY WERE PHYSICALLY LOCATED IN THE FIELD.
 - 4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 150 A, DATED 2/15/1979, THE LOT SHOWN IS LOCATED IN ZONE A.
 - 5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
 - 10) PROPERTY IS ZONED A-1
SETBACKS:
FRONT: 35'/60' FROM CENTER OF ROAD
REAR: 50'
SIDES: 20'
 - 11) REFERENCE IS MADE TO A PLAT PREPARED BY STERLING R. MADDOX DATED 06/10/1976 AND RECORDED IN WORCESTER COUNTY LAND RECORDS FWH. 54/60.
 - 12) THIS LOT IS LOCATED WITHIN THE LOWER POCOMOKE SUB-WATERSHED (2130204)
 - 13) NO WETLANDS HAVE BEEN LOCATED ON THIS PARCEL AT THE TIME OF SURVEY.
 - 14) THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR ATLANTIC COASTAL BAY ZONE.
 - 15) NO DITCHES ON SITE ARE A PART OF A PUBLIC DRAINAGE ASSOCIATION.

- LEGEND**
- - IRON ROD SET
 - ⊙ - IRON ROD FOUND
 - ⊠ - CONCRETE MONUMENT FOUND
 - - IRON PIPE FOUND
 - - PROPERTY CORNER
 - ⊕ - EXISTING WELL (AS PHYSICALLY LOCATED)
 - ⊠ - SEPTIC TANK

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
2317 STOCKTON ROAD
POCOMOKE MARYLAND 21851
PHONE: (410)-957-2149
(410)-632-2434
(410)-957-2828
FAX: (410)-957-2828
SCALE: 1"=60'
DRAWN BY: W.A.P.
DATE DRAWN: 1/03/2012
CADD NAME: F. YOMASTER
JOB #: M11148-A
REVISIONS:
02/10/12 county comments
03/02/12 03/14/12 03/15/12
SHEET 1 OF 1

p192878 MSA CSU 2157 8785

