

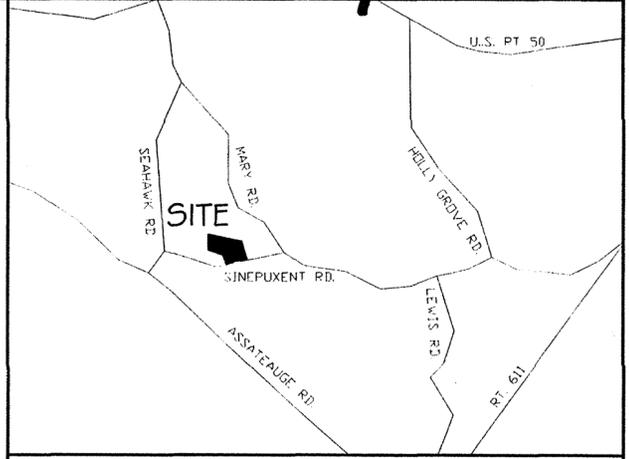
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

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. The sewage reserve area shown on the plat recorded in the Worcester County Land Records at 233/71 is hereby abandoned.

DATE: 11/23/10  
 APPROVING AUTHORITY: *R. S. [Signature]*  
 WORCESTER COUNTY

WORCESTER COUNTY FOREST CONSERVATION NOTE

This property is being converted from a residential parcel to an agricultural parcel by virtue of this plat. Parcel 436 is no longer approved for residential building purposes. It is the intent of the owner to use this land for agricultural purposes only. Since no new construction activity has occurred on this land, and agricultural uses do not require compliance with the Forest Conservation Law, this property qualifies for an exemption from the Worcester County Forest Conservation Law and the Forest Conservation Easement shown on this land will be abandoned. A deed of release will be recorded simultaneously with this plat. In accordance with Subtitle IV, Section 1-403 (b) (1) 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 or equated activity shall be subject to the County's Forest Conservation Law.



WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THE 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.  
 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: *B. J. Coyle* DATE: 11/23/10  
 WORCESTER COUNTY PLANNING COMMISSION

PURPOSE STATEMENT  
 THE PURPOSE OF THIS PLAT IS TO ADD 11.45 ACRES OF PARCEL 229 TO PARCEL 436, TO ELIMINATE THE PRIOR APPROVED SRA IN ORDER TO CONVERT THE PARCEL BACK TO AN AGRICULTURAL PARCEL AND TO ELIMINATE THE PRIOR APPROVED FOREST CONSERVATION EASEMENT ON PARCEL 436.

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 the requirements of the county commissioners and ordinances of Worcester County, Maryland regarding the platting of subdivisions have been complied with.

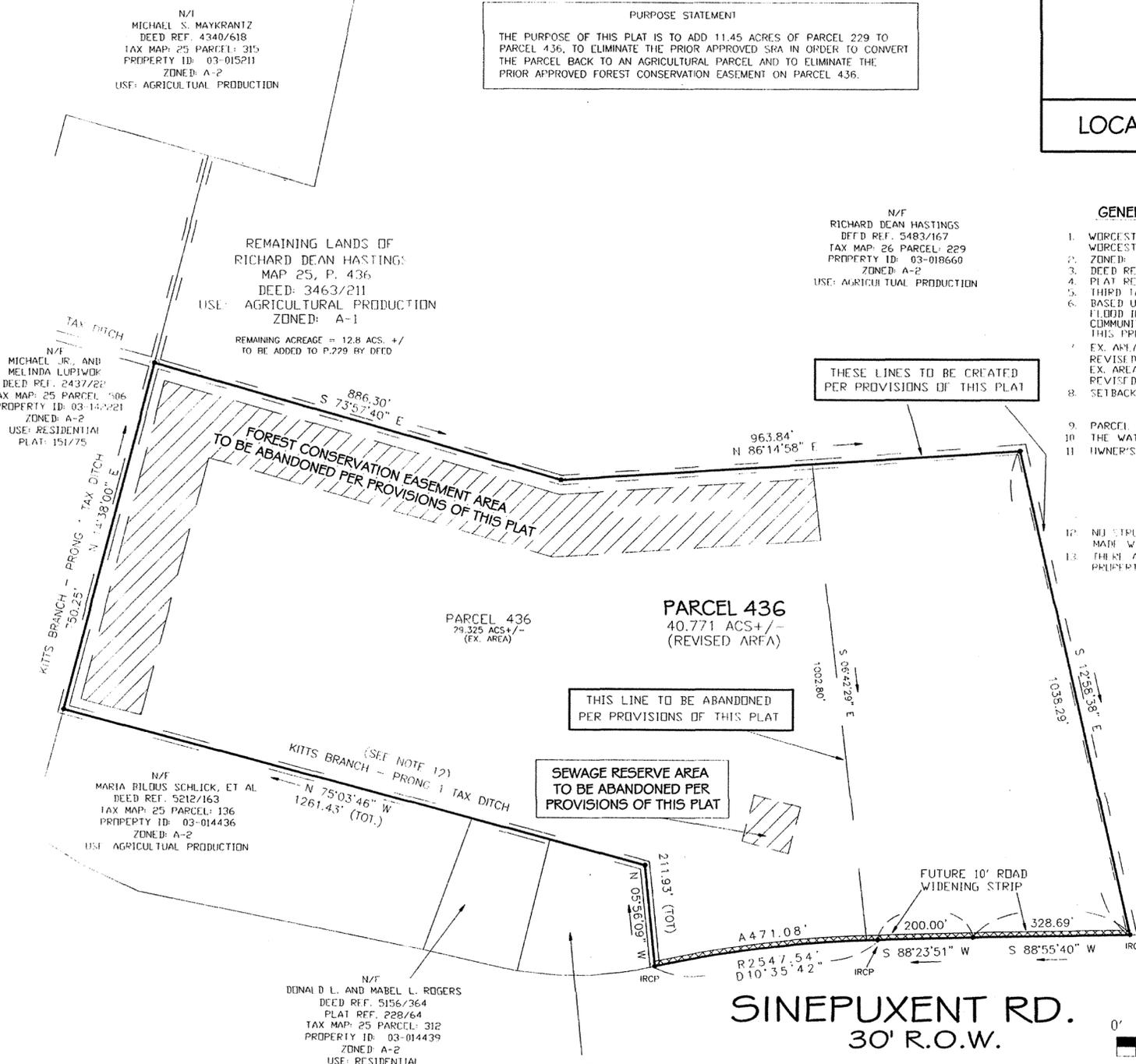
*D. Andrew Wilkins* DATE: 11/10/10  
 D. ANDREW WILKINS  
 REG. # 21186

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, MEMORIES AND IMPROVEMENTS, 10' WIDE ROAD WIDENING STRIP 9915 S.F. (SINEPUXENT 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 ACTION 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: 11/14/2010  
 RICHARD DEAN HASTINGS  
*James M. Dori* DATE: 12 NOV 2010  
 JAMES M. DORI



GENERAL NOTES

1. WORCESTER COUNTY TAX MAP NO. 25, P.436, PRDP. ID: 03-015823
2. WORCESTER COUNTY TAX MAP NO. 26, P.229, PRDP. ID: 03-018660
3. ZONED: A-2
4. DEED REF: P. 436 5561/406, P. 229 5483/167
5. PLAT REF: 233/71
6. THIRD TAX DISTRICT
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 100 OF 250, COMMUNITY PANEL NO. 240083 -0100 B, DATED 6/15/1983 THIS PROPERTY LIES WITHIN FLOOD ZONE 'C'
8. EX. AREA OF PARCEL 436 = 29.32 +/- ACS  
 REVISED AREA OF PARCEL 436 = 40.77 +/- ACS  
 EX. AREA OF PARCEL 229 = 96.3 +/- ACS  
 REVISED AREA OF PARCEL 229 = 84.85 +/- ACS  
 SETBACKS: FRONT = 60' FROM CL OF ROAD  
 REAR = 50'  
 SIDE = 20'
9. PARCEL 436 IS CURRENTLY IN AGRICULTURAL PRODUCTION
10. THE WATERSHED I.D. NUMBER IS 2130105 (NEWPORT BAY DRAINAGE)
11. OWNER'S MAILING ADDRESS: RICHARD DEAN HASTINGS  
 9311 MARY RD.  
 BERLIN, MD 21811-3527  
 JAMES M. DORI  
 27 WOODDUCK DR.  
 BERLIN, MD 21811-1751
12. NO STRUCTURE SHALL BE ERRECTED, ENLARGED, OR ALTERED OR ANY FILL MADE WITHIN TWENTY FEET OF THE TOP OF THE SLOPE OF THE TAX DITCH
13. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINE.

LEGEND

- ▲ PROPERTY CORNER
- IRON ROD W/ CAP SET
- DITCH LINE
- BUILDING SETBACK LINE
- ▨ FOREST CONSERVATION EASEMENT AREA TO BE ABANDONED AS PER THIS PLAT
- ▤ 10' WIDE ROAD DEDICATION

SINEPUXENT RD.  
 30' R.O.W.



BOUNDARY LINE ADJUSTMENT AND CONVERSION TO AN AGRICULTURAL PARCEL FOR LANDS OF RICHARD DEAN HASTINGS AND JAMES M. DORI

TABLE OF AREAS		
	PARCEL 436	PARCEL 229
ORIGINAL AREA	29.32 ACS +/-	96.3 ACS +/-
REVISED AREA	40.77 ACS +/-	84.85 ACS +/-
AREA OF ADD/SUB	+11.45 ACS +/-	-11.45 ACS +/-

SCALE	1" = 200'	SURVEYED	DAW	JOB NO.	RICHARD HASTINGS
DATE	10/26/10	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)

P184543 MSA SSM 1257 B471