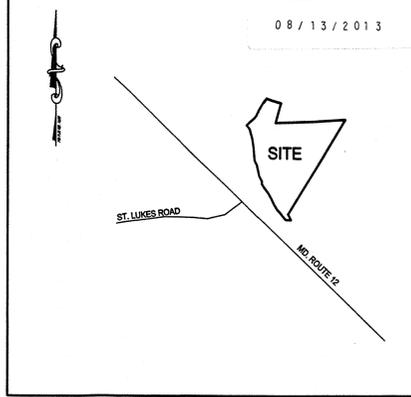


FILED
2013 AUG 13 AM 10:08
STEPHEN V. HALES
CLERK, CL. CL.
WOM. CO.

SVH LIBER 239 FOLIO 18
RECORDED
08/13/2013



LOCATION MAP - NOT TO SCALE

WORCESTER COUNTY PLANNING COMMISSION

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 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 PERMIT.

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

[Signature]
WORCESTER COUNTY PLANNING & ZONING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

PARCEL 136 & PARCEL 72 REMAINING LANDS: THIS LOT IS APPROVED WITH EXISTING WATER AND SEWERAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,000 SQ. FT. SEWER RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWERAGE 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 SEWER DISPOSAL SYSTEMS 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 WHEN AVAILABLE.

AGRICULTURAL PARCEL: THIS SUBDIVISION OF LANDS IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWERAGE 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.

[Signature] 8-7-13
APPROVED AUTHORITY - WORCESTER COUNTY

Line Table

Line #	Direction	Length
L1	N85°29'50"W	90.68
L2	N89°10'10"W	41.82
L3	N61°26'00"W	22.21
L4	N37°33'20"W	115.66
L5	N35°35'30"W	106.93
L6	N43°56'50"W	104.53
L7	N32°17'10"W	153.80
L8	N23°57'00"W	183.78
L9	N28°52'20"W	164.68
L10	N37°30'00"W	160.27
L11	N31°24'10"W	128.27
L12	N2°59'00"W	78.39
L13	N26°26'20"W	145.25
L14	N13°10'00"W	260.12
L15	N7°12'10"W	26.57
L16	N26°42'30"W	144.05
L17	N88°00'10"E	166.19
L18	S88°00'10"W	191.44

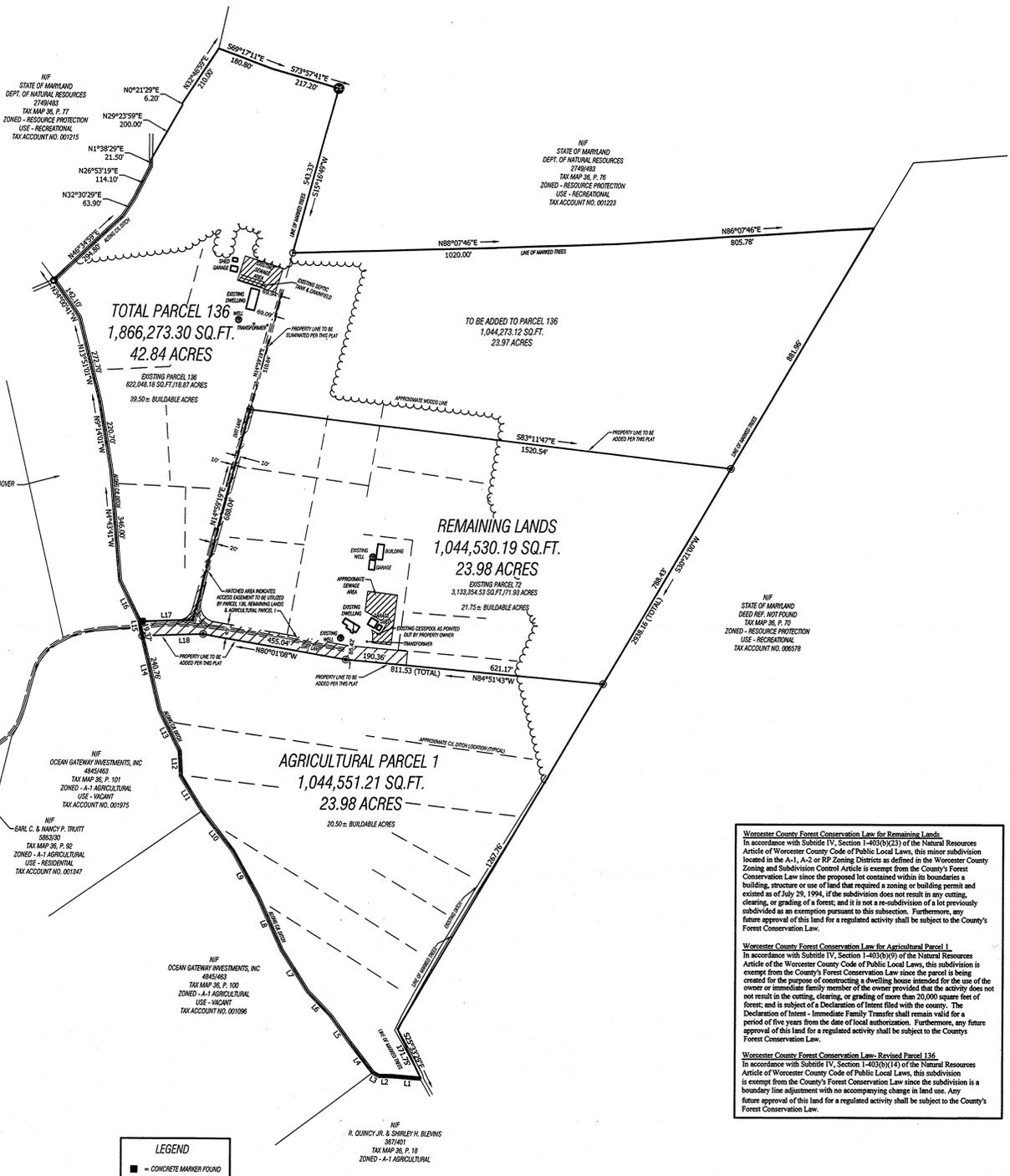
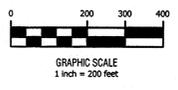
GENERAL NOTES

- The property shown hereon is currently owned by Parcel 72, Craig Hales, Michael Hales, Deborah Johnson, Snow Hill Road, Salisbury, Md., 21804-9342, Telephone: 404-909-7220, Tax Account 001371, Parcel 136 - Michael Hales, 7610 Snow Hill Road, Snow Hill, Md., 21863, Telephone: 443-783-8639, Tax Account No. 008848.
- Deed reference: 111/400 & 3629/493.
- Total area of property = 90.80 acres.
Total number of existing Parcels: 2
Total number of proposed Parcels: 3
- This boundary survey was prepared without the benefit of a title report and is subject to any encumbrances, restrictions, easements and/or rights-of-way that might be revealed by a thorough title search.
- The location of the woodland and field ditches as shown on this plat was prosecuted off of aerial photography.
- The current zoning of this property is: A-1 (AGRICULTURAL)
Yard setbacks for principal structures -
front yard setback - 35', each side yard setback - 20', rear yard setback - 50'.
- The purpose of this plat is to subdivide an agricultural parcel containing 23.98 acres from Parcel 72 and add 23.97 acres to Parcel 136 owned by Michael Hales, leaving 23.98 acres as remaining lands of Parcel 72.
- This property is shown on F.L.R.M. Community Plan #240083 0075 (Parcel 75 of 250), dated 2/15/79, as being in Flood Zone C, Area of Minimal Flooding.
- Board of Zoning Appeals Case No. 13-19, hearing date of April 11, 2013, granted a variance to subdivide a parcel of land not having road frontage on a public or approved private road associated with a proposed minor subdivision.
- Per Mike Dryden at the Agriculture Office (410-477-0802 ext. 5), there are no ditches on this property that are located within a Public Drainage Watershed.

	ORIGINAL AREA	AREA SUBTRACTED	AREA ADDED	REVISED AREA
PARCEL 72	71.93	47.95	0	23.98
PARCEL 136	18.87	0	23.97	42.84
AG.PARCEL 1	0	0	23.98	23.98

LEGEND

- = CONCRETE MARKER FOUND
- = STONE FOUND
- = IRON PIPE FOUND
- = IRON PIPE TO BE SET
- = LARGE MARKED TREE



Worcester County Forest Conservation Law for Remaining Lands
In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this minor subdivision located in the A-1, A-2 or RFP 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 re-subdivision 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.

Worcester County Forest Conservation Law for Agricultural Parcel 1
In accordance with Subtitle IV, Section 1-403(b)(9) 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 parcel is being created for the purpose of constructing a dwelling house intended for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing, or grading of more than 20,000 square feet of forest, and is subject of a Declaration of Intent filed with the county. The Declaration of Intent - Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

Worcester County Forest Conservation Law - Revised Parcel 136
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.

REVISIONS

DATE	BY
02/15/13	R.D.S.
04/19/13	R.D.S.
05/21/13	R.D.S.
06/11/13	R.D.S.
06/18/13	R.D.S.

MINOR SUBDIVISION OF THE LANDS OF THE ESTATE OF RUTH HALES AND BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF MICHAEL HALES AND THE ESTATE OF RUTH HALES

LOCATION: SEVENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

SCALE: 1" = 200'
DATE: 02/04/13
TAX MAP: 36

JOB NO. S1987
DRAWN BY: R.D.S.
PARCEL: 72 & 136



RECORDING FEE 5.88
TOTAL 5.88
Rough H301 Rwp 2552C
SVA 515C BIL 8
Rpt 131 2813 712 8116 an

P. 203158 MSA C 2157-8901