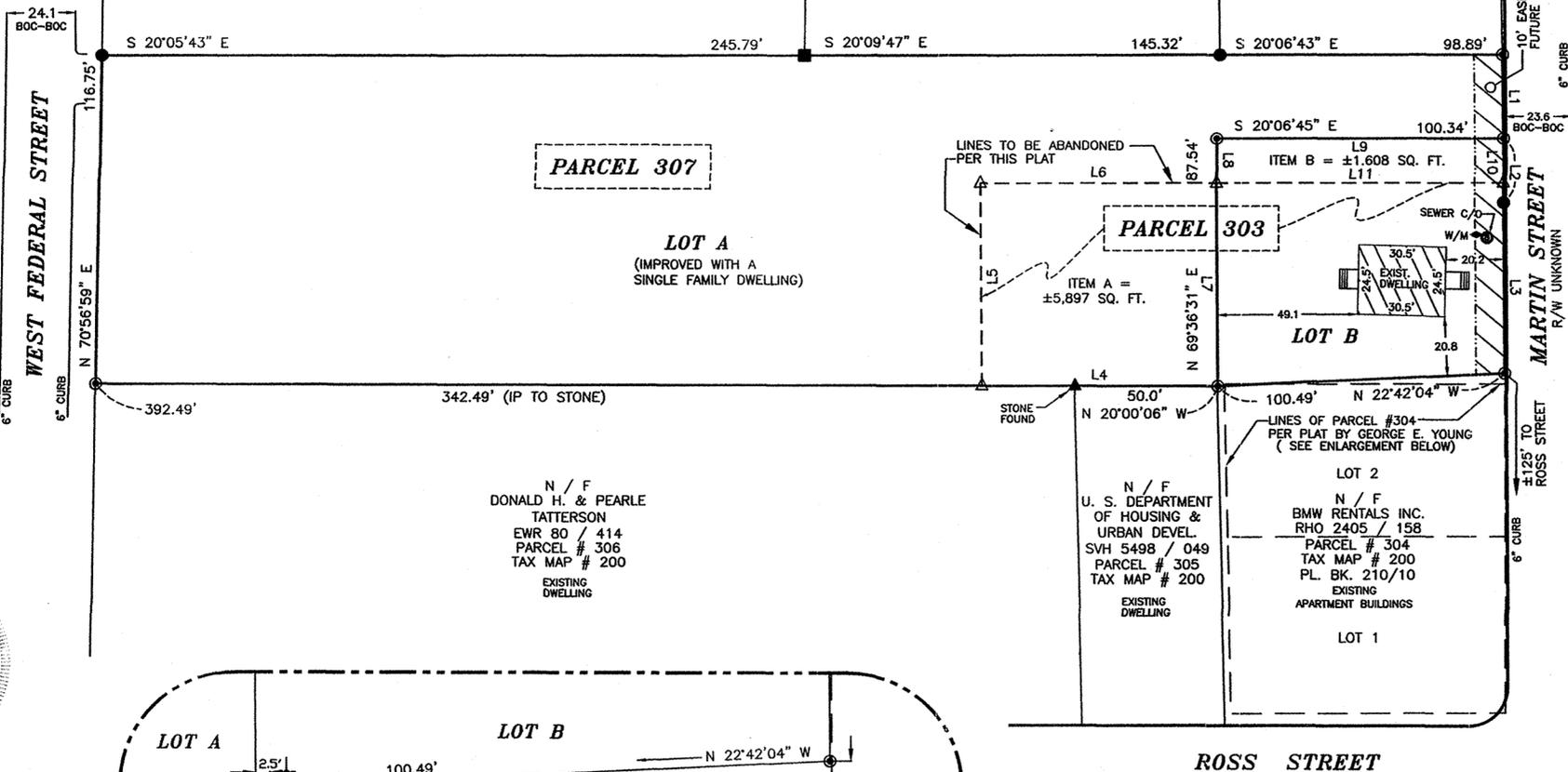


N / F  
ROBERT SCOTT SHANNON  
JOANNE M. SHANNON  
SVH 5665 / 130  
PARCEL # 308  
TAX MAP # 200  
EXISTING DWELLING

N / F  
RONALD E. GEESEY  
HAZEL E. GEESEY  
SVH 5458 / 293  
PARCEL # 326  
TAX MAP # 200  
VACANT

N / F  
ROSELLEN G. EVANS  
RHO 2121 / 52  
RHO 2121 / 49  
PARCEL # 327  
TAX MAP # 200  
EXISTING DWELLING



**APPROVED SNOW HILL PLANNING AND ZONING COMMISSION:**

The grant of a permit or approval of the subdivision shall not constitute a representation, guaranty or warranty of any kind by the Town of Snow Hill or by any official or employee thereof of the practicability or safety of any proposed use and shall create no liability upon the town, its officials or employees.

No more than one principal building shall be permitted on any residential lot, and no such lot shall ever be resubdivided so as to produce a lot of less area or width than the minimum required by the applicable zoning regulations in effect from time to time.

*[Signature]* 1/24/12  
Chairman Date:

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:**

This subdivision shown hereon is approved as being in conformance with the County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.

*[Signature]* R.S. 1-30-12  
Worcester County - Approving Authority Date:

**WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:**

In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the 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, therefor. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with. The following streets, roads, amenities and improvements are hereby offered for dedication to the Mayor and Council of Snow Hill. A 10' wide strip across the front of Lot B and the 30' part of Lot A, and the adjoining roadway is offered in dedication for the future widening of Martin Street. Acceptance of such offer may take place at any time by appropriate act of the Mayor and Council of Snow Hill. The Mayor and Council is in no way required to accept such offer. The offer may not be withdrawn without consent of the Mayor and Council.

*[Signature]* 26 Jan 2012  
Ronald E. Geesey for Parcel 303  
Managing Member - The Little House of Ronzel, LLC Date

*[Signature]* 26 Jan 2012  
Ronald E. Geesey  
Owner - Parcel 307 Date

**PURPOSE STATEMENT**

The purpose of this plat is to adjust the boundary lines between the lands of Ronald E. Geesey, shown as Parcel 307, and the lands of The Little House of Ronzel, LLC, shown as Parcel 303, by (i) conveying Item A (±5,897 sq. ft.) from Parcel 303 to Parcel 307 and (ii) by conveying Item B (±1,608 sq. ft.) from Parcel 303 to Parcel 307.



- LEGEND:**
- DENOTES CONCRETE MONUMENT, FOUND
  - ▲ DENOTES STONE, FOUND
  - ◆ DENOTES RE-BAR, FOUND
  - DENOTES IRON PIPE, FOUND
  - ⊙ DENOTES IRON PIPE, TO BE SET
  - △ DENOTES UNMARKED POINT
  - ◊ DENOTES WATER METER
  - ⊕ DENOTES SEWER CLEAN-OUT

**SURVEYOR'S CERTIFICATION:**

I certify that this plat represents a survey made by me, that it is accurate to the best of my knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown, and that all requirements of the Snow Hill Town Code and Section 3-108 of the Annotated Code of Maryland, and other applicable laws have been complied with.

*[Signature]* 1/17/12  
L. E. Bunting, Jr. PROP. L.S. # 142 Date:

**L. E. BUNTING SURVEYS, INC.**  
MARYLAND & VIRGINIA  
LAND SURVEYING  
24 BROAD STREET  
BERLIN, MARYLAND 21811  
(410) 641-3313

**GENERAL NOTES:**

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE C AS SHOWN ON FIRM MAP # 240086-0001-B, DATED 05-15-80.

THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA PROGRAM.

ALL INFRASTRUCTURE MUST MEET CURRENT TOWN OF SNOW HILL DESIGN AND CONSTRUCTION STANDARDS.

**PROPERTY ZONED: R-2**

MIN. FRONT YARD 25'  
MIN. REAR YARD 30'  
MIN. SIDE YARD 8'  
TOTAL SIDE YARD 20'

**COURSES ALONG MARTIN STREET**

LINE	BEARING	DISTANCE
L1	S 69°25'44" W	30.00'
L2	S 69°25'44" W	23.00'
L3	S 69°36'31" W	60.00'

**COURSES OF ITEM A**

L4	N 20°00'06" W	82.56'
L5	N 69°33'57" E	71.31'
L6	S 20°08'07" E	82.61'
L7	S 69°36'31" W	71.50'

**COURSES OF ITEM B**

L8	N 69°36'31" E	16.04'
L9	S 20°06'45" E	100.34'
L10	S 69°25'44" W	16.00'
L11	N 20°08'07" W	100.39'

**AREA TABULATIONS**

**LOT A**

ORIGINAL AREA PARCEL 307 = ±44,512 SQ. FT. / ±1.02 ACRES  
PLUS ITEM A = ± 5,897 SQ. FT.  
MINUS ITEM B = ± 1,608 SQ. FT.  
LOT A- PARCEL 307 (REVISED) = ±48,801 SQ. FT. / ±1.12 ACRES

**LOT B**

ORIGINAL AREA PARCEL 303 = ±12,850 SQ. FT. / ±0.29 ACRES  
MINUS ITEM A = ± 5,897 SQ. FT.  
PLUS ITEM B = ± 1,608 SQ. FT.  
LOT A- PARCEL 307 (REVISED) = ± 8,561 SQ. FT. / ±0.20 ACRES

**OWNER- PARCEL 307, TM 200**  
RONALD E. GEESEY  
303 WEST FEDERAL STREET  
SNOW HILL, MD 21863

**DEED REFERENCE:**  
SVH 4489 / 368

**OWNER- PARCEL 303, TM 200**  
THE LITTLE HOUSE OF RONZEL, LLC  
303 WEST FEDERAL STREET  
SNOW HILL, MD 21863

**DEED REFERENCE:**  
SVH 4718 / 356  
SVH 4069 / 79



**GRAPHIC SCALE**

**FINAL PLAT**

**LOT A & LOT B**  
**BOUNDARY LINE ADJUSTMENT**  
BETWEEN LANDS OF  
**RONALD E. GEESEY &**  
**THE LITTLE HOUSE OF RONZEL, LLC**  
TOWN OF SNOW HILL  
SECOND ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 40'  
JOB NO: 8956BLA3/11

DATE: 11/01/11  
REV. 01/17/12

MSA Ssu 1257 8598  
P191654