

CEDARTOWN RD.
60' RW

1712' +/- OF ROAD FRONTAGE

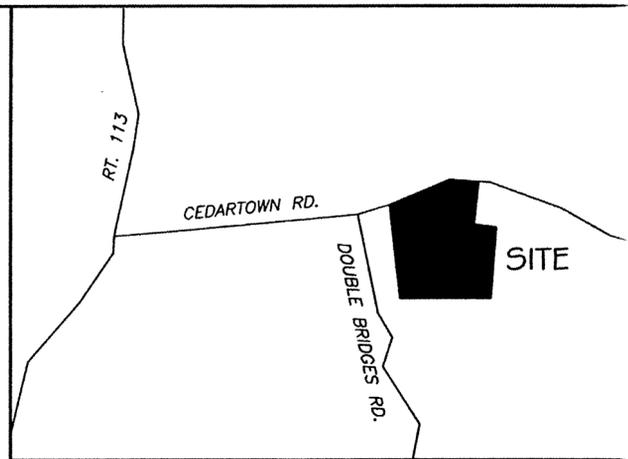
2120' +/- OF ROAD FRONTAGE

WORCESTER COUNTY FOREST CONSERVATION NOTE

In accordance with Subtitle IV, Section 1-403 (b) (14) 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 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.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADD 10.73 ACRES OF PARCEL 54 TO PARCEL 100. NO NOE LOT IS BEING CREATED.



LOCATION MAP • NOT TO SCALE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision of lands 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 sf sewage reserve area must remain free of buildings, easements, rights-of-way and other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs. The sewage reserve area shown on the plot recorded in the Worcester County Land Records at 198/45.

1/6/12
DATE

Robert M. R.S.
APPROVING AUTHORITY WORCESTER COUNTY

THIS LINE TO BE ABANDONED
PER PROVISIONS OF THIS PLAT

THESE LINES TO BE CREATED
PER PROVISIONS OF THIS PLAT

GENERAL NOTES

1. WORCESTER COUNTY TAX MAP NO. 56, P.54, PROP. ID: 02-006219
2. ZONED A-1
3. DEED REF: P. 54 - 1935/7, P. 100 - 4574/444
4. PLAT REF: 198/45
5. SECOND TAX DISTRICT
6. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 175 OF 250, COMMUNITY PANEL NO. 240083 - 0175 C, DATED 6/16/1992 THIS PROPERTY LIES WITHIN FLOOD ZONE 'C'
7. EX. AREA OF PARCEL 54 = 76.26 +/- ACS
REVISED AREA OF PARCEL 54 = 65.53 +/- ACS
EX. AREA OF PARCEL 100 = 91.86 +/- ACS
REVISED AREA OF PARCEL 100 = 102.59 +/- ACS
8. SETBACKS: FRONT = 60' FROM CL OF ROAD
REAR = 50'
SIDE = 20'
9. PARCEL 54 AND 100 ARE CURRENTLY IN AGRICULTURAL PRODUCTION
10. THE WATERSHED I.D. NUMBER IS 2130105 (NEWPORT BAY DRAINAGE)
11. OWNER'S MAILING ADDRESS: THOMAS J JOHNSON III
7649 CEDARTOWN RD.
SNOW HILL, MD 21863
JOHNSON FAMILY TRUST,
C/O CATHERINE JOHNSON CASTO
7530 CEDARTOWN RD.
SNOW HILL, MD 21863-2616
12. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINE, EXCEPT AS SHOWN.

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.

Bob C. Coyle
APPROVING AUTHORITY

1/9/2012
DATE

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.

David Andrew Wilkins
D. ANDREW WILKINS
REG. # 21186

12/21/11
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.

Thomas J. Johnson III
THOMAS J JOHNSON III

12/23/11
DATE

Catherine Casto
CATHERINE CASTO
JOHNSON FAMILY TRUST, REPRESENTATIVE

12/23/11
DATE

EX. REMAINING LANDS OF THOMAS J. JOHNSON III
76.26 Acs +/-

PROP. REMAINING LANDS OF THOMAS J. JOHNSON III
65.53 Acs +/-

WORCESTER COUNTY TAX MAP NO. 56, P.54, PROP. ID: 02-006219



BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF JOHNSON FAMILY TRUST and THOMAS J. JOHNSON III

BOUNDARY LINE ADJUSTMENT PLAT

SCALE	1" = 100'	SURVEYED	DAW	JOB NO.	CASTO
DATE	10/27/11	DRAWN	DAW	FIELD BOOK X	PAGE X
REVISED		CAD FILE	TOM JOHNSON	SHEET 1	OF 1

WILKINS-NOBLE LLC

LAND SURVEYING and CIVIL ENGINEERING
11755 SOMERSET AVE. 410-621-0321
PRINCESS ANNE, MD 21853 410-621-0320 (FAX)

MSA Ssu 1257 B545

DAVID ANDREW WILKINS, L.C. #21186, EXPIRATION DATE OF 01-04-2012, EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.

This plat is based on a current field survey.

No Title Report Furnished.

