

01/17/2013

Boundary Line Adjustment

Between the Lands of
David L. Tawes / Jamie M. Tawes
and **Rural Integrity Land, LLC**

GENERAL NOTES:

- OWNERS OF RECORD:**
Parcel 184: David L. and Jamie M. Tawes
2420 Klej Grange Rd.
Pocomoke, MD 21851
Parcel 33: Rural Integrity Land, LLC
5728 George Island Landing Rd.
Stockton, MD 21864
- PROPERTY INFO:** 2420 Klej Grange Rd.
Pocomoke, MD 21851
MAP: 85, GRID: 3, PARCEL: 184
Tax District 01 - Tax ID: 01042599
Plat Ref: SVH 189 / 50
Use: Residential
- DEED REFERENCE:** Parcel 184: 4299/735
Parcel 33: 3384/425

- AREA OF PARCEL 184:**
Before boundary line adjustment: 87,922.1 sq. ft.
area of addition: 11,342.0 sq. ft.
After boundary line adjustment: 99,264.1 sq. ft.
Buildable (after adjustment): 63,597.3 sq. ft.

- AREA OF PARCEL 33:**
Before boundary line adjustment: +/- 123.000 acres
(above according to deed ODC 3384/425)
area of subtraction: 11,342.0 sq. ft.
After boundary line adjustment: +/- 122.739 acres

- ZONING:**
Parcel 184: A-1
Parcel 33: A-1
A-1 Setbacks: Min. Front Yard - 35'
or 60' Center Line of Road
Min. Side Yard - 20'
Min. Rear Yard - 50'
Buildable area: +/- 63,597 sq. ft. (1.46 acres)

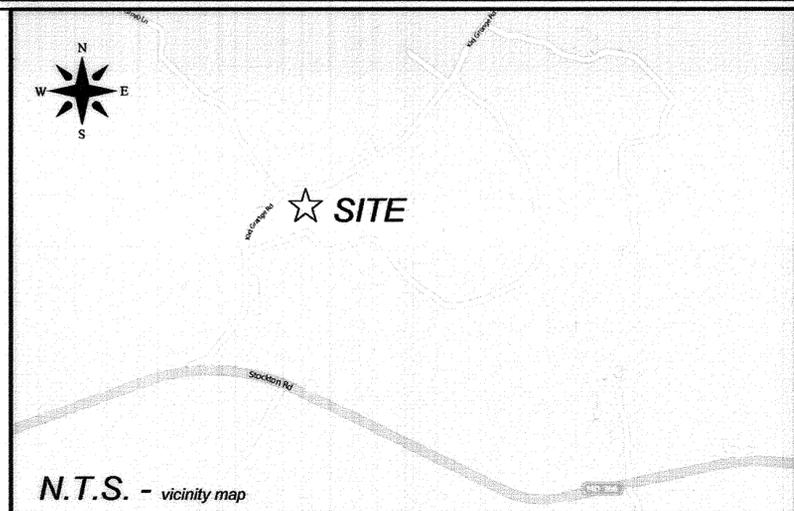
7. Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 240083-0225A, dated 02/15/1979, this subdivision is located in Zone C.

8. COORDINATES SHOWN HEREON ARE IN REFERENCE TO UNRECORDED PLAT BY R.L BEEBE, DATED 11/20/80 "SURVEY FOR FRANCIS H. WARD HEIRS

9. ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR ATLANTIC COASTAL BAYS CRITICAL AREA.

10. THERE ARE NO DITCHES WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A) ON THIS PROPERTY.

11. THERE ARE NO CONFINED ANIMAL CONTAINMENT STRUCTURES LOCATED WITHIN 200' OF THIS LOT.



Purpose Statement:
The purpose of this plat is to adjust a boundary line between parcels 184 and 33 approximately 25' to the east of its current location. No new lot is being created.

OWNER'S CERTIFICATIONS:
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, in any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of the markers have been complied with.

David L. Tawes 1-9-13
OWNER: David L. Tawes - Parcel 184 Date

Jamie M. Tawes 1-9-13
OWNER: Jamie M. Tawes - Parcel 184 Date

Harold Scrimgeour 1-9-13
OWNER: Harold Scrimgeour (Rural Integrity Land, LLC) - Parcel 33 Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

REVISED PARCEL 184
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 buildings 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.

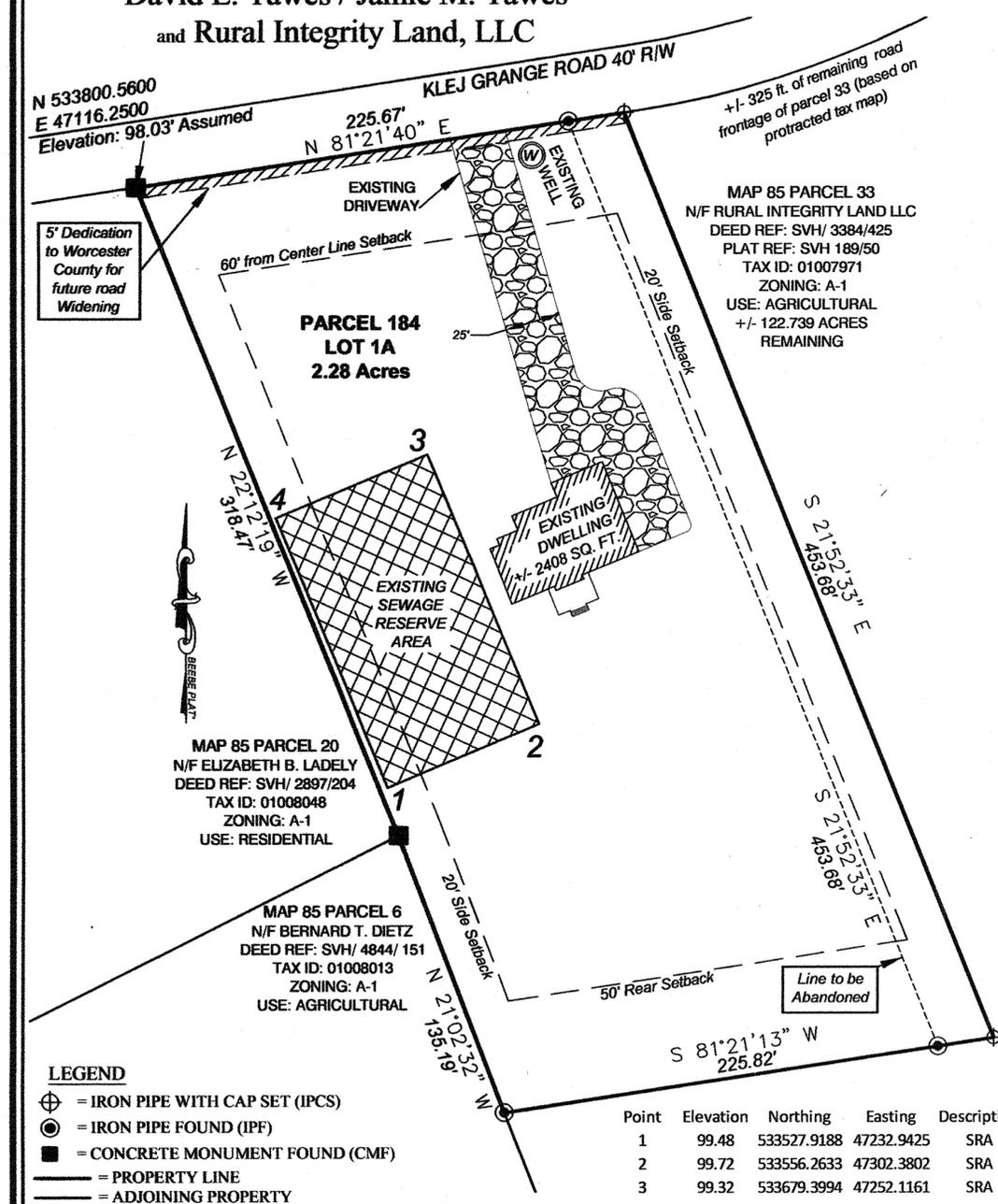
This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available.

REVISED PARCEL 33
This Parcel of land is a vacant lot. Any future approval for water and sewage systems to utilize this land for building purposes will be subject to the regulations at that time.

Robert Mitchell, R.S. 1-14-13
Worcester County - Approving Authority Date

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 has been complied with. This plat was prepared under my direct control and supervision.

Harold C. Scrimgeour 1-9-13
Harold C. Scrimgeour Date
Professional Land Surveyor # 21286 (exp. 1/22/2014)



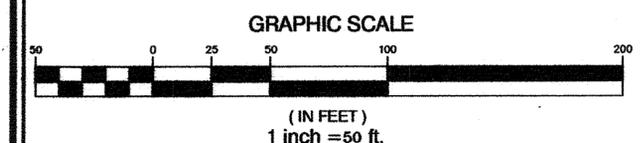
- LEGEND**
- ⊕ = IRON PIPE WITH CAP SET (IPCS)
 - ⊙ = IRON PIPE FOUND (IPF)
 - = CONCRETE MONUMENT FOUND (CMF)
 - = PROPERTY LINE
 - - - = ADJOINING PROPERTY

Point	Elevation	Northing	Easting	Description
1	99.48	533527.9188	47232.9425	SRA
2	99.72	533556.2633	47302.3802	SRA
3	99.32	533679.3994	47252.1161	SRA
5	99.38	533651.005	47182.6784	SRA

coordinates based on plat SVH 189/50

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. Any Approval by the Environmental Programs Division of any potable water or wastewater 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 such a building permit. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision. The following streets, roads, amenities, improvements are hereby for dedication to the County Commissioners for Worcester County. A 5-foot-wide strip along Klej Grange Road across the front of Parcel 84 Lot 1A is offered for the future road widening of aforesaid 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.

Brad L. O'Neil 1/17/2013
Worcester County Planning Commission Date



Forest Conservation:
"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."

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Boundary Line Adjustment
between the lands of
David L. Tawes / Jamie M. Tawes
and
Rural Integrity Land, LLC
2420 Klej Grange Road
Worcester County, Maryland
Tax Map 85, Grid 3, Parcel 184

Map: 85
Grid: 3
Parcel: 184 and 33
Deed: 4299/735 and 3384/425

REVISION DATE: 01/08/2013	
DRAWN BY: BTW	DATE: 11/27/2012
JOB NUMBER: 2012-028	1 of 1
SCALE: 1" = 50'	