

01/31/2014

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

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.

1-30-14

APPROVING AUTHORITY - WORCESTER COUNTY

**WORCESTER COUNTY PLANNING COMMISSION**

- A. 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, BUILD ABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
- B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR 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 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.

APPROVING AUTHORITY  
WORCESTER COUNTY PLANNING COMMISSION

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 as well as all the requirements of the county commissioners and ordinances of the county of Worcester, Maryland regarding the platting of subdivisions within the county have been complied with.

D. ANDREW WILKINS  
REG. # 21186

DATE

**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, THEREOF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS, 10' WIDE ROAD WIDENING STRIP 20,542 S.F. (SINEPUXENT ROAD AND MARY ROAD) 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 NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

RICHARD DEAN HASTINGS

DATE

JAMES M. DORI

DATE

**GENERAL NOTES**

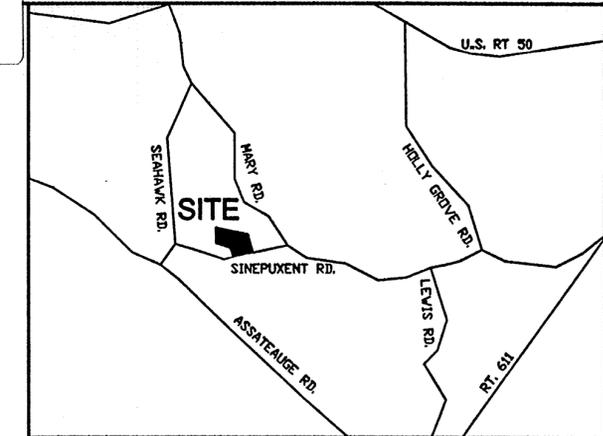
- WORCESTER COUNTY TAX MAP NO. 25, P.436, PROP. ID# 03-015823
- WORCESTER COUNTY TAX MAP NO. 26, P.229, PROP. ID# 03-018660
- ZONED: A-2
- DEED REF: P. 436 - 5561/406, P. 229 - 5483/167, 5599/380
- PLAT REF: 233/71, 235/15
- THIRD TAX DISTRICT
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 100 OF 250, COMMUNITY PANEL NO. 240093 - 0100 B, DATED 6/15/1993 THIS PROPERTY LIES WITHIN FLOOD ZONE 'C'
- EX. AREA OF PARCEL 436 = 40.77 +/- ACS  
REVISED AREA OF PARCEL 436 = 57.14 +/- ACS  
EX. AREA OF PARCEL 229 = 84.85 +/- ACS  
REVISED AREA OF PARCEL 229 = 68.48 +/- ACS
- SETBACKS: FRONT = 60' FROM CL OF ROAD  
REAR = 50'  
SIDE = 20'
- PARCEL 436 IS CURRENTLY IN AGRICULTURAL PRODUCTION
- THE WATERSHED I.D. NUMBER IS 2130105 (NEWPORT BAY DRAINAGE)
- OWNER'S MAILING ADDRESS: RICHARD DEAN HASTINGS  
9311 MARY RD.  
BERLIN, MD 21811-3527  
JAMES M. DORI  
27 WOODDUCK DR.  
BERLIN, MD 21811-1751
- NO STRUCTURE SHALL BE ERECTED, ENLARGED, OR ALTERED OR ANY FILL MADE WITHIN TWENTY FEET OF THE TOP OF THE SLOPE OF THE TAX DITCH
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINE.

**WORCESTER COUNTY FOREST CONSERVATION NOTE**

In accordance with Subtitle IV, Section 1-403 (b) (13) of the Natural Resources Article of the Worcester County Code of Public 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 an equalized activity shall be subject to the County's Forest Conservation Law.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ADD 16.37 ACRES OF PARCEL 229 TO PARCEL 436, FOR AGRICULTURAL PURPOSES.  
NO NEW LOT IS BEING CREATED.

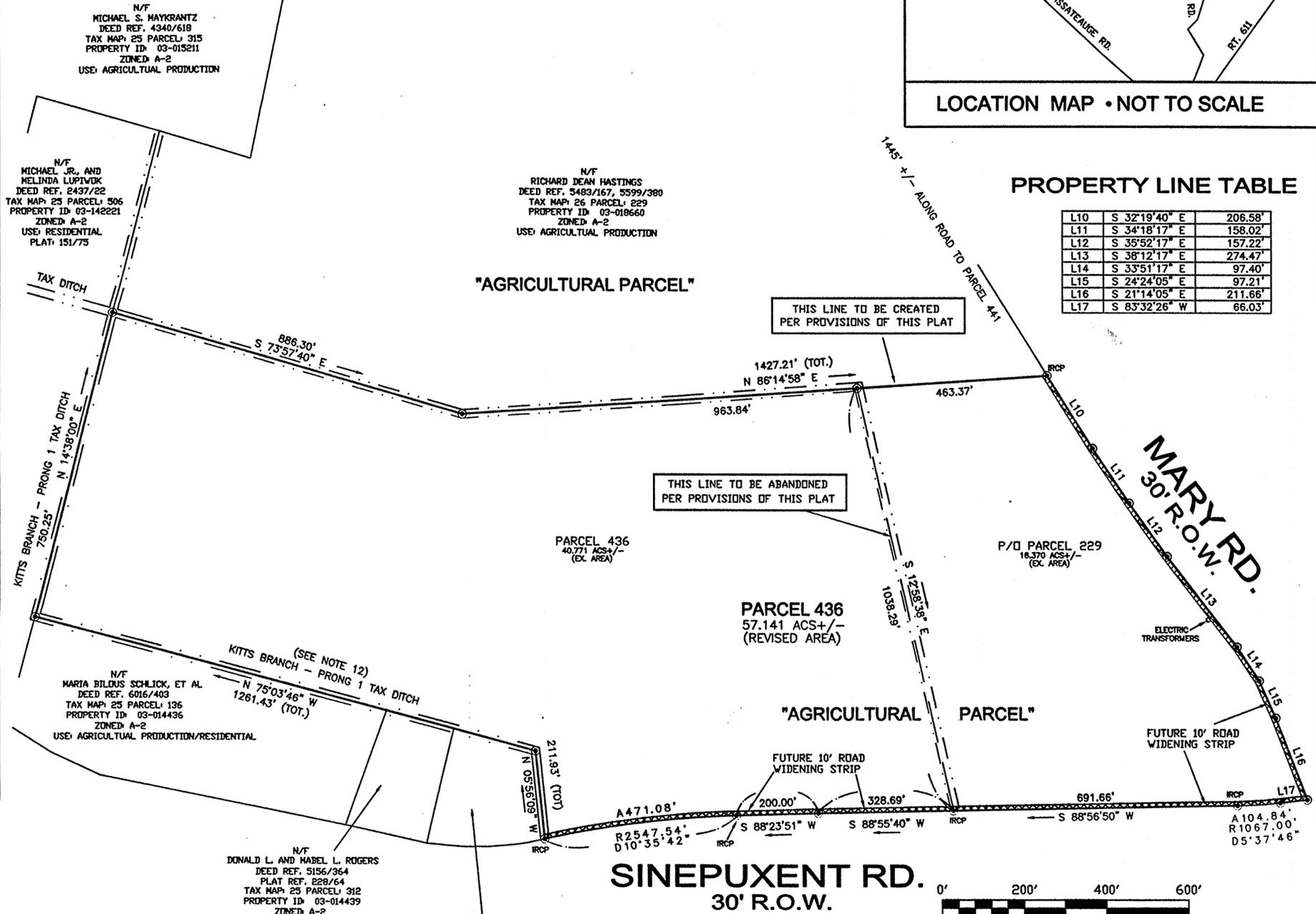


LOCATION MAP - NOT TO SCALE

**PROPERTY LINE TABLE**

L10	S 32°19'40" E	208.58'
L11	S 34°18'17" E	158.02'
L12	S 35°52'17" E	157.22'
L13	S 38°12'17" E	274.47'
L14	S 33°51'17" E	97.40'
L15	S 24°24'05" E	97.21'
L16	S 21°14'05" E	211.66'
L17	S 83°32'26" W	66.03'

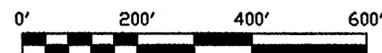
LR - Plat Fee - 5.00  
General Homeowner/Bank Name: HASTINGS & DORI  
Reference/Control #: 239/59  
Total: 5.00  
#2428015-1  
01/31/2014 04:02  
CC23-RH  
#2428015 CC0104 - Worcester County/CC01.04.01 -



THIS LINE TO BE ABANDONED PER PROVISIONS OF THIS PLAT

THIS LINE TO BE CREATED PER PROVISIONS OF THIS PLAT

**SINEPUXENT RD.**  
30' R.O.W.



**LEGEND**

- ▲ PROPERTY CORNER
- IRON ROD W/ CAP SET
- - - DITCH LINE
- - - BUILDING SETBACK LINE
- ▨ 10' WIDE ROAD DEDICATION

**TABLE OF AREAS**

	PARCEL 436	PARCEL 229
ORIGINAL AREA	40.77 ACS +/-	84.85 ACS +/-
REVISED AREA	57.14 ACS +/-	68.48 ACS +/-
AREA OF ADD/SUB	+16.37 ACS +/-	-16.37 ACS +/-

**BOUNDARY LINE ADJUSTMENT FOR LANDS OF RICHARD DEAN HASTINGS AND JAMES M. DORI**

SCALE 1" = 200' SURVEYED DAW JOB NO. RICHARD HASTINGS  
DATE 1/6/14 DRAWN DAW FIELD BOOK X PAGE X  
REVISED CAD FILE HASTINGS3 SHEET 1 OF 1

**WILKINS-NOBLE LLC**  
LAND SURVEYING  
11755 SOMERSET AVE. 410-621-0321  
PRINCESS ANNE, MD 21853 410-621-0320 (FAX)

FILED  
2014 JAN 31 PM 3:43  
STEPHEN V. HALES  
CLK. CT. CL.  
WOR. CO.

P.203 199 MSA C2157-8933

