

LOT 1

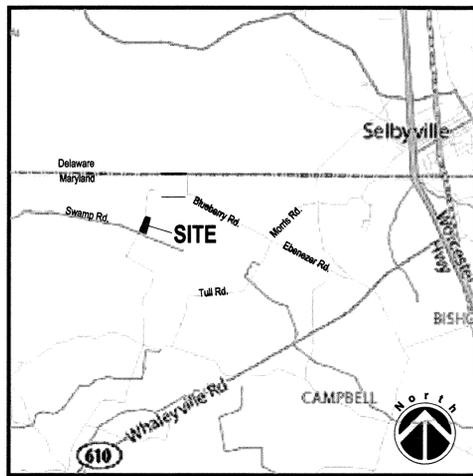
REVISED and REASSEMBLED LANDS of :

CLIFTON C., CARLTON A., & JAY C. MURRAY

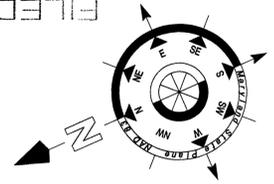
TAX MAP 8, GRID 1, PARCEL 17, FWH/537/541
FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

FILED
2012 MAY -3 PM 3:02
STEPHEN A. HALES
MOR. CO.

SVH LIBER 237 FOLIO 30
RECORDED
05 / 3 / 2012



VICINITY MAP
SCALE 1"=4500'



FLOOD MAP DATA
This property appears to fall in Flood Zone C on FIRM Map 2400830025A dated: 2-15-1979. Flood Zone determination is based on the Flood Insurance Rate Maps and does not imply that this property will or will not be free from flooding or damage.

CRITICAL AREAS NOTE
This parcel was found to be outside the Atlantic Coastal Bay Critical Area and Chesapeake Bay Critical Area.

WETLAND NOTE
No wetland delineation was provided for our use by the owner. Based on soil types, elevations, slopes, and vegetation, wetland areas are believed to be at least 25 feet outside of the site SFA areas.

WORCESTER COUNTY PLANNING 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 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 that 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.

SURVEYOR'S CERTIFICATION
I certify that the requirements of Real Property section 3-108 of the annotated code of Maryland latest edition, as far as it concerns the making of this plat and the setting of markers have been complied with, and the survey was prepared under the surveyors direct supervision.
Stephen P. Turner 5/3/2012
CHAIRMAN DATE

Given under my hand this 3rd day of April 2012.
Stephen P. Turner
Registered Professional Land Surveyor No. 21361
Expires 7-17-2013

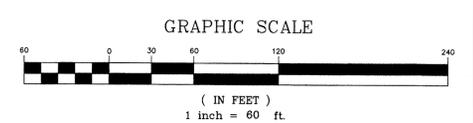
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
Parcel 17 is approved with existing water and sewage facilities as shown. This does not indicate that the quality of these systems has been evaluated. The 10,000 sq. ft., sewage reserve area must remain free of buildings easements right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs.

The subdivision of lands of the remaining Parcel 146 is approved for agricultural purposes only. Any future approval for water and sewage systems to utilize this land for building purposes will be subject to the regulations in effect at that time. In order to convert said lot(s) to buildable status, a revised subdivision plat is required to be approved and recorded in the Land Records of Worcester County.
Stephen P. Turner R.S. 5/3/12
APPROVING AUTHORITY DATE

FOREST CONSERVATION LAW EXEMPTION NOTE
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
We/I do hereby acknowledge ownership of the property shown hereon and consent to the division of the same and to compliance with the requisites of Title 3, section 108 of the Real Property article of the annotated code of the State of Maryland as far as it concerns the making of the survey hereon and the setting of markers has been complied with.
The following road is hereby offered for dedication to the County Commissioners for Worcester County. A 10-foot wide strip across the front of lot 1 is offered in dedication for future widening of Blueberry 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.

Carlton A. Murray 4-24-12
CARLTON A. MURRAY DATE
Clifton C. Murray 4/24/12
CLIFTON C. MURRAY DATE
Jay C. Murray 4/24/12
JAY C. MURRAY DATE



LOT COORDINATE TABLE

| NUMBER | NORTHING | EASTING |
|--------|---------------|----------------|
| PC-1 | N 287027.6775 | E 1802354.1646 |
| PC-2 | N 287799.9058 | E 1802699.6384 |
| PC-3 | N 287668.2188 | E 1803162.2458 |
| PC-4 | N 286790.2329 | E 1802927.1268 |

SRA COORDINATE TABLE

| NUMBER | NORTHING | EASTING |
|-----------|---------------|----------------|
| SRA-1 | N 287431.9253 | E 1802682.9630 |
| SRA-2 | N 287342.8266 | E 1802659.4979 |
| SRA-3 | N 287480.4978 | E 1802573.8113 |
| SRA-4 | N 287359.0614 | E 1802518.7350 |
| WELL 0371 | N 287530.8180 | E 1802661.4980 |
| WELL 0513 | N 287279.4350 | E 1802580.8690 |

ACCESS EASEMENT LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S74°06'37"E | 480.99' |
| L2 | S14°59'30"W | 10.00' |
| L3 | N74°06'37"W | 481.63' |
| L4 | S74°06'37"E | 480.47' |
| L5 | S14°59'30"W | 10.00' |

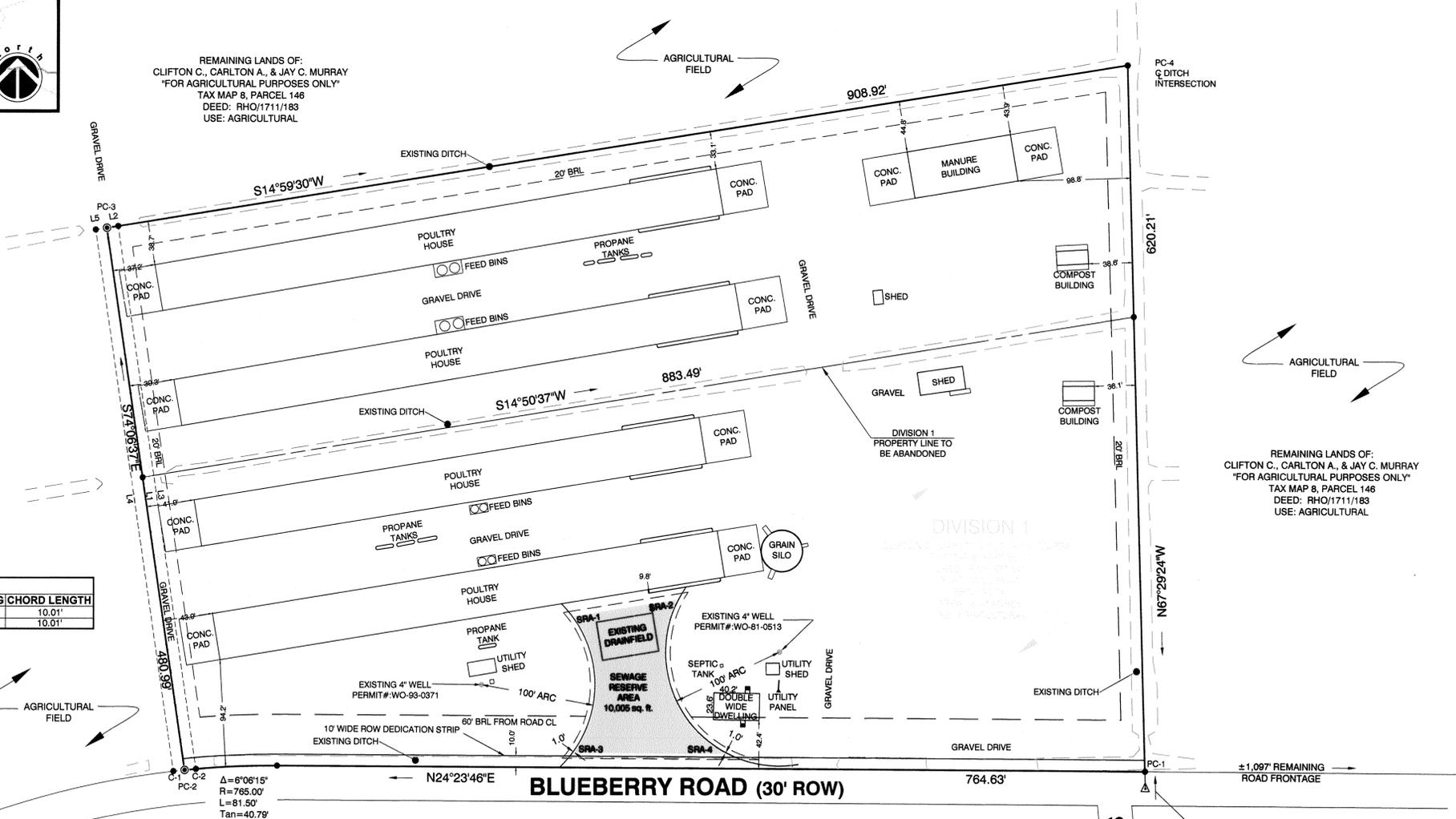
ACCESS EASEMENT CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|----------|---------------|--------------|
| C1 | 10.01' | 765.00' | 0°44'59" | N18°40'01"E | 10.01' |
| C2 | 10.01' | 765.00' | 0°44'58" | N17°55'02"E | 10.01' |

REMAINING LANDS OF:
CLIFTON C., CARLTON A., & JAY C. MURRAY
"FOR AGRICULTURAL PURPOSES ONLY"
TAX MAP 8, PARCEL 146
DEED: RHO/1711/183
USE: AGRICULTURAL

SITE DATA:

- OWNER OF RECORD:
CLIFTON C. MURRAY, CARLTON A. MURRAY & JAY C. MURRAY
13124 BLUEBERRY ROAD
WHALEYVILLE, MD 21872
- DEED REF.: PARCEL 17: FWH 537/541 P/O ITEM F
PARCEL 146: RHO 1711/183
- PLAT REF.: WCL 86/47, RHO 128/74
- AREA: PARCEL 146 (PAR 3) = ±211.28 ACRES PER ASSESSMENT
LESS REVISED AREA = ±4.53 ACRES
PARCEL 146 REVISED = ±206.75 ACRES
DIVISION 1 = ±6.42 ACRES (ORIGINAL)
DIVISION 1 = ±6.47 ACRES (THIS PLAT 0.05 ADDITIONAL ON ROAD)
ADDITIONAL AREA FROM PARCEL 146 = ±4.53 ACRES
LOT 1 = ±11.00 ACRES (TOTAL)
- TAX MAP: 8, GRID 1, PARCEL 17 TAX ACCOUNT IDENTIFICATION #003350
TAX MAP: 8, GRID 2, PARCEL 146 TAX ACCOUNT IDENTIFICATION #018439
- ZONING: A1
USE: AGRICULTURAL
- THE PURPOSE OF THIS PLAT IS TO LEGITIMIZE PARCEL 17, AS LOT 1, AND TO ADD 4.58 ACRES TO PARCEL 17 FROM PARCEL 146.
- OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.
- MINIMUM SETBACKS:
FRONT: 60' MIN. FROM ROAD CENTERLINE
35' FROM ROW
REAR: 50' RESIDENTIAL USE
20' POULTRY BUILDINGS
SIDE: 20'
- WATERSHED: UPPER POCOMOKE RIVER WATERSHED
- PARCEL 17 WAS NOT FOUND TO HAVE DITCHES WITHIN ITS BOUNDARIES THAT WERE A PART OF A PUBLIC DRAINAGE ASSOCIATION.
- DITCHES ARE NOT NECESSARILY ILLUSTRATED IN THEIR ENTIRETY.
- OTHER THAN SHOWN, THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF THE NEW PROPERTY LINE.
- PARCEL 146 RESIDUAL ROAD FRONTAGE IS ±0.9 MILES.



N/F CLIFTON C., CARLTON A., & JAY C. MURRAY
TAX MAP 8, PARCEL 146
PAR 2 54.39 ACRES
DEED: RHO/1711/183
USE: AGRICULTURAL

N/F LANCASTER ROLLFORMER
INCORPORATED
TAX MAP 8, PARCEL 148
DEED: RHO/1718/489
USE: AGRICULTURAL

| HATCH LEGEND | | SYMBOL LEGEND | |
|--------------|-----------------------|---------------|---------------------------|
| | AREA = ±4,813 sq. ft. | | = CONCRETE MONUMENT FOUND |
| | AREA = ±4,807 sq. ft. | | = IRON PIPE FOUND |
| | | | = IRON ROD & CAP SET |
| | | | = IRON ROD FOUND |
| | | | = POINT |
| | | | = UTILITY POLE |
| | | | = MAG NAIL W/ DISC SET |
| | | | = WELL |
| | | | = POST |



| | |
|--------------|--------------------|
| Date: | 03/05/2012 |
| Scale: | 1"=60' |
| Project No.: | 103-12 |
| File: | S-103-12-Murray-01 |
| Drawn By: | RP |
| Approved By: | SPT |
| Sheet: | 1 of 1 |

| No. | Revision/Issue | Date |
|-----|-----------------|---------|
| 1 | IR & P Comments | 3/20/12 |

REVISED and REASSEMBLED
LANDS OF:
CLIFTON, CARLTON, & JAY MURRAY
TAX MAP 8 - GRID 1 - PARCEL 17
FIFTH ELECTION DISTRICT
WORCESTER COUNTY

Civil Engineers
Land Planners
Landscape Architects
Surveyors

Atlantic Group
& Associates, Inc.

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: 410-629-1160

p193570 MSA CSu 2157 8793