

BOUNDARY LINE ADJUSTMENT

BETWEEN THE LANDS OF
W. DALE HALL, ETUX.
 TAX MAP 99 GRID 2 PARCEL 44 & 119
 FIRST TAX DISTRICT
 WORCESTER COUNTY, MARYLAND

FILED
 2012 MAR 28 AM 10:22
 STEPHEN V. HALES
 SURVEYOR
 WOR. CO.

SVH LIBER 237 FOLIO 20
 RECORDED
 03/28/2012

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO ADD 6.60Ac TO PARCEL 44 FROM PARCEL 119. NO NEW LOT IS BEING CREATED"

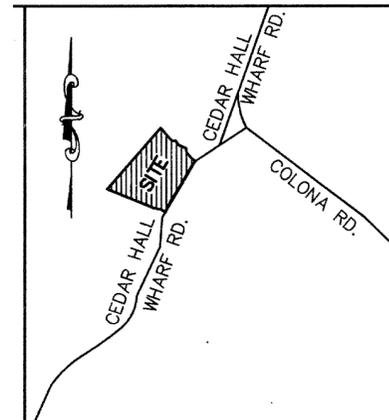
AREA CHART PARCEL 44

ORIGINAL AREA: 1.50AC
 AREA TO BE ADDED: 6.60AC
 TOTAL REVISED AREA: 8.10AC

BUILDABLE AREA: 6.09Ac.

AREA CHART PARCEL 119

ORIGINAL AREA: 67.29AC.
 AREA TO BE SUBTRACTED: 6.60AC
 TOTAL REVISED AREA: 60.69AC



VICINITY MAP
 SCALE 1" = 1000'

NOTES:

- NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLATS OF RECORD
- ALL UTILITIES ARE OVERHEAD OR AS SHOWN ON THIS SURVEY.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 24-0083 0225 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE A.
- ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
- PROPERTY IS ZONED A-1
 SETBACKS:
 FRONT: 35'/60' FROM CENTER OF ROAD
 REAR: 50'
 SIDES: 20'
- REFERENCE IS MADE TO A PLAT PREPARED BY W. BALLARD MILES DATED 3/26/1953 AND RECORDED IN WORCESTER COUNTY LAND RECORDS CWN. 2/67.
- REFERENCE IS MADE TO A PLAT PREPARED BY PHILLIP PARKER DATED 3/23/1981 AND RECORDED IN WORCESTER COUNTY LAND RECORDS FWH. 66/33.
- REFERENCE IS MADE TO A PLAT PREPARED BY OLIVER MORRELL DATED 9/18/1982 AND RECORDED IN WORCESTER COUNTY LAND RECORDS WCL. 845/436.
- REFERENCE IS MADE TO A PLAT PREPARED BY W. BALLARD MILES DATED 12/2/1947 AND RECORDED IN WORCESTER COUNTY LAND RECORDS JEB. 1/79.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR ATLANTIC COASTAL BAY ZONE.
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OR ANY OTHER STRUCTURES WITHIN 50' OF THE NEW PROPERTY LINES.
- THERE ARE NO DITCHES THAT ARE PART OF ANY PUBLIC DRAINAGE ASSOCIATION.

1,250 +/- TO PROPERTY CORNER
 TAX MAP 99
 PARCEL 119
 RESIDUE
 N/F
 WILLARD D. & JEAN HALL
 TAX ACCT# 01-032550
 762/456
 REMAINING ACREAGE: 62.84AC
 ZONING: A-1 AGRICULTURE
 USE: FARM LAND

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 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.

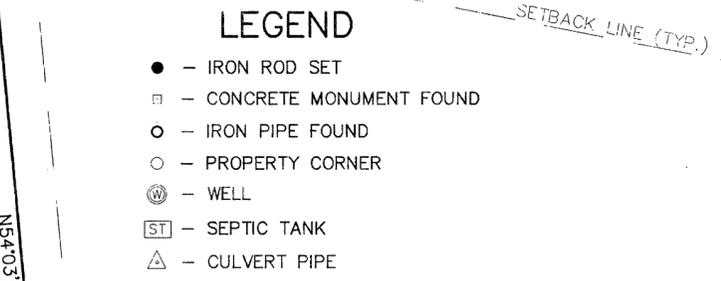
Frank J. Smith 3/27/2012
 APPROVING AUTHORITY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
 THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.
Robert J. Mitchell, R.S. 3-23-12
 APPROVING AUTHORITY DATE

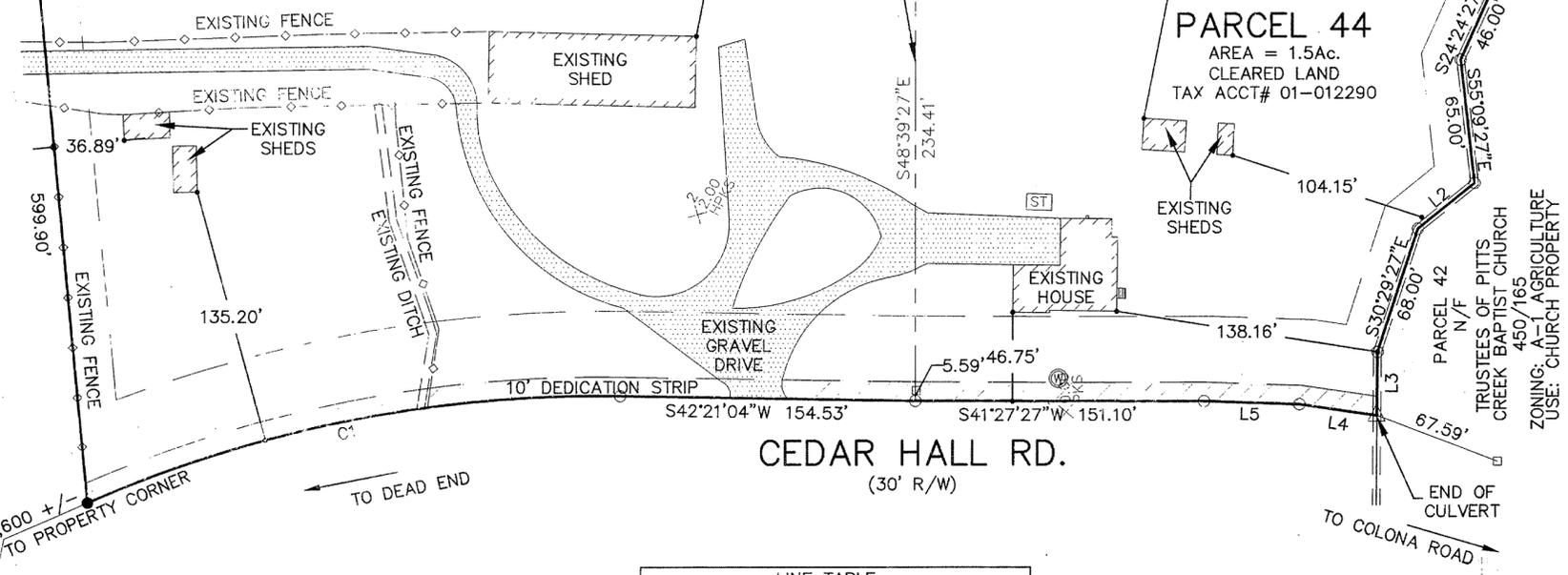
WORCESTER COUNTY DEDICATION
 THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF THE LOTS SHOWN AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF CEDAR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

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.
Willard D. Hall, Jr. 3/15/12
 WILLARD D. HALL (OWNER PARCEL 44)
 635 CEDAR HALL RD
 POCOMOKE, MARYLAND 21851
 DATE

-DECEASED-
 JEAN F. HALL
 635 CEDAR HALL RD
 POCOMOKE, MARYLAND 21851
 DATE



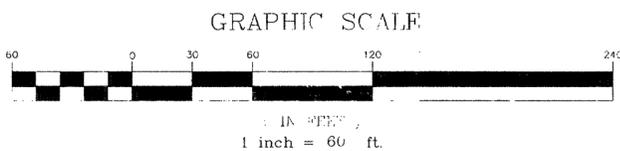
AREA OF ADDITION
 AREA = 6.60Ac.
 WOODED/FARM LAND



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.70	S82°39'27"E
L2	38.00	S02°30'33"W
L3	33.50	S48°09'27"E
L4	41.00	S49°50'33"W
L5	50.00	S43°20'33"W
L6	39.61	N39°30'17"W

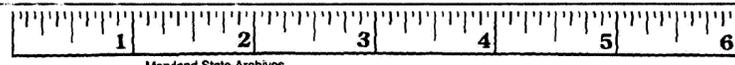
CURVE TABLE			
CURVE	CHORD BEARING	CHORD	RADIUS
C1	S29°51'45"W	284.44	657.68

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.



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 3/15/12
 Professional Land Surveyor MD.No. 10854
 License Expires 4/7/12
 DATE

GEY
GEORGE E. YOUNG, III, P.C.
 ENGINEERS & SURVEYORS
 2317 STOCKTON ROAD
 POCOMOKE MARYLAND 21851
 PHONE: (410)-957-2149
 (410)-832-2434
 (410)-957-2928
 FAX:
 SCALE: 1"=60'
 DRAWN BY: W.A.P.
 DATE EXAM: 1/25/12
 CADD NAME: F. GIMASTER
 JOB #: M12008-A
 REVISIONS:
 03/05/12 COUNTY COMMENTS
 SHEET 1 OF 1



192877 MSA CU 2157 8704