

STEPHEN V. HALES  
CLM. OF CT.  
MOR. CO.

2013 SEP - 3 AM 9:50

FILED



LEGEND

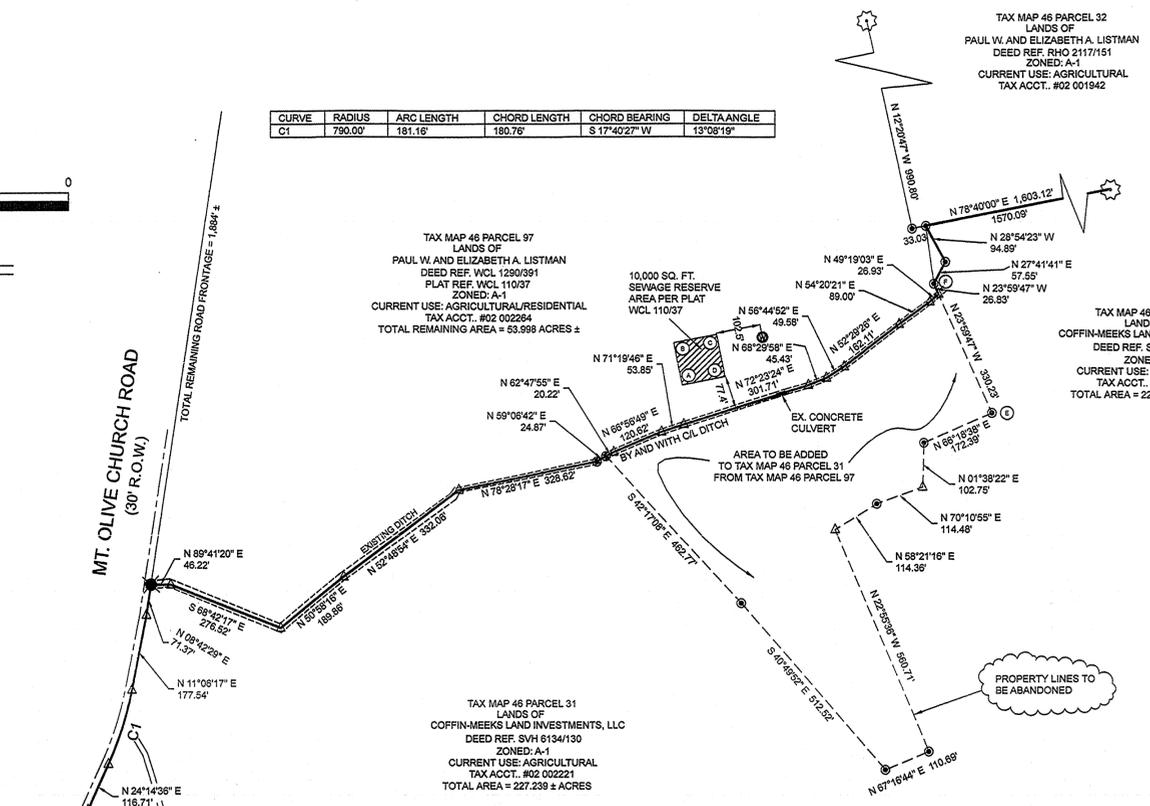
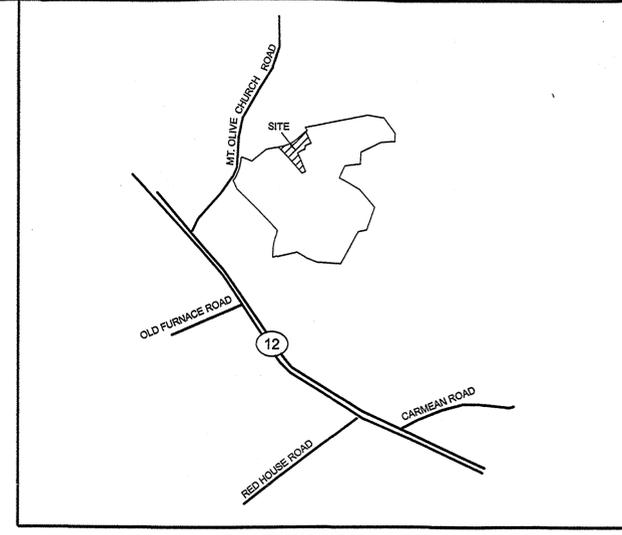
- These standard symbols will be found in the drawing.
- FOUND FIELD STONE
- FOUND IRON ROD
- P.K. NAIL IN CULVERT
- UNMARKED POINT
- EXISTING WELL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	790.00'	181.16'	180.76'	S 17°40'27" W	13°08'19"

Point	Northing	Easting	Description
A	7353.481	5069.779	SRA
B	7481.572	5050.353	SRA
C	7481.017	5148.424	SRA
D	7382.926	5167.870	SRA
E	7297.840	5789.354	LOT CORN
F	7595.528	5655.056	LOT CORN

COORDINATE VALUES ARE ASSUMED DATUM.

PARCEL	ORIGINAL AREA	ADDITION	SUBTRACTION	REVISED AREA
PARCEL 97	62.63 ACRES±	N/A	8.623 ACRES±	54.007 ACRES±
PARCEL 31	218.616 ACRES±	8.623 ACRES±	N/A	227.239 ACRES±



GENERAL NOTES:

- OWNER(S) OF RECORD: TAX MAP 46 PARCEL 97  
PAUL W. AND ELIZABETH A. LISTMAN  
P.O. BOX 28  
SNOW HILL, MD 21863
- TAX MAP 46, PARCEL 97, TAX ACCOUNT NO. 002284  
ORIGINAL AREA OF PARCEL 97 = 62.63 ACRES±  
TAX MAP 46, PARCEL 31, TAX ACCOUNT NO. 002221  
ORIGINAL AREA OF PARCEL 31 = 218.616 ACRES±
- DEED REFERENCE: TAX MAP 46 PARCEL 97 - FWH 477/293  
TAX MAP 46 PARCEL 31 - SVH 6134/130
- PLAT REFERENCE: WCL 110/37
- ZONED: A-1  
SETBACKS: FRONT = 60' FROM CENTER OF ROAD RIGHT-OF-WAY  
SIDES = 20'  
REAR = 50'
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE AND ALL STRUCTURES WITHIN 50' OF A NEW PROPERTY LINE HAVE BEEN SHOWN.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24069-0160 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.
- THERE ARE NO DITCHES LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A.) ON THIS PROPERTY.
- THE PURPOSE OF THE PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX MAP 46 PARCEL 97 AND TAX MAP 46 PARCEL 31 BY ADDING 8.623 ACRES TO PARCEL 31 FROM PARCEL 97. NO NEW LOT IS BEING CREATED.

RECORDING FEE 5.00  
TOL 0.00  
Rec# H009 Rpt# 219  
SV# 3479 Bk# 23  
Ser 831 B013 09:52 am

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.

*Paul W. Listman*  
APPROVING AUTHORITY - WORCESTER COUNTY DATE 8/30/2013

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

**TAX MAP 46 PARCEL 97**  
THIS LOT IS APPROVED WITH EXISTING WATER AND EXISTING 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, BASEMENTS, 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.

**TAX MAP 46 PARCEL 31**  
THIS SUBDIVISION OF LANDS 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.

THIS SUBDIVISION IS APPROVED FOR INTERIM 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 SYSTEMS WHEN AVAILABLE.

*Russell T. Hammond, R.S.*  
APPROVING AUTHORITY - WORCESTER COUNTY DATE 8/30/13

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND, LATEST EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

C. THE FOLLOWING LISTED WIDENING STRIPS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN FULLY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

1. A N/A STRIP ALONG N/A IS OFFERED AS A DEDICATION STRIP FOR FUTURE WIDENING OF SAID ROAD.

*Paul W. Listman* 8/14/13  
OWNER: PAUL W. LISTMAN TAX MAP 46 PARCEL 97 DATE

*Elizabeth A. Listman* 8/14/13  
OWNER: ELIZABETH A. LISTMAN TAX MAP 46 PARCEL 97 DATE

*Keith Coffin* 8/15/12  
OWNER: COFFIN-MEEKS LAND INVESTMENTS, LLC KEITH COFFIN, MANAGING MEMBER TAX MAP 46 PARCEL 31 DATE

SURVEYOR'S CERTIFICATION

I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND THE ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

*Russell T. Hammond* 8/6/2013  
RUSSELL T. HAMMOND DATE  
PROFESSIONAL LAND SURVEYOR #21329

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2015.

**WORCESTER COUNTY 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.

**BOUNDARY LINE ADJUSTMENT**  
BETWEEN  
LANDS OF PAUL AND ELIZABETH LISTMAN  
TAX MAP 46 - PARCEL 97  
AND  
LANDS OF COFFIN-MEEKS LAND INVESTMENT LLC  
TAX MAP 46 - PARCEL 31

SECOND TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**RUSSELL T. HAMMOND**  
*Surveying, LLC*

SURVEYING - LAND PLANNING  
10310 Hotel Road  
Bishopville, MD 21813  
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H./R.L.S.	FILE #	2013-0485
DRAWN BY	R.T.Hammond	DATE	05/14/2013		
CHECKED BY	R.T.Hammond	SCALE	1" = 200'		

SHEET 1 OF 1



2/11/13  
MSA C2157-8904

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