

11/12/2014



AREA CHART PARCEL 44

ORIGINAL AREA: 8.12AC
AREA TO BE SUBTRACTED: 2.36AC
TOTAL REVISED AREA: 5.76AC

AREA CHART PARCEL 119

ORIGINAL AREA: 24.69AC.
AREA TO BE ADDED: 2.36AC
TOTAL REVISED AREA: 27.05AC

BOUNDARY LINE ADJUSTMENT

BETWEEN THE LANDS OF
**ROBERT A. PUSEY, JR. &
W. DALE HALL, JR.**
TAX MAP 99 GRID 2 PARCEL 44 DEED 5979/296
TAX MAP 99 GRID 2 PARCEL 119
FIRST TAX DISTRICT
WORCESTER COUNTY, MARYLAND

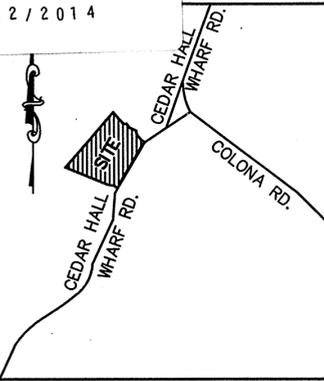
CHESAPEAKE BAY CRITICAL AREA LAW STATEMENT:
A PORTION OF THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY CHESAPEAKE BAY CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE II (CHESAPEAKE BAY CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES.

PARCEL 3
N/F
RICHARD E. JONES
762/465
ZONING: A-1 AGRICULTURE
USE: FARM LAND

- LEGEND**
- - IRON PIPE SET
 - - IRON ROD SET
 - - CONCRETE MONUMENT FOUND
 - - IRON PIPE FOUND
 - - PROPERTY CORNER
 - ⊙ - WELL
 - ST - SEPTIC TANK
 - △ - CULVERT PIPE

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO ADD 2.36AC. TO PARCEL 119 FROM PARCEL 44. "NO NEW LOT IS BEING CREATED".



VICINITY MAP
SCALE 1" = 1000'

NOTES:

- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- 2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLATS OF RECORD
- 3) ALL UTILITIES ARE OVERHEAD OR AS SHOWN ON THIS SURVEY.
- 4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0225 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE A.
- 5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
- 6) PROPERTY IS ZONED A-1 SETBACKS: FRONT: 35'/60' FROM CENTER OF ROAD REAR: 50' SIDES: 20'
- 7) REFERENCE IS MADE TO A PLAT PREPARED BY W. BALLARD MILES DATED 3/26/1953 AND RECORDED IN WORCESTER COUNTY LAND RECORDS CWN. 2/67.
- 8) REFERENCE IS MADE TO A PLAT PREPARED BY PHILLIP PARKER DATED 3/23/1981 AND RECORDED IN WORCESTER COUNTY LAND RECORDS FWH. 66/33.
- 9) REFERENCE IS MADE TO A PLAT PREPARED BY OLIVER MORRELL DATED 9/18/1982 AND RECORDED IN WORCESTER COUNTY LAND RECORDS WCL. 845/436.
- 10) REFERENCE IS MADE TO A PLAT PREPARED BY W. BALLARD MILES DATED 12/2/1947 AND RECORDED IN WORCESTER COUNTY LAND RECORDS JEB. 1/79.
- 11) THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OR ANY OTHER STRUCTURES WITHIN 50' OF THE NEW PROPERTY LINES.
- 12) THERE ARE NO DITCHES THAT ARE PART OF ANY PUBLIC DRAINAGE ASSOCIATION.
- 13) THIS PLAT IS TO SUPERSEDE A PLAT RECORDED IN PLAT BOOK 237/20 THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.
- 14) THE DEED REFERENCE FOR PARCEL 44 IS 5979/296

1,250 +/- TO PROPERTY CORNER
TAX MAP 99 PARCEL 119 RESIDUE N/F
WILLARD D. HALL, Jr.
TAX ACCT# 01-032550
6320/63
REVISED ACREAGE: 27.05Ac.
ZONING: A-1 AGRICULTURE.
USE: FARM LAND

WORCESTER COUNTY PLANNING AND ZONING 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, BUILDABILITY OR SAFETY OR 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 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.

Brook O'Connell
APPROVING AUTHORITY
11/12/2014
DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
PARCEL 44 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 S.F. 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. IN ADDITION, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

PARCEL 119 IS 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.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL 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.

W. Dale Hall, Jr.
APPROVING AUTHORITY
11/14/14
DATE

OWNER/DEVELOPER'S CERTIFICATE

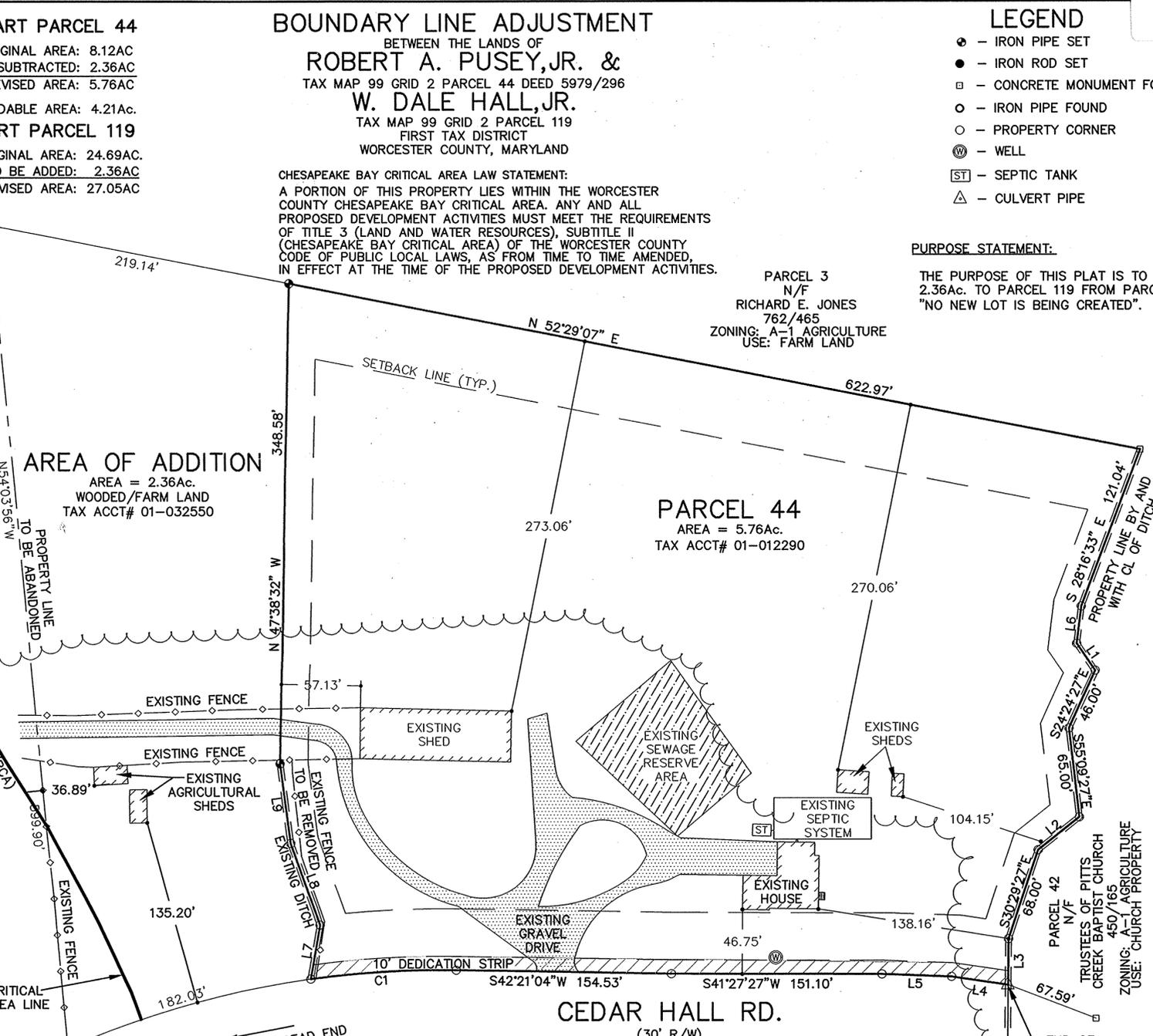
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER'S THEREOF. THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

WORCESTER COUNTY DEDICATION
THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF THE LOTS SHOWN AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF CEDAR HALL ROAD. ACCEPTANCE OF THIS 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.

Willard D. Hall, Jr.
WILLARD D. HALL, JR. (PARCEL 119)
908 RUM POINT ROAD
BERLIN, MARYLAND 21811
DATE
Robert A. Pusey, Jr.
ROBERT A. PUSEY, JR. (PARCEL 44)
635 CEDAR HALL RD
POCOMOKE, MARYLAND 21851
DATE

AREA OF ADDITION

AREA = 2.36Ac.
WOODED/FARM LAND
TAX ACCT# 01-032550

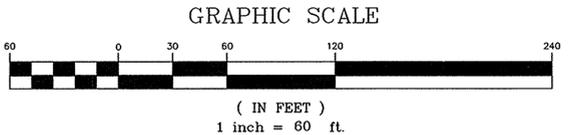


LINE TABLE

LINE	LENGTH	BEARING
L1	23.70	S82°39'27"E
L2	38.00	S02°30'33"W
L3	33.50	S48°09'27"E
L4	41.00	S49°50'33"W
L5	50.00	S43°20'33"W
L6	27.34	S41°44'11"E
L7	39.74	N39°30'17"W
L8	62.90	N68°08'51"W
L9	58.15	N55°59'27"W

CURVE TABLE

CURVE	CHORD BEARING	CHORD	RADIUS
C1	S37°47'30"W	104.56	657.68



SURVEYOR'S CERTIFICATE
I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.
George E. Young, III
George E. Young, III
Professional Land Surveyor MD.No. 10854
License Expires 4/7/16
DATE 11/14/14

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1803 MARKET STREET
POCOMOKE MARYLAND 21851
EMAIL: info@gey3pc.com
PHONE: (410)-957-2149
FAX: (410)-957-2928

SCALE: 1"=60'
DRAWN BY: SDT
DATE DRAWN: 08/14/14
CADD NAME: 12009_REVISED
JOB #: M12009-A

REVISIONS: 9/5/14
9/9/14
SHEET 1 OF 1

1.207284 MSA 61257-8841