

**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, 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.

*B. J. Cleary*  
 APPROVING AUTHORITY  
 WORCESTER COUNTY PLANNING COMMISSION  
 DATE: 9/18/2012

**ENVIRONMENTAL PROGRAMS**  
 THE PURPOSE OF THIS PLAT IS TO APPROVE AN ADDITION TO A PARCEL WITH AN APPROVED SEWAGE RESERVE AREA AND APPROVED WELL LOCATION.  
*John Mitchell, R.S.*  
 APPROVING AUTHORITY  
 DATE: 9-14-12

**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.

- SP 1 N 9510.6486  
E 1959.3248  
 SP 2 N 9506.7794  
E 1859.3828  
 SP 3 N 9572.7300  
E 1856.8295  
 SP 4 N 9573.6711  
E 1861.5353

- S.R.A. CORNERS**  
 ① N 9572.7300  
E 1856.8295  
 ② N 9576.5992  
E 1956.7715  
 ③ N 9510.6486  
E 1959.3248  
 ④ N 9506.7794  
E 1859.3828

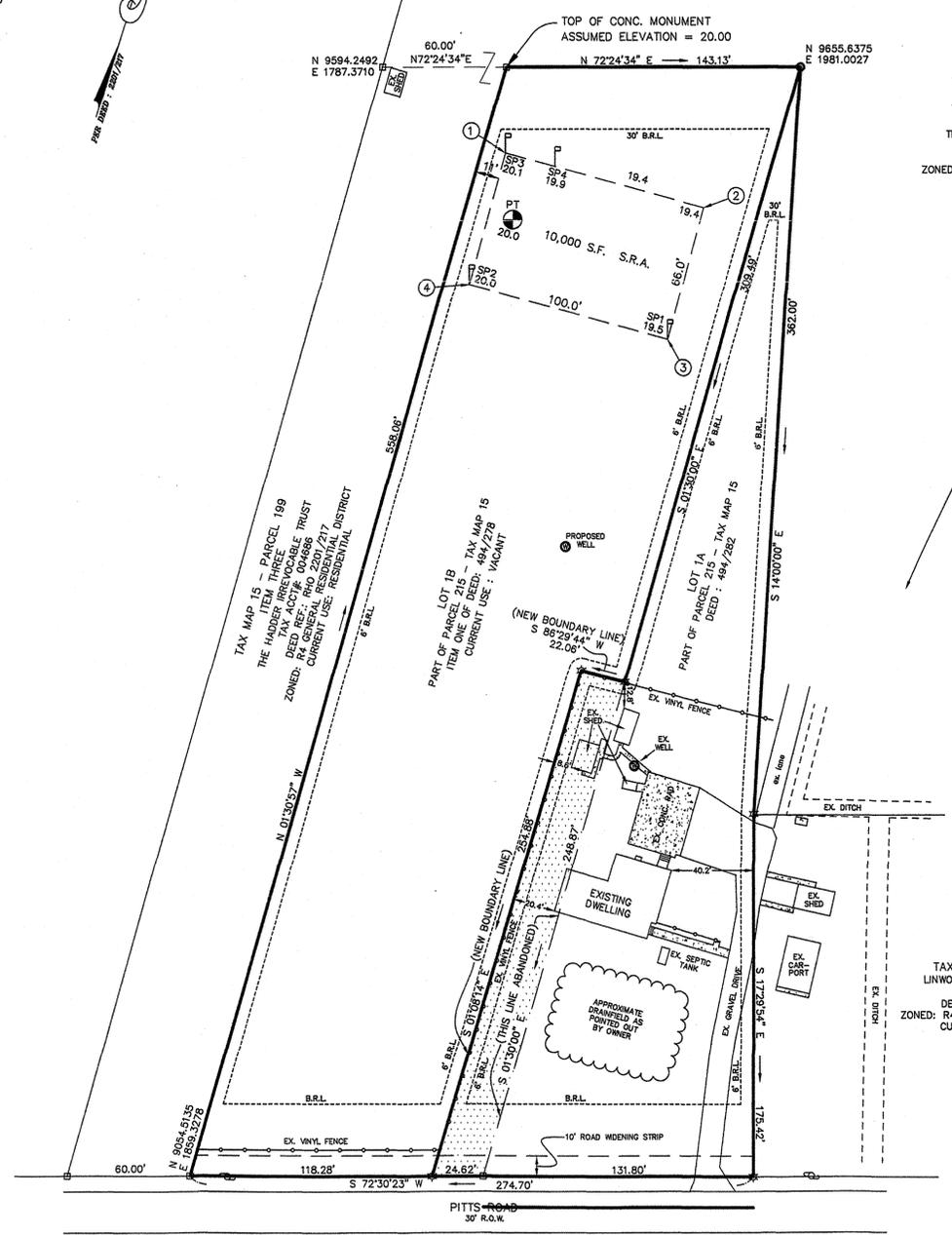
AREA SUMMARY	
<b>BOUNDARY LINE ADJUSTMENT</b>	
P/O PARCEL 215 AS DESCRIBED IN DEED FWH 494/282:	0.768 AC.±
PLUS ADDITION:	0.132 AC.±
LOT 1A:	0.900 AC.±
P/O PARCEL 215 DESCRIBED IN ITEM ONE OF DEED FWH 494/278:	1.761 AC.±
LESS ADDITION:	0.132 AC.±
LOT 1B:	1.629 AC.±

**LEGEND**

- DENOTES CONC. MON. FOUND
  - DENOTES IRON BDR. FOUND
  - △ DENOTES UNMARKED POINT
  - ☆ DENOTES IRON ROD SET
  - ⊙ DENOTES EXISTING WELL
  - ⊕ DENOTES UTILITY POLE
- ▨ DENOTES AREA FROM LOT 1A BEING ADDED TO LOT 1B (0.132 AC.±)

**REFERENCE**

- 1) OWNER PARCEL 215: LINWOOD A. & GINGER A. HADDER
- 2) TAX ACCT #: 004651
- 3) DEED REF.: FWH 494/282 (LOT 1A) & FWH 494/278 (LOT 1B)
- 4) LOT 1A BLDG. ENV.: 0.64 AC.±  
LOT 1B BLDG. ENV.: 1.30 AC.±
- 5) EX. ZONING: R4, GENERAL RESIDENTIAL DISTRICT  
ZONING SETBACKS: FRONT: 50' FROM CENTER OF ROAD R.O.W.  
SIDES: 6', REAR: 30'
- 6) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0025 A, DATED FEB. 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.
- 7) THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THIS SUBDIVISION.
- 8) THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.
- 9) THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN THAT PART OF PARCEL 215 AS DESCRIBED IN DEED FWH 494/282 (NOW SHOWN AS LOT 1A) AND THAT PART OF PARCEL 215 DESCRIBED IN ITEM ONE OF DEED FWH 494/278 (NOW SHOWN AS LOT 1B), ADDING 0.132 ACRES FROM LOT 1A TO LOT 1B. THIS AREA IS NOT BEING APPROVED AS A SEPARATE LOT, DEEDS AND/OR AMENDED DECLARATIONS MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY TO REFLECT THE AMENDMENT TO THE PROPERTY DESCRIPTIONS.



TAX MAP 15 - PARCEL 199  
 ITEM TWO  
 THE HADDER IRREVOCABLE TRUST  
 TAX ACCT#: 004686  
 DEED REF.: RHO 2201/217  
 ZONED: R4 GENERAL RESIDENTIAL DISTRICT  
 CURRENT USE: AGRICULTURAL

TAX MAP 15 - PARCEL 30  
 LINWOOD A. & GINGER A. HADDER  
 TAX ACCT#: 147711  
 DEED REF.: RHO 2774/398  
 ZONED: R4 GENERAL RESIDENTIAL DISTRICT  
 CURRENT USE: RESIDENTIAL

**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, AMENITIES AND IMPROVEMENTS: 10' WIDENING STRIP ALONG PITTS 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 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 COMMISSIONERS.

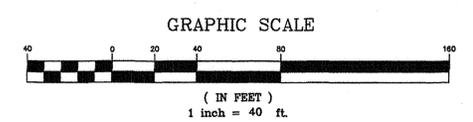
*Linwood A. Hadder*  
 OWNER: PARCEL 215: LINWOOD A. HADDER  
 9953 PITTS ROAD  
 SHOWELL, MARYLAND 21862  
 DATE: 9-10-12

*Ginger A. Hadder*  
 OWNER: PARCEL 215: GINGER A. HADDER  
 9953 PITTS ROAD  
 SHOWELL, MARYLAND 21862  
 DATE: 9-10-12

**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 (LATEST EDITION) 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

*Frank G. Lynch, Jr.*  
 FRANK G. LYNCH, JR.  
 REG # 10782  
 DATE: 8-13-2012



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#	REVISION	DATE	CHKD	PROJECT

**TITLE**

**BOUNDARY LINE ADJUSTMENT**  
 BETWEEN THE LANDS OF  
 LINWOOD A. HADDER & GINGER A. HADDER  
 AND  
 LINWOOD A. HADDER & GINGER A. HADDER

**PROJECT**

TAX MAP 15 - PARCEL 215  
 THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**PROFESSIONAL SEAL**

**Frank G. Lynch, Jr.**  
 & Associates, Inc.  
 SURVEYING · LAND PLANNING  
 10635 RACETRACK ROAD - BERLIN, MARYLAND 21811  
 (410) 641-6363 · 641-6773

DESIGNED BY: N/A    SURVEYED BY: BO/FGLJ    FILE NO.: 10941-12  
 DRAWN BY: B. OVERHOLT    DATE: 7-9-12    SHEET 1 OF 1  
 CHECKED BY: FRANK G. LYNCH    SCALE: 1"=40'

MSA Ssu 1257 8670  
 P195439