

**VICINITY MAP**  
SCALE: 1" = 2,000'±

N/F  
HEARTWOOD FORESTLAND FUND IV  
LIMITED PARTNERSHIP  
MAP 54  
PARCEL 3  
TAX ACCT. NO. 07 004257  
DEED 3638/806  
ZONED: RP RESOURCE PROTECTION  
USE: AGRICULTURAL-TIMBER

**WORCESTER COUNTY PLANNING 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 OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREOF 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 STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

*Robert J. Biss*  
WORCESTER COUNTY PLANNING COMMISSION 7/24/12 DATE

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

LOT 1C IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH DWELLING UNIT A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

AGRICULTURAL PARCELS 2 & 3 OF THIS SUBDIVISION ARE 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 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 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 J. Biss*  
ENVIRONMENTAL PROGRAMS DIRECTOR 7-23-12 DATE

**FOREST CONSERVATION LAW STATEMENT FOR LOT 1C**

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1, A-2 AND RP ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF JULY 29, 1994. IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING, CLEARING OR GRADING OF A FOREST, AND IT IS NOT A RESUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION, FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

**FOREST CONSERVATION LAW STATEMENT FOR AGRICULTURAL PARCELS 2 & 3**

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL 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 A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°48'17"E	34.48
L2	S19°16'16"E	123.74
L3	S18°40'34"E	96.47
L4	S13°53'15"E	218.15
L5	S65°35'51"E	74.14
L6	S64°05'41"E	53.66
L7	S54°51'15"E	35.00
L8	S44°13'37"E	32.04
L9	S33°24'22"E	15.96
L10	S20°17'53"E	24.94
L11	S11°21'05"E	17.08
L12	S06°53'06"E	65.28
L13	S02°59'31"E	67.51
L14	S03°42'33"E	45.60
L15	S04°21'38"W	67.50
L16	S00°48'36"E	21.00
L17	S09°00'24"E	68.36
L18	S13°52'59"E	23.25
L19	S21°00'51"E	39.81
L20	S24°59'12"E	47.41
L21	S17°30'12"E	30.02
L22	S13°31'13"E	80.10
L23	S08°33'37"E	62.14
L24	S03°25'22"E	53.71
L25	S08°38'24"E	51.84
L26	S17°59'30"E	30.14
L27	S25°12'52"E	46.39
L28	S16°29'59"E	52.62
L29	S10°12'32"E	30.05
L30	S00°44'10"E	65.04
L31	S04°54'28"E	29.30
L32	S12°17'06"E	34.45
L33	S00°02'35"E	21.49
L34	S07°43'21"W	62.43
L35	S17°45'11"W	45.09
L36	S11°02'43"W	19.56
L37	S08°49'15"E	14.97
L38	S24°19'24"E	21.92

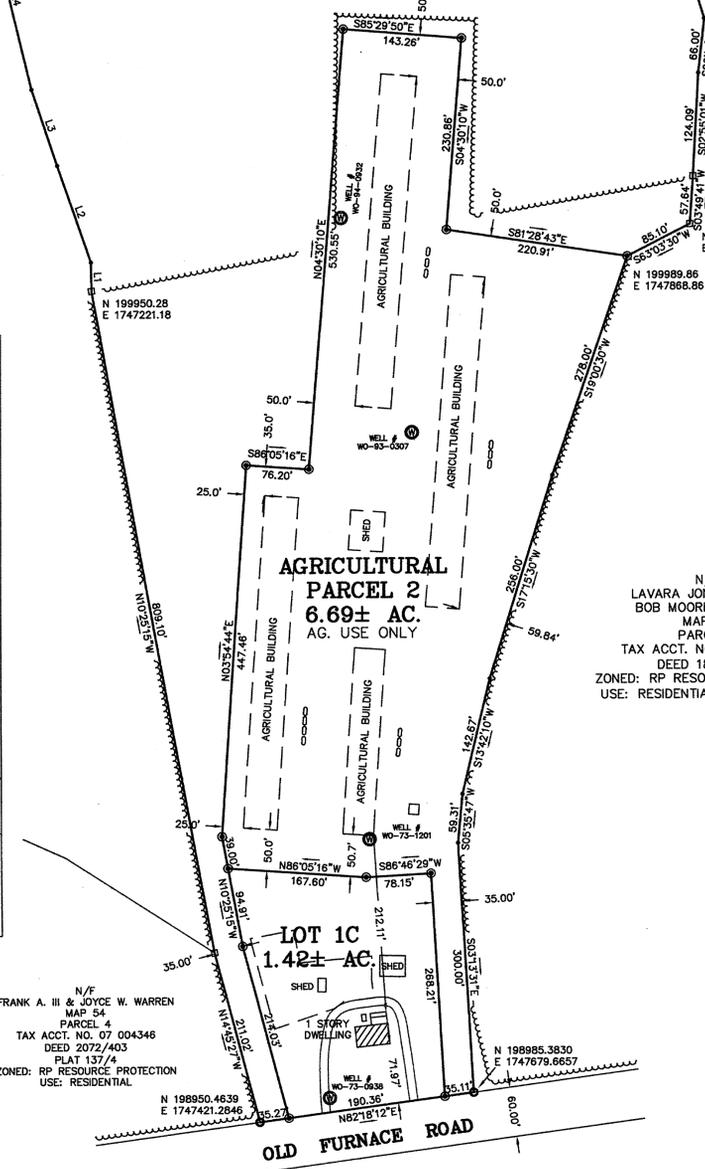
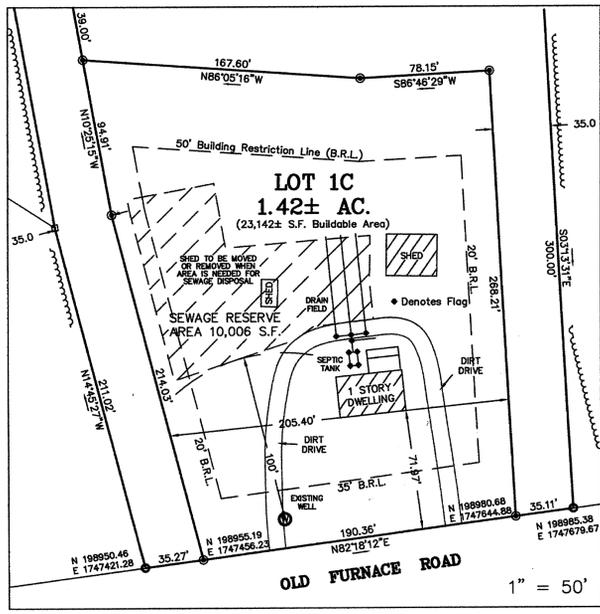
**AGRICULTURAL PARCEL 3**  
40.49± AC.  
AGRICULTURAL USE ONLY

**MAP 54**  
**PARCEL 72**

N/F  
STATE OF MARYLAND  
DEPT OF NATURAL RESOURCES  
MAP 54  
PARCEL 2  
TAX ACCT. NO. 07 004338  
DEED 5508/213  
PLAT 233/74  
ZONED: RP RESOURCE PROTECTION  
USE: AGRICULTURAL-TIMBER

- LEGEND:**
- Denotes Concrete Post Found
  - Denotes Iron Rod or Pipe Found
  - B.R.L. Denotes Building Restriction Line
  - ⊙ Denotes Existing or Proposed Well Location
  - Denotes Iron Rod w/Cap Set
  - Denotes Point

- NOTES:**
- Owner: Michael & Sue Townsend  
3433 Old Furnace Road  
Snow Hill, MD 21863-3413
  - Deed Ref: 618/16
  - Plat Ref: 137/4
  - Parcel Nos. 72 (Tax Acct. No. 07 004311)
  - Assess. Map No. 54, Grid 7
  - Zoned: RP Resource Protection
  - Single Family Setbacks: 35' Front (Agricultural Setbacks: 35' Front)  
20' Side (Ag. Parcel 2)  
50' Rear
  - No title report was furnished by the client for the purposes of this survey. This survey is subject to any encumbrances, restrictions, easements, and/or rights of way that a thorough title search may reveal.
  - Existing Use/Conditions: Agricultural / Woodland
  - Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Maps, panel 150 of 250, Community Panel Number 240083 0150 A, with an effective date of February 15, 1979, the property depicted on this survey is located within ZONE C (areas of minimal flooding).
  - This subdivision is not located within the Chesapeake Bay Critical Area.
  - This subdivision has been granted a Special Exception to create a Minor Subdivision within the RP Resource Protection District by the Board of Zoning Appeals, Case No. 12-18, held on May 10, 2012.
  - No ditches belonging to a Public Drainage Association exist on this property.



N/F  
LAVARA JONES PAAL &  
BOB MOORE TRUSTEES  
MAP 54  
PARCEL 1  
TAX ACCT. NO. 07 004265  
DEED 1836/576  
ZONED: RP RESOURCE PROTECTION  
USE: RESIDENTIAL/AGRICULTURAL

**SURVEYOR'S CERTIFICATION**

I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY, SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN FULLY COMPLIED WITH, TO THE BEST OF OUR KNOWLEDGE.

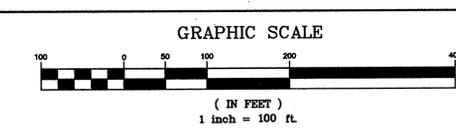
*John W. Andrews*  
JOHN W. ANDREWS DATE 02/06/2013  
REG. #513 EXP. DATE 02/06/2013  
HAMPSPHIRE, HAMPSHIRE & ANDREWS, INC.  
REG. PROF. LAND SURVEYORS

**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, THEREFORE, 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.

*Michael Townsend*  
MICHAEL TOWNSEND DATE 02/2/12  
*Sue Townsend*  
SUE TOWNSEND DATE 7-12-12

**PURPOSE STATEMENT:**  
The purpose of this plat is to subdivide Lot 1 (Parcel 72) into 1 residential lot and 2 agricultural parcels.



JOB NO. 11567			
DRAWN BY: C.J.P.	DATE: 02/28/2012		
FIELDWORK BY: C.J.P.	DATE: 02/28/2012		
CHECKED BY:	DATE:		
REVISED			
NO.	DATE	DESCRIPTION	BY

**MINOR SUBDIVISION PLAT**

**HAMPSHIRE, HAMPSHIRE & ANDREWS**  
MARYLAND REGISTERED LAND SURVEYORS  
226 NORTH DIVISION STREET  
SALISBURY, MARYLAND  
OFFICE - (410) 742-4673  
FAX - (410) 742-2189  
email - hhainc@comcast.net

**MICHAEL & SUE TOWNSEND**  
3433 OLD FURNACE ROAD  
MINOR SUBDIVISION  
SEVENTH ELECTION DISTRICT  
WORCESTER COUNTY, MD.

DATE: 05/21/2012  
SHEET NO. 1 of 2  
SCALE: 1" = 100'

MSA 334 1267 8657-1