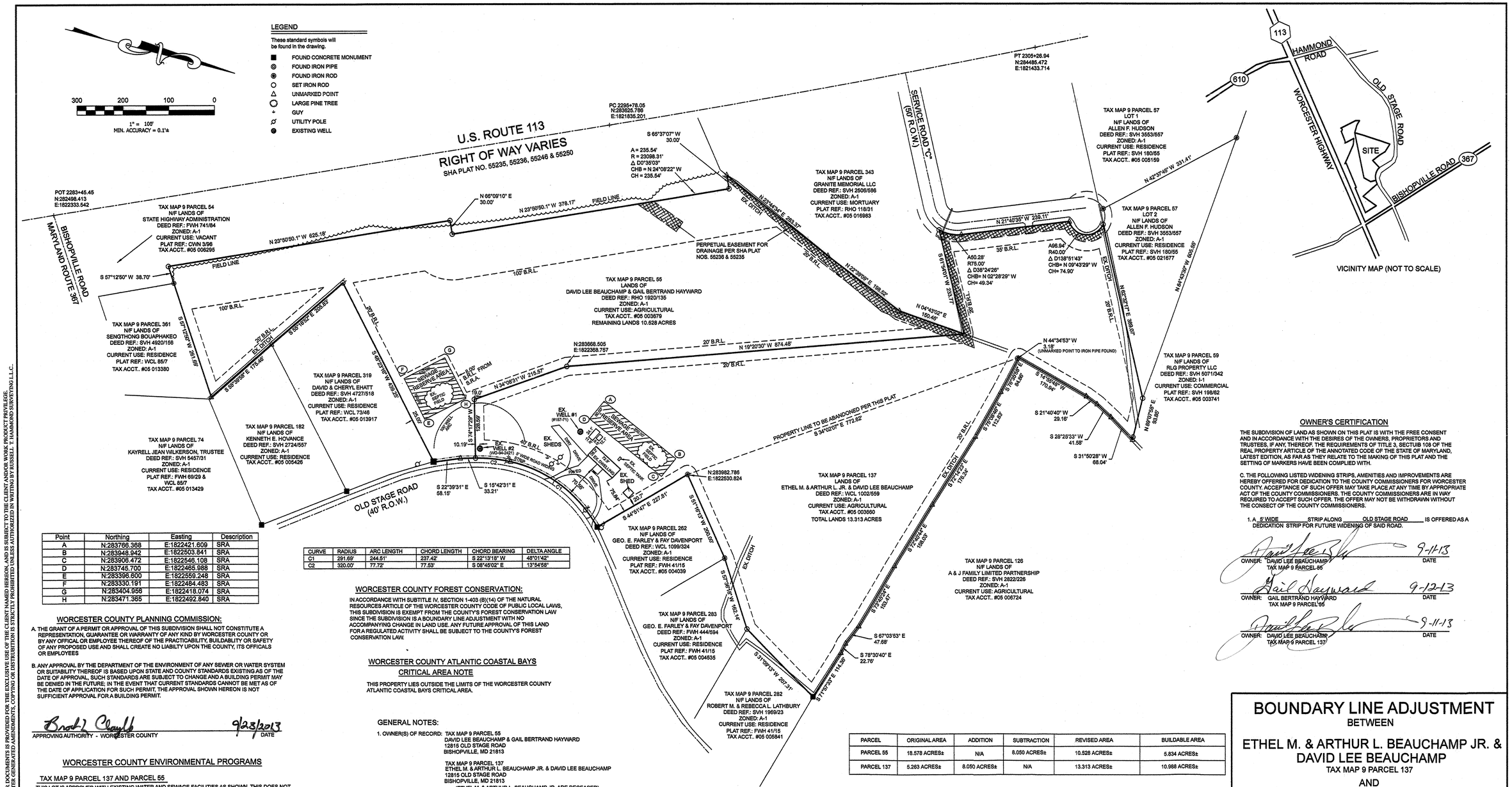
SVH LIBER 239 FOLIO 29
RECORDED
09/24 2013



Point	Northing	Easting	Description
A	N:283766.368	E:1822421.609	SRA
B	N:283948.942	E:1822503.841	SRA
C	N:283906.472	E:1822546.108	SRA
D	N:283745.700	E:1822465.988	SRA
E	N:283396.600	E:1822559.248	SRA
F	N:283330.191	E:1822484.483	SRA
G	N:283404.956	E:1822418.074	SRA
H	N:283471.365	E:1822492.840	SRA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	291.69'	244.51'	237.42'	S 22°13'18" W	48°01'42"
C2	320.00'	77.72'	77.53'	S 08°45'02" E	13°54'58"

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 OFFICAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABLITY OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO LIABILTY UPON THE COUNTY, ITS OFFICALS OR EMPLOYEES

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT 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 THAT 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.

Brad L Cloyd 9/23/2013
APPROVING AUTHORITY - WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

TAX MAP 9 PARCEL 137 AND PARCEL 55

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. 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. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

THIS SUBDIVISION IS APPROVED FOR INTERIM 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.

NOTE:
WELL #1 SERVES EXISTING SINGLE FAMILY HOME. WELL #2 TO BE UTILIZED FOR AGRICULTURAL PURPOSES.

Robert Mitchell, R.S. 9-18-13
APPROVING AUTHORITY - WORCESTER COUNTY DATE

REVISION	DATE	BY
REVISED PER COMMENTS FROM WORCESTER COUNTY D.R. & P. ENVIRONMENTAL PROGRAMS	08/28/2013	R.T.H.

WORCESTER COUNTY FOREST CONSERVATION:

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.

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA NOTE

THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA.

GENERAL NOTES:

1. OWNER(S) OF RECORD: TAX MAP 9 PARCEL 55
DAVID LEE BEAUCHAMP & GAIL BERTRAND HAYWARD
12815 OLD STAGE ROAD
BISHOPVILLE, MD 21813

TAX MAP 9 PARCEL 137
ETHEL M. & ARTHUR L. BEAUCHAMP JR. & DAVID LEE BEAUCHAMP
12815 OLD STAGE ROAD
BISHOPVILLE, MD 21813
(ETHEL M. & ARTHUR L. BEAUCHAMP JR. ARE DECEASED)

2. TAX MAP 9, PARCEL 55, TAX ACCOUNT NO. 003679
ORIGINAL AREA OF PARCEL 55= 18.578 ACRES±

TAX MAP 9, PARCEL 137, TAX ACCOUNT NO. 003660
ORIGINAL AREA OF PARCEL 55= 5.263 ACRES±

3. DEED REFERENCE: TAX MAP 9 PARCEL 137 - WCL 1002/659
TAX MAP 9 PARCEL 55 - RHO 192/0/135

4. PLAT REFERENCE: SVH 179/46 & SVH 233/33

5. ZONED: A-1
SETBACKS: FRONT = 60' FROM CENTER OF ROAD RIGHT-OF-WAY
SIDES= 20'
REAR = 50'

6. A 5' WIDE STRIP IS HEREBY OFFERED TO WORCESTER COUNTY FOR ROAD WIDENING AND UTILITY PURPOSES.

7. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE AND ALL STRUCTURES WITHIN 50' OF A NEW PROPERTY LINE HAVE BEEN SHOWN. THESE STRUCTURES DO NOT INVOLVE THE CONCENTRATED HANDLING OF ANIMALS OR ANIMAL WASTE.

8. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240083-0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.

9. THERE ARE NO DITCHES LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A.) ON THIS PROPERTY.

10. THE PURPOSE OF THE PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN TAX MAP 9 PARCEL 55 AND TAX MAP 9 PARCEL 137 BY ADDING 5.603 ACRES TO PARCEL 137 FROM PARCEL 55. NO NEW LOT IS BEING CREATED.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF TITLE 3, SECTUIB 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND, LATEST EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

C. THE FOLLOWING LISTED WIDENING STRIPS, AMENITIES AND IMPROVEMENTS 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 WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSECT OF THE COUNTY COMMISSIONERS.

1. A 5' WIDE STRIP ALONG OLD STAGE ROAD IS OFFERED AS A DEDICATION STRIP FOR FUTURE WIDENING OF SAID ROAD.

OWNER: DAVID LEE BEAUCHAMP 9-11-13
TAX MAP 9 PARCEL 55 DATE

Gail Hayward 9-12-13
OWNER: GAIL BERTRAND HAYWARD DATE
TAX MAP 9 PARCEL 55

OWNER: DAVID LEE BEAUCHAMP 9-11-13
TAX MAP 9 PARCEL 137 DATE

PARCEL	ORIGINAL AREA	ADDITION	SUBTRACTION	REVISED AREA	BUILDABLE AREA
PARCEL 55	18.578 ACRES±	N/A	8.050 ACRES±	10.528 ACRES±	5.834 ACRES±
PARCEL 137	5.263 ACRES±	8.050 ACRES±	N/A	13.313 ACRES±	10.988 ACRES±

SURVEYOR'S CERTIFICATION

I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATE CODE OF THE STATE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND THE ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPILED WITH.

Russell T. Hammond 9/10/13
RUSSELL T. HAMMOND DATE
PROFESSIONAL LAND SURVEYOR #21329

"PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2015.

STATE OF MARYLAND
RUSSELL T. HAMMOND
No. 21329
PROFESSIONAL LAND SURVEYOR

BOUNDARY LINE ADJUSTMENT
BETWEEN

ETHEL M. & ARTHUR L. BEAUCHAMP JR. & DAVID LEE BEAUCHAMP
TAX MAP 9 PARCEL 137
AND
DAVID LEE BEAUCHAMP & GAIL BERTRAND HAYWARD
TAX MAP 9 PARCEL 55

FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND Surveying, LLC
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410)726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H./R.S.	FILE #	2013-0508
DRAWN BY	R.T.Hammond	DATE	05/08/2013	SHEET 1 OF 1	
CHECKED BY	R.T.Hammond	SCALE	1" = 100'		

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P201117 MSA SSU 1257 8752