



VICINITY MAP (N.T.S.)

WORCESTER COUNTY PLANNING AND ZONING 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 therefore 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. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Bruce T. Travers, Jr.
 WORCESTER COUNTY PLANNING COMMISSION
 DATE: 5/6/11

ENVIRONMENTAL PROGRAMS

The purpose of this plat is to approve a boundary line adjustment between two parcels with existing approved on-site water and sewage disposal systems. 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, easements, 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.

This subdivision is approved for interim individual 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 system(s) when available.

Any approval by the Department of 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 hereon is not sufficient approval for a future building and/or wastewater disposal permit.

Robert Mitchell, B.S.
 APPROVING AUTHORITY - WORCESTER COUNTY
 DATE: 5-5-11

FOREST CONSERVATION LAW STATEMENT

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.

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 the setting of markers have been complied with.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 12' wide strip across the front of PARCELS 23 and 30 and the adjoining roadways are offered in dedication for the future widening of SELBY ROAD. 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.

Bruce T. Travers, Jr.
 BRUCE THEODORE TYLER TRAVERS, JR. (P.23 & P.30)
 13356 SELBY ROAD
 BISHOPVILLE, MD 21813
 DATE: 5/6/11

REV. 04/24/11 - DR&P NOTES

GREGORY P. WILKINS
 SURVEYOR, INC.
 11616 BACK CREEK ROAD
 BISHOPVILLE, MARYLAND 21813
 (410)352-3005 - FAX(410)352-1014

SCALE: 1" = 100' DATE: 02/25/2011
 DRAWN BY: G.P.W.6 JOB NO.: 21158 SURVEY-CRO

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 p.87697

TAX MAP 10, PARCEL 126
 LANDS N/F
 JOHN R. ROMEO, JR.
 ZONED: A-1; AGRICULTURAL
 USE: IMPROVED
 DEED REFERENCE: R.H.O. 2353/514
 TAX ACCOUNT NO. 05-01136

TAX MAP 4, PARCEL 36
 LANDS N/F
 JEROME LEE TRAVERS
 ZONED: A-1; AGRICULTURAL
 USE: RESIDENTIAL/AGRICULTURAL
 DEED REFERENCE: S.V.H. 5086/307
 TAX ACCOUNT NO. 05-002117

TAX MAP 4, PARCEL 37
 LANDS N/F
 MICHAEL M. TUEL
 &
 PATRICIA M. TUEL
 ZONED: A-1; AGRICULTURAL
 USE: IMPROVED
 DEED REFERENCE: F.W.H. 666/25
 TAX ACCOUNT NO. 05-002443

TAX MAP 4, PARCEL 21
 LANDS N/F
 THOMAS WILLIAM HAMMOND
 &
 MARIE A. HAMMOND
 ZONED: A-1; AGRICULTURAL
 USE: VACANT
 DEED REFERENCE: F.W.H. 540/449
 TAX ACCOUNT NO. 05-001803

TAX MAP 4, PARCEL 23
 LANDS N/F
 BRUCE THEODORE TYLER TRAVERS, JR.
 ZONED: A-1; AGRICULTURAL
 USE: RESIDENTIAL/AGRICULTURAL
 DEED REFERENCE: S.V.H. 5658/17
 TAX ACCOUNT NO. 05-002273
 BUILDABLE AREA
 17.17 ACRES

TAX MAP 4, PARCEL 30
 LANDS N/F
 BRUCE THEODORE TYLER TRAVERS, JR.
 ZONED: A-1; AGRICULTURAL
 USE: RESIDENTIAL/AGRICULTURAL
 DEED REFERENCE: S.V.H. 5658/17
 TAX ACCOUNT NO. 05-002435
 BUILDABLE AREA
 0.46 ACRES

TAX MAP 4, PARCEL 9
 LANDS N/F
 ALAN WARREN MORRIS
 &
 MATTHEW ERNEST MORRIS
 ZONED: A-1; AGRICULTURAL
 USE: VACANT
 DEED REFERENCE: R.H.O. 1924/237
 TAX ACCOUNT NO. 05-002168

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND STONE
- FOUND IRON ROD
- △ UNMARKED POINT
- ⊙ WELL
- ⊕ PROPAANE TANK
- ⊖ ELECTRIC METER/PANEL BOX
- ⊗ ELECTRIC TRANSFORMER
- ⊘ SEPTIC TANK
- ▨ DENOTES 10' ROAD WIDENING DEDICATION
- ▩ DENOTES ITEM A (.16 AC.)
- ▧ DENOTES ITEM B (.44 AC.)



CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 4015.00' | 322.55' | 322.47' | N 50°58'45" E | 04°36'11" |
| C2 | 835.00' | 236.52' | 235.73' | N 58°35'08" E | 16°13'45" |
| C3 | 4015.00' | 6.59' | 6.59' | N 48°40'28" E | 00°05'39" |
| C4 | 835.00' | 23.40' | 23.40' | N 49°16'23" E | 01°36'20" |
| C5 | 4015.00' | 218.20' | 218.18' | N 50°16'44" E | 03°06'50" |
| C6 | 4015.00' | 67.76' | 67.76' | N 52°35'00" E | 01°23'42" |
| C7 | 1085.00' | 395.10' | 392.92' | N 42°25'46" E | 20°51'56" |

SEWAGE RESERVE AREA POINT TABLE

| POINT | NORTHING | EASTING | DESCRIPTION |
|-------|----------|----------|-----------------|
| 50 | 8898.022 | 5456.708 | PROPERTY CORNER |
| 51 | 8085.834 | 6380.124 | PROPERTY CORNER |
| 52 | 9251.967 | 5892.281 | SRA CORNER |
| 53 | 9189.588 | 6042.987 | SRA CORNER |
| 54 | 9139.059 | 5943.480 | SRA CORNER |
| 55 | 9221.581 | 5870.858 | SRA CORNER |
| 56 | 8665.448 | 5280.489 | SRA CORNER |
| 338 | 8719.266 | 5250.403 | SRA CORNER |
| 339 | 8819.785 | 5383.764 | SRA CORNER |
| 340 | 8767.787 | 5412.454 | SRA CORNER |
| 362 | 9139.447 | 5763.319 | SRA CORNER |
| 363 | 8968.256 | 5913.911 | SRA CORNER |
| 364 | 8938.666 | 5890.274 | SRA CORNER |
| 365 | 9109.857 | 5729.882 | SRA CORNER |
| 366 | 9132.859 | 5915.818 | SRA CORNER |
| 367 | 9071.604 | 5836.317 | SRA CORNER |
| 368 | 9148.840 | 5701.134 | SRA CORNER |
| 369 | 9208.095 | 5642.434 | SRA CORNER |

BOUNDARY LINE ADJUSTMENT
 BETWEEN THE LANDS OF BRUCE THEODORE TYLER TRAVERS, JR. - TAX MAP 4 - PARCEL 23
 &
 BRUCE THEODORE TYLER TRAVERS, JR. - TAX MAP 4 - PARCEL 30

FIFTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND

- GENERAL NOTES
- PLAT REFERENCE: S.V.H. 235/28
 - EXISTING ZONING: FRONT = 60' FROM CENTERLINE OF ROAD SIDES = 20' REAR = 50' (20' FOR CHICKEN HOUSES) BAY DRAINAGE DRAINAGE
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240081 0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE C.
 - THESE PARCELS LIE WITHIN SUB-WATERSHED 2130102 (ASSAWOMAN BAY DRAINAGE DRAINAGE)
 - THESE PARCELS ARE NOT IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
 - THE PURPOSE OF THIS PLAT IS TO TAKE .16 AC.(ITEM A) FROM PARCEL 30 AND ADD .44 AC. (ITEM B) TO PARCEL 30; RESULTING IN A NET GAIN OF .28 AC. TO PARCEL 30. NO NEW LOT IS BEING CREATED.
 - THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON THIS PROPERTY.
 - THE BUILDING RESTRICTION LINES AND BUILDABLE AREAS AS SHOWN HEREON ARE PER THE WORCESTER COUNTY ZONING CODE.
 - THIS PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF NON-TIDAL WETLANDS WHICH MAY OR MAY NOT IMPACT THE BUILDABLE AREAS AS SHOWN HEREON.
 - THIS PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS OR RIGHT OF WAYS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON THE ABOVE REFERENCED PLAT.

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 of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the plotting of subdivisions within the County have been complied with.



Gregory P. Wilkins, Inc.
 GREGORY P. WILKINS - PRESIDENT
 GREGORY P. WILKINS SURVEYOR, INC. - LICENSE NO. 21523

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