

SYH LIBER 238 FOLIO 48
RECORDED
02/08/2013

FILED
2013 FEB - 8 AM 10:57
STEPHEN V. HALENS
SURVEYOR
W.C.

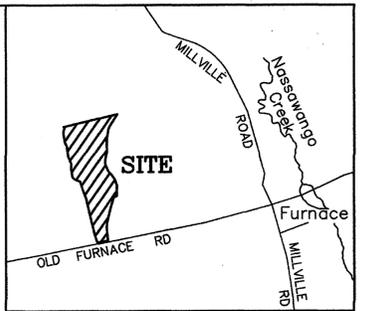


N 201716.08
E 1746761.26

NOTE: PROPERTY LINES TAKEN FROM
PLAT RECORDED IN 137/4 DATED
4/29/93 AND REVISED 7/26/93.
NO FIELD SURVEY CONDUCTED.

N79°28'10"E
1309.03'

N 201956.07
E 1748048.10



VICINITY MAP
SCALE: 1" = 2,000'±

N/F
HEARTWOOD FORESTLAND FUND IV
LIMITED PARTNERSHIP
MAP 54
PARCEL 3
TAX ACCT. NO. 07 004257
DEED 3636/806
ZONED: RP RESOURCE PROTECTION
USE: AGRICULTURAL-TIMBER

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 OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO
LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT 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 STANDARDS CANNOT BE MET AS OF THE DATE
OF APPLICATION FOR SUCH PERMIT.

Madeline Scott 2/12/13
WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 10C IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE
SYSTEMS IN ACCORDANCE WITH THE COUNTY CODE OF PUBLIC LOCAL LAWS,
SEWER PLAN, (FOR EACH DWELLING UNIT A MINIMUM OF 10,000 SQ. FT.,
EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER
PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE
DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST
DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE
COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED
BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR
CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

AGRICULTURAL PARCELS 2A OF THIS SUBDIVISION IS APPROVED 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.

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 SYSTEMS OR SUITABILITY THEREOF IS BASED UPON STATE AND COUNTY
STANDARDS EXISTING AS OF THE DATE OF THIS APPROVAL, SUCH STANDARDS
ARE SUBJECT TO CHANGE AND A BUILDING AND/OR WASTEWATER DISPOSAL
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 HERE ON IS NOT SUFFICIENT APPROVAL FOR A FUTURE
BUILDING AND/OR WASTEWATER DISPOSAL PERMIT.

Robert Mitchell, P.E. 2-1-13
ENVIRONMENTAL PROGRAMS DIRECTOR DATE

FOREST CONSERVATION LAW STATEMENT FOR LOT 10C

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(23) OF THE NATURAL
RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS,
THIS MINOR SUBDIVISION LOCATED IN THE A-1, A-2 AND RP ZONING DISTRICTS
AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL
ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE
PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING STRUCTURE OR
USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS
OF JULY 29, 1994, IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING,
CLEARING OR GRADING OF A FOREST; AND IT IS NOT A RESUBDIVISION OF A
LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION.
FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED
ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

FOREST CONSERVATION LAW STATEMENT FOR AGRICULTURAL
PARCEL 2A

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL
RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS,
THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW
SINCE THE SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE
APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO
THE COUNTY'S FOREST CONSERVATION LAW.

LINE	BEARING	LENGTH
L1	S08°48'17"E	34.40
L2	S19°16'16"E	123.74
L3	S18°40'34"E	96.47
L4	S13°53'15"E	218.15
L5	S65°35'51"E	74.14
L6	S64°05'41"E	53.66
L7	S54°51'15"E	35.00
L8	S44°13'25"E	22.04
L9	S33°24'22"E	15.96
L10	S20°17'53"E	24.94
L11	S11°21'09"E	17.08
L12	S06°53'06"E	65.28
L13	S02°55'31"E	67.51
L14	S05°42'55"E	45.60
L15	S04°21'38"E	67.50
L16	S00°48'36"E	21.00
L17	S09°00'24"E	68.36
L18	S13°52'59"E	23.25
L19	S21°00'51"E	39.81
L20	S24°39'12"E	47.41
L21	S17°43'21"E	30.03
L22	S13°31'13"E	80.10
L23	S08°33'37"E	62.14
L24	S03°25'22"E	53.71
L25	S08°38'24"E	51.84
L26	S17°59'30"E	30.14
L27	S25°12'52"E	46.39
L28	S16°29'29"E	52.62
L29	S10°12'32"E	30.05
L30	S00°44'10"E	65.04
L31	S04°54'28"E	29.30
L32	S12°17'06"E	34.45
L33	S00°02'35"E	21.49
L34	S07°43'21"E	62.43
L35	S17°43'11"E	45.09
L36	S11°02'43"E	19.56
L37	S08°49'15"E	14.97
L38	S24°19'24"E	21.92

N/F
LAVARA JONES PAAL &
BOB MOORE TRUSTEES
MAP 54
TAX ACCT. NO. 07 004265
DEED 1836/576
ZONED: RP RESOURCE PROTECTION
USE: RESIDENTIAL/AGRICULTURAL

SURVEYOR'S CERTIFICATION

I/WE 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 THEREON, HAVE BEEN
COMPLIED WITH, TO THE BEST OF OUR KNOWLEDGE.

John W. Andrews 2-12-12
JOHN W. ANDREWS DATE
REG. #513 EXP. DATE 02/06/2013
HAMPSHIRE, HAMPSHIRE & ANDREWS, INC.
REG. FOR LAND SURVEYORS
RECORDED 2/14/2013



OWNER'S CERTIFICATION

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, IF ANY; THEREFORE, 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 MARKERS
HAVE BEEN COMPLIED WITH.

Michael Townsend 2/12/12
MICHAEL TOWNSEND DATE
Sue Townsend 7-12-12
SUE TOWNSEND DATE

RECORDING FEE
PLAT: \$300.00
TOTAL
\$300.00
REC'D: 2/12/13
SUE TOWNSEND
FEB 06 2013

N/F
STATE OF MARYLAND
DEPT OF NATURAL RESOURCES
MAP 54
PARCEL 2
TAX ACCT. NO. 07 004338
DEED 5508/213
ZONED: RP RESOURCE PROTECTION
USE: AGRICULTURAL-TIMBER

AGRICULTURAL
PARCEL 2A
38.70± AC.
AGRICULTURAL USE ONLY

MAP 54
PARCEL 72

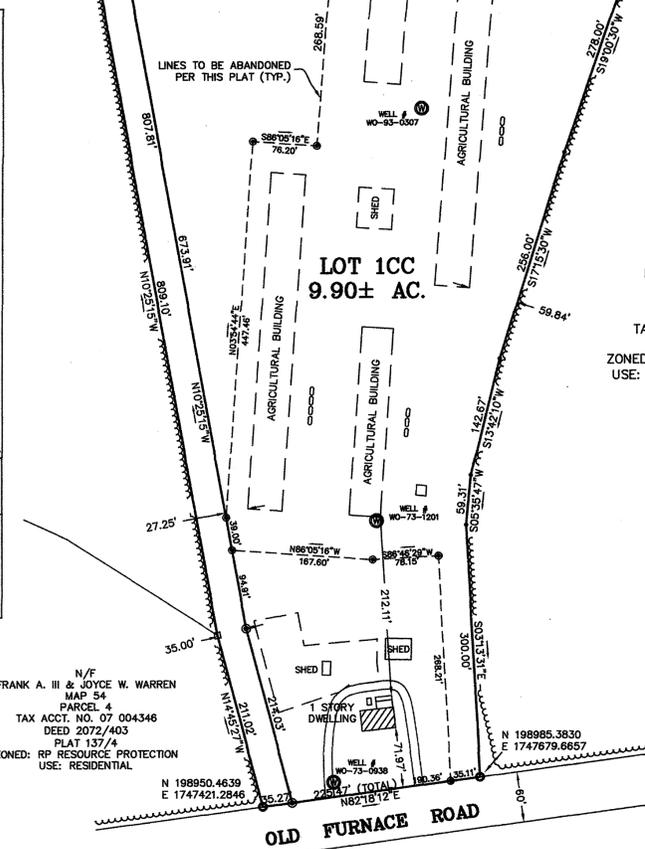
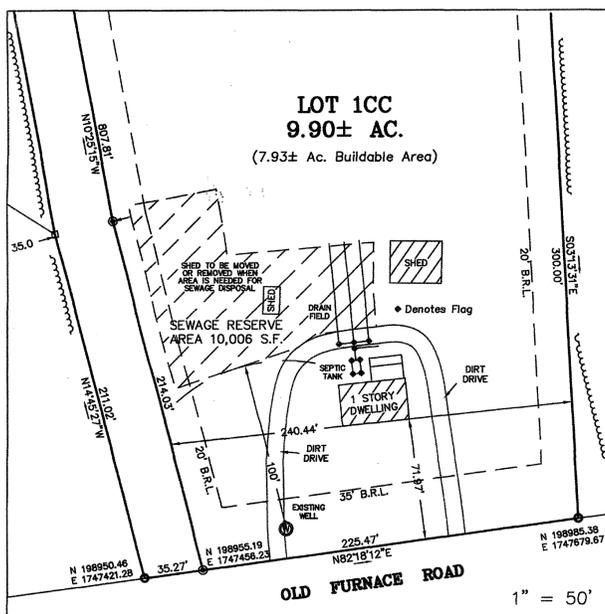
LOT/ PARCEL	ORIGINAL AREA	ADDITION(+)/ SUBTRACTION(-)	REVISED AREA
10C	1.42±AC.	+8.48±AC.	9.90±AC.
PARCEL 2A	6.69±AC.	+32.01±AC.	38.70± AC.
PARCEL 3	40.49±AC.	-40.49±AC.	0.00±AC.

LEGEND:

- Denotes Concrete Post Found
- Denotes Iron Rod or Pipe Found
- B.R.L. Denotes Building Restriction Line
- ⊙ Denotes Existing or Proposed Well Location
- Denotes Iron Rod w/Cop Set
- Denotes Point

NOTES:

1. Owner: Michael & Sue Townsend
3433 Old Furnace Road
Snow Hill, MD 21863-3413
2. Deed Ref: 618/16
3. Plat Ref: 137/4 & 237/55
4. Parcel No. 72
5. Lot 1C - Tax Acct. No. 07 004311
Parcel 2 - Tax Acct. No. 07 788539
Parcel 3 - Tax Acct. No. 07 788540
6. Assess. Map No. 54, Grid 7
7. Zoned: RP Resource Protection
8. Single Family Setbacks: 35' Front Agricultural Setbacks: 35' Front
(Lot 10C) 20' Side (Ag. Parcel 2A) 20' Side
50' Rear 20' Rear
9. No title report was furnished by the client for the purposes of this survey.
This survey is subject to any encumbrances, restrictions, easements, and/or
rights of way that a thorough title search may reveal.
10. Existing Use/Conditions: Agricultural / Woodland
11. Based upon review of the Federal Emergency Management Agency Flood Insurance Rate
Maps, panel 150 of 250, Community Panel Number 240083 0150 A, with an effective
date of February 15, 1979, the property depicted on this survey is located within ZONE
C (areas of minimal flooding).
12. This subdivision is not located within the Chesapeake Bay Critical Area.
13. This subdivision has been granted a Special Exception to create a Minor Subdivision
within the RP Resource Protection District by the Board of Zoning Appeals, Case NO.
12-16, held on May 10, 2012.
14. No ditches belonging to a Public Drainage Association exist on this property.



PURPOSE STATEMENT:
The purpose of this plat is to
consolidate Lot 1C and Agricultural
Parcel 2. No new lot is being created.

GRAPHIC SCALE
1 inch = 100 ft.

JOB NO. 11567A			
DRAWN BY: L.C.S.	DATE: 01/09/2013		
FIELDWORK BY: C.J.P.	DATE: 02/28/2012		
CHECKED BY:	DATE:		
REVISED			
NO.	DATE	DESCRIPTION	BY

LOT
CONSOLIDATION
PLAT

HAMPSHIRE, HAMPSHIRE
& ANDREWS
MARYLAND REGISTERED LAND SURVEYORS
226 NORTH DIVISION STREET
SALISBURY, MARYLAND
OFFICE - (410) 742-4673
FAX - (410) 742-2199
email - hha@comcast.net

Lot Consolidation
of Lands of
MICHAEL & SUE TOWNSEND
3433 OLD FURNACE ROAD
TAX DISTRICT
WORCESTER COUNTY, MD.

DATE:
01/09/2013
SHEET NO.
1 of 1

MSA CW 2157 8867
P198165