

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

www.dnr.state.md.us/criticalarea/

May 20, 2008

Mr. Steve Dodd
Dorchester County Planning and Zoning
County Office Building
P.O. Box 307
Cambridge, Maryland 21613

Re: Local Case No. 1180 – Randall Hiers

Dear Mr. Dodd:

Thank you for forwarding the above referenced lot line revision. The applicant proposes to relocate lot lines of deed parcels to create more waterfront lots than exist under the existing parcel configurations. The property is located in the Resource Conservation Area (RCA). My comments are as follows:

1. As currently proposed, the revision of the deed parcel boundaries creates more waterfront parcels than the existing configuration. Under COMAR 27.01.02.07.a, local jurisdictions may develop procedures to bring legal parcels of land into conformance with the local Critical Area Program insofar as possible, including the consolidation or reconfiguration of lots. As proposed, the lot line adjustment would create an additional riparian lot, thereby increasing access within and disturbance to the 100-foot Buffer. This action represents an intensification of development activity near or at the shoreline that would otherwise not be permitted under the existing grandfathered configuration of parcels, and is not in keeping with the spirit or intent of the Critical Area Law nor with the grandfathering provisions of the County's Critical Area Program. Therefore, the requested lot line revision should be denied.
2. After review of this project and based upon a conversation with Mr. Bonsteel on May 19, 2008, it appears that this may be a request for subdivision rather than lot line revision. Please clarify whether the County is reviewing this application as a subdivision request or a lot line adjustment.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



Mr. Steve Dodd

5/20/2008

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3. Please have the applicant provide a Critical Area Table. This table should include specific acreages within and outside of the Critical Area for each proposed parcel, including current and proposed parcel acreages. Also, please include information regarding the amount of acreage currently forested, as well as current and proposed impervious surface amounts (or limits if proposed amount is not available).
4. Aerial photographs overlaid with tax maps indicate that the official Critical Area line may be substantially different than what is currently being shown on the plat provided. Please have the applicant ensure that this line is correctly drawn based on the County's approved Critical Area maps.
5. Please have the applicant put a note that this property is located in the Resource Conservation Area (RCA).
6. Note 9 indicates that additional wetland delineation is necessary. Please have the applicant supply this information after the delineation has taken place.
7. Please ensure that this site has been evaluated for any threatened, rare, or endangered species by the Department of Natural Resource Wildlife and Heritage Division. If present, the applicant will be required to address recommendations for protections within a Habitat Protection Plan.

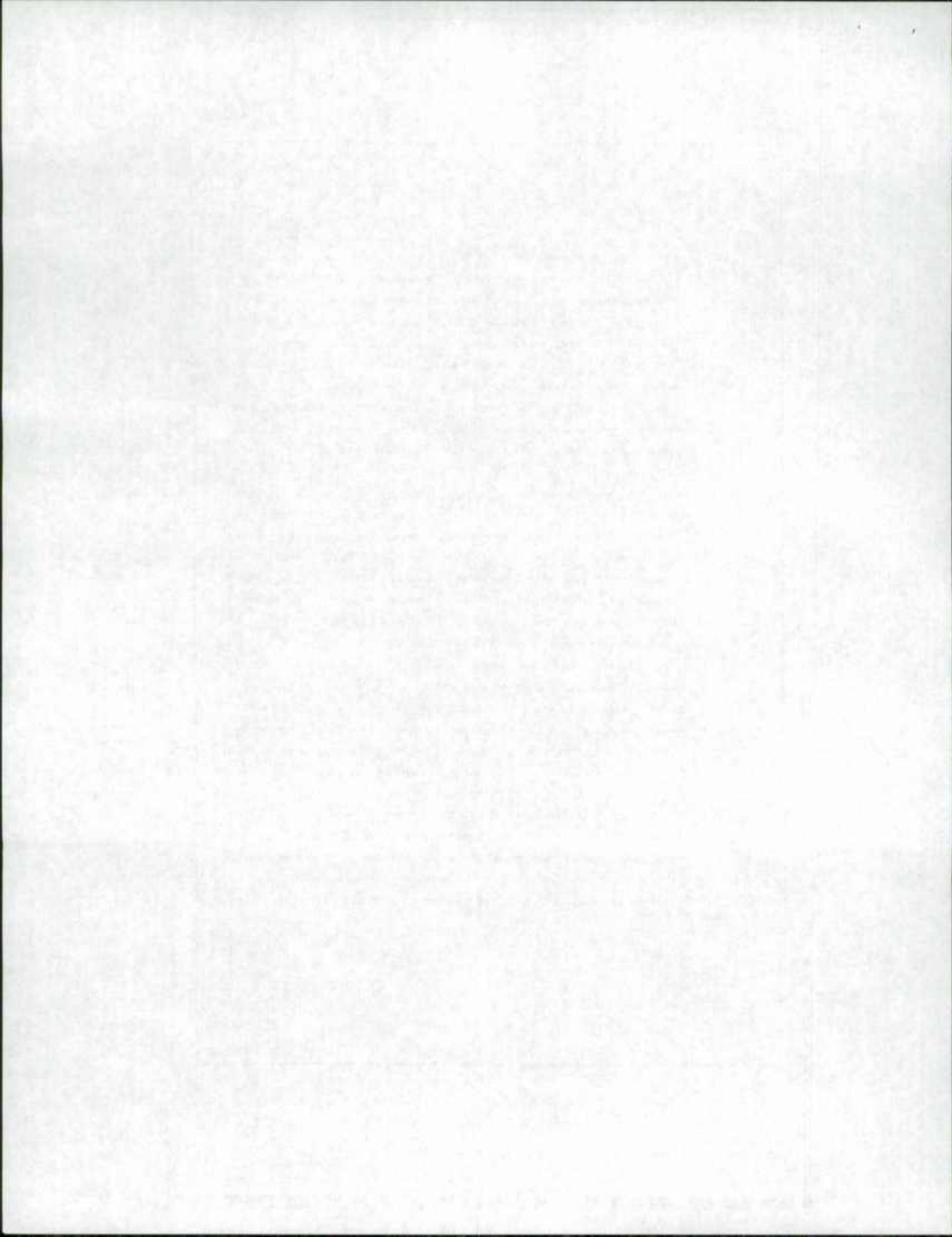
Please forward these revisions as they become available. Should you have any questions concerning these comments, please call me at 410-260-3476.

Sincerely,



Julie Roberts
Natural Resources Planner

Cc: DC 233-08



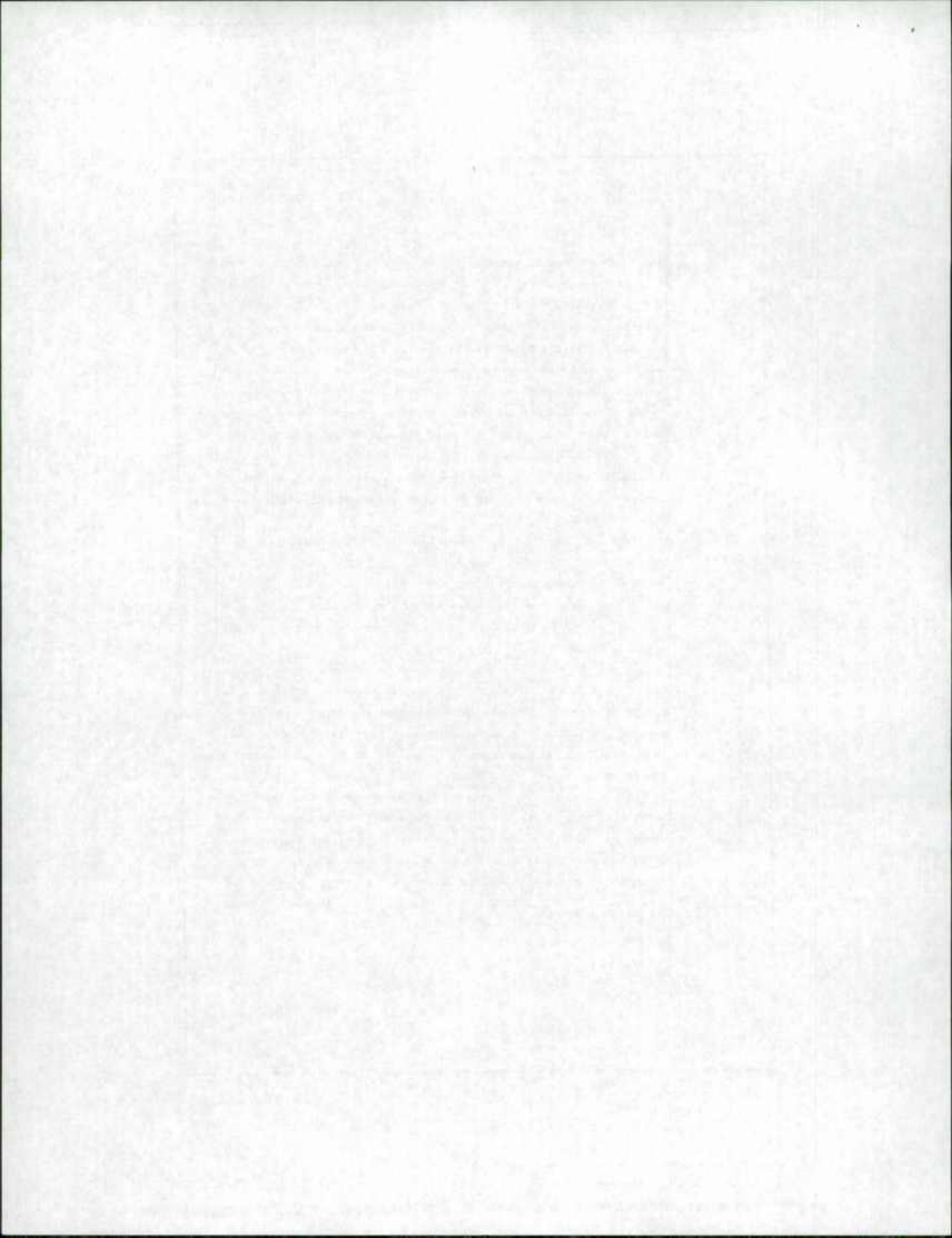
South 14 degrees 23 minutes 11 seconds East 56.48 feet to an iron rod set; thence (5) North 73 degrees 51 minutes 06 seconds East 100.43 feet to an iron rod set; thence (6) South 21 degrees 49 minutes 14 seconds East 95.32 feet to the place of beginning, containing 41,651 square feet of land, more or less; and TOGETHER with a 30 foot wide right-of-way leading from the herein described land to Bay Shore Road, the westerly side of said right-of-way being more particularly described as follows: Beginning at the end of the 5th course of the above description and running (1) by and with the 6th course of said description, South 21 degrees 49 minutes 14 seconds East 95.32 feet; thence (2) South 15 degrees 31 minutes 22 seconds East 256.05 feet to the Northerly side of said Bay Shore Road.

AND as part of the consideration hereinabove provided, JARRELL F. WILLEY does hereby bargain, grant, sell and convey unto RANDALL H. HIERS and KATHLEEN A. HIERS, his wife, absolutely and in fee simple, one 1988 Lexington Park mobile home, 14 ft. x 70 ft., which is situate upon the above described property and deemed a part thereof.

TOGETHER with and subject to a Deed of Easement And Right-Of-Way Agreement pertaining to the use of an artesian well on property adjacent to the above described parcel of land, by and between Katherine M. Tanski and Jarrell F. Willey, et ux., dated July 3, 1986, and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 243, folio 100.

THE land above described and mentioned, and by this deed hereby intended to be conveyed, is the same and identical land and property which was conveyed unto Jarrell F. Willey and Donna L. Willey from Katherine M. Tanski by deed dated July 3, 1986, and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 243, folio 98. By deed dated August 28, 1989,

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and recorded among said Land Records in Liber P.L.C. No. 258, folio 362, Donna L. Willey conveyed her interest in said property to Jarrell F. Willey.

REFERENCE is hereby made to the aforesaid plat, deed and preceding deeds in the chain of title, the courses and distances shown thereon and contained therein being incorporated into this deed as though fully set forth herein.

THIS conveyance is made subject to all valid restrictions, easements and rights-of-way affecting the property hereby conveyed.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said RANDALL H. HIERS and KATHLEEN A. HIERS, his wife, as tenants by the entireties, that is to say, unto them, and to the survivor of them, his, her or their heirs and assigns, in fee simple.

AND the said JARRELL F. WILLEY does hereby covenant that he will warrant specially the land and property hereby granted and conveyed, and that he will execute such other and further assurances of said lands as may be requisite.

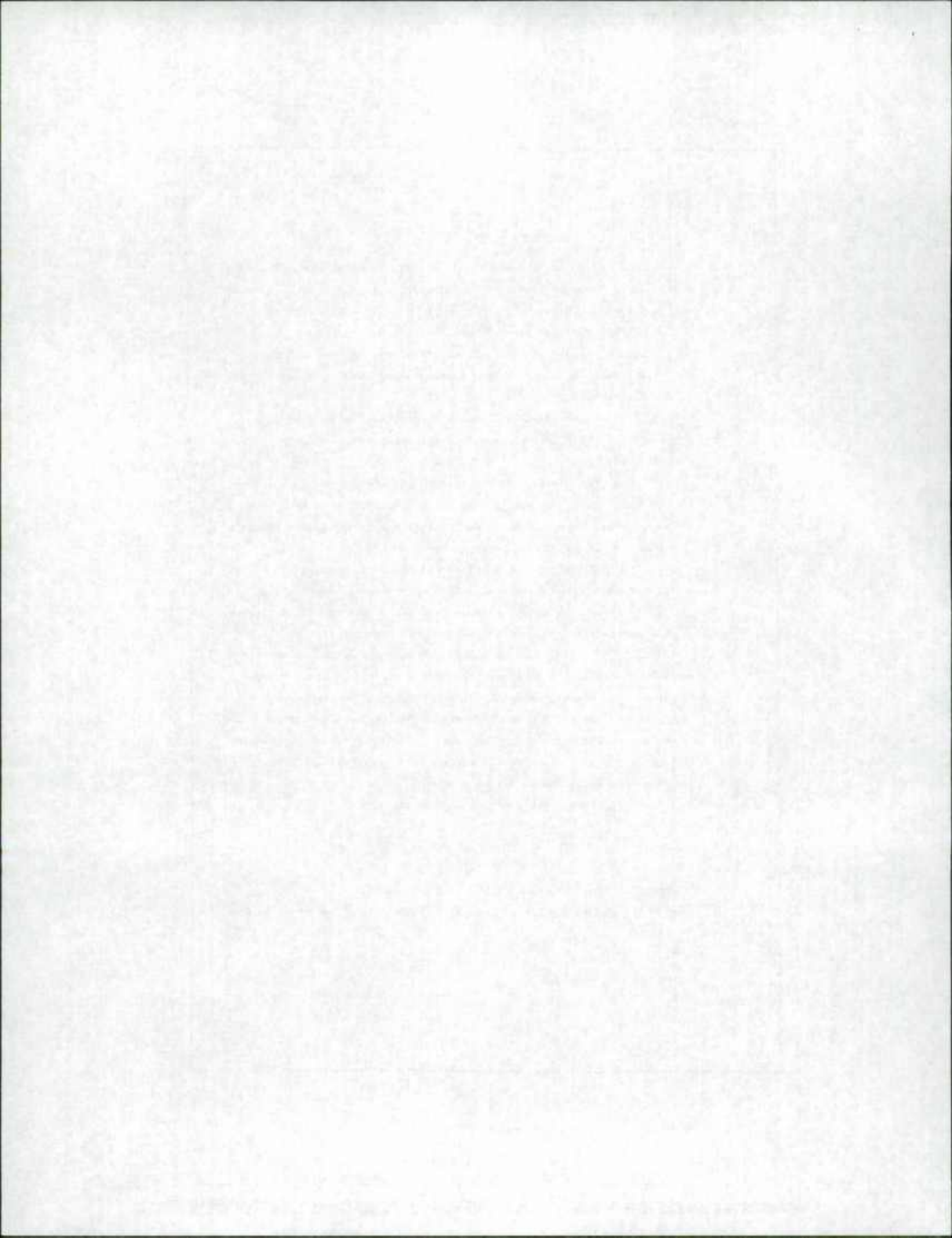
WITNESS the hand and seal of said grantor.

TEST: Richard O. Harrington Jarrell F. Willey (SEAL)
JARRELL F. WILLEY

STATE OF MARYLAND, DORCHESTER COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 6th day of November, in the

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CAMBRIDGE, MD 21613



year nineteen hundred and eighty-nine (1989), before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JARRELL F. WILLEY, the within named grantor, known to me to be the person whose name is subscribed to the within and foregoing deed, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal:



Jarrell F. Willey
Notary Public

My Commission Expires: July 1, 1990

Warren A. Tolson

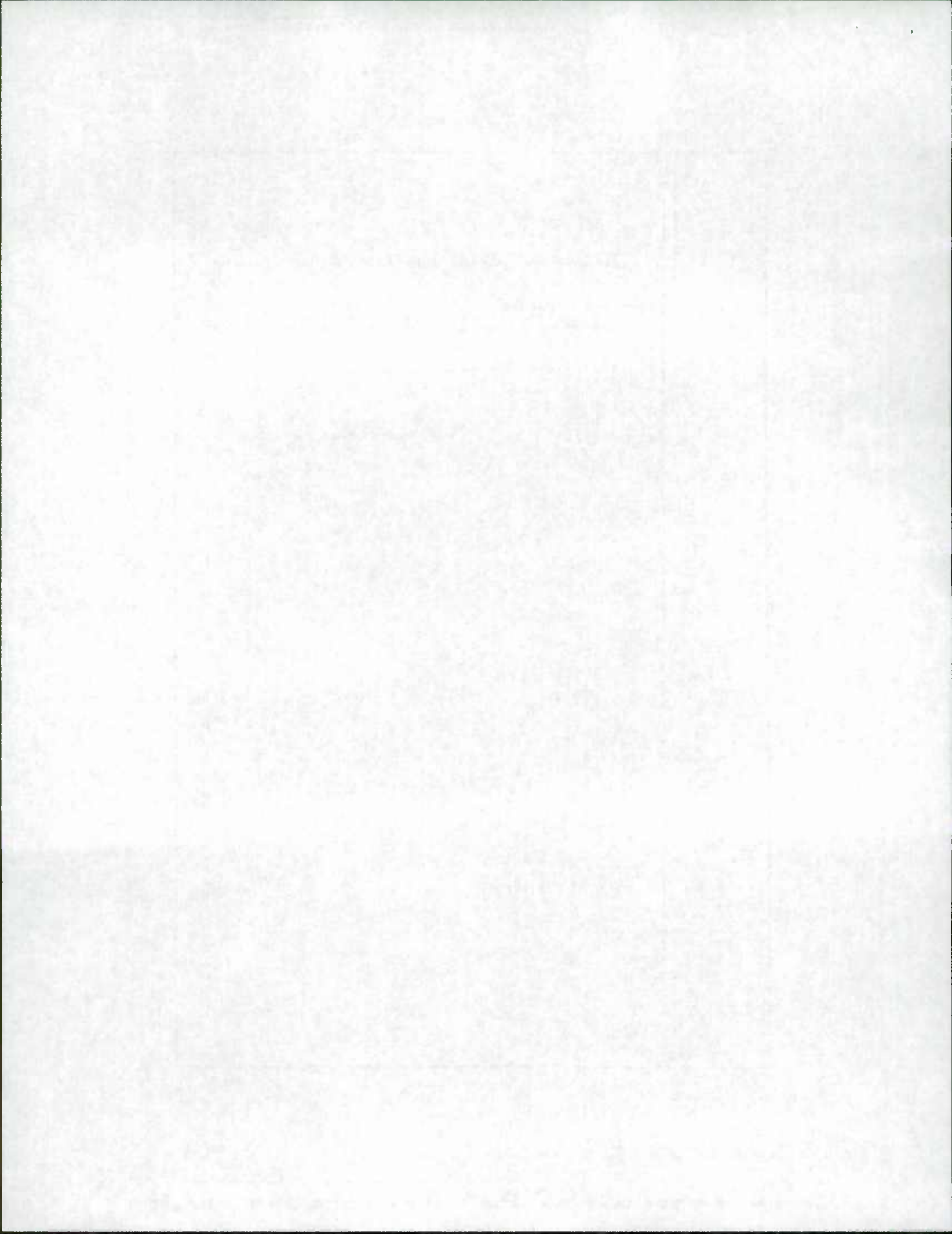
FILED
NOV 11 1989
H&M

Agricultural Transfer Tax in the Amount of 0

H&M 11/7/89

H&M 11/7/89

RECORDED & INDEXED
BY THE CLERK
BALTIMORE, MD 21202



RECFEE 19.00
POSTAGE .50
DELTAX 544.50
TETRAY 700.00
MILL 100.00
1989 6-18 P3102

THIS DEED, made this 15th day of June in the year nineteen hundred and eighty-nine (1989), by KATHERINE M. TANSKI, of DORCHESTER County, and State of Maryland, witnesseth:

THAT in consideration of the sum of One Hundred Sixty-Five Thousand Dollars (\$165,000.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said KATHERINE M. TANSKI does hereby grant and convey unto RANDALL H. HIERS and KATHLEEN A. HIERS, his wife, of Pasadena, Maryland, as tenants by the entireties, that is to say, unto them, and to the survivor of them, his, her or their heirs and assigns, in fee simple:

ALL of those tracts or parcels of land, with improvements thereon, situate on Bay Shore Road, in the Fourth or Taylor's Island Election District of Dorchester County, Maryland, being the same land and property which was conveyed unto KATHERINE M. TANSKI from Edward H. Nabb, Trustee, by deed dated February 2, 1967, and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 150, folio 466, in which deed the land herein intended to be conveyed is therein and herein more particularly described as follows:

"PARCEL NO. 1: All that parcel of land which was conveyed unto Otis M. Hastings and Mary E. Hastings, his wife, by Kate Allen Keene and William E. Keene, her husband, by deed dated May 22nd, 1942, and recorded among the Land Records of said Dorchester County, in Liber R.S.M. No. 44, folio 595, and more particularly described in said last named deed.

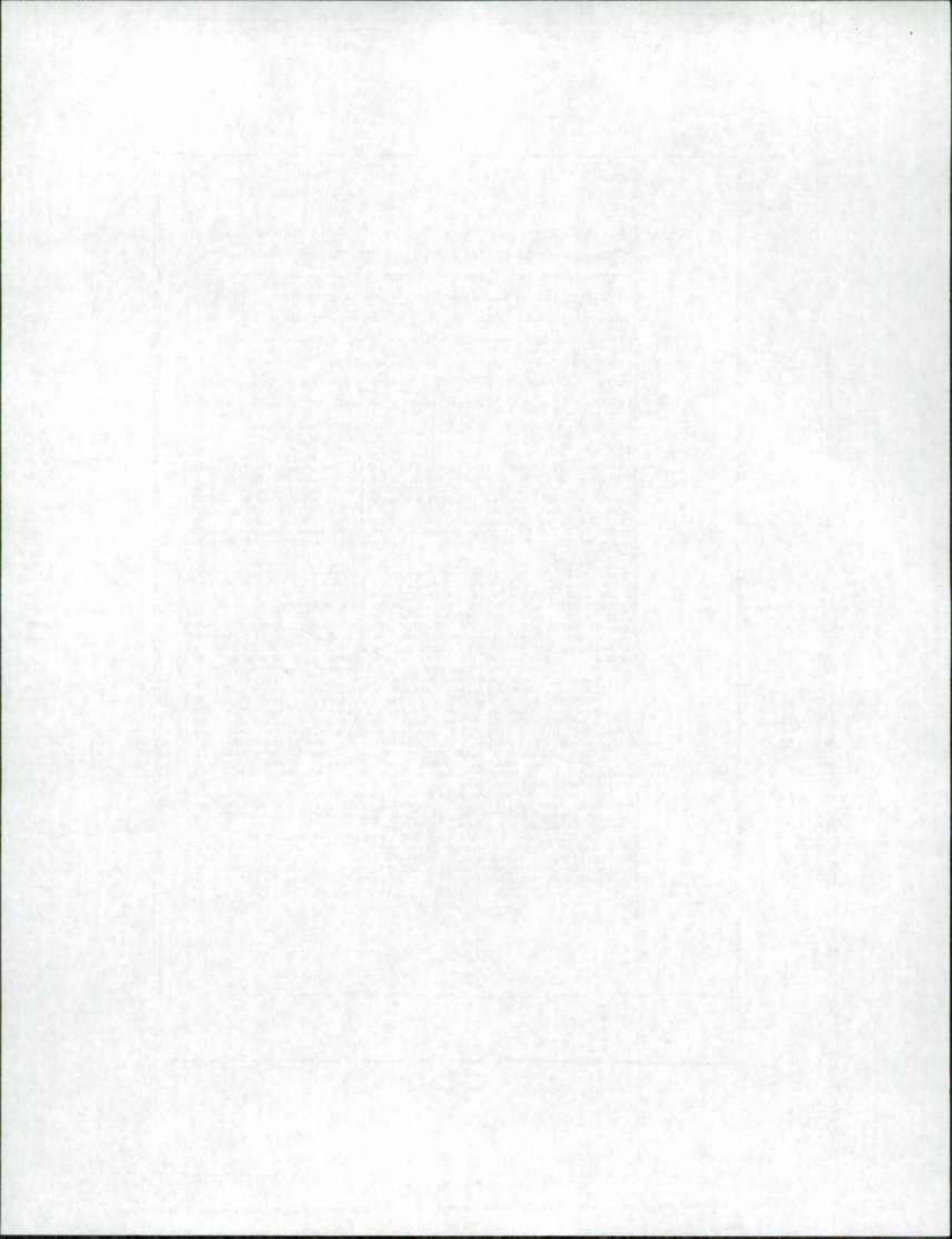
"PARCEL NO. 2: All that parcel of land which was conveyed unto Mary E. Hastings, who was then Mary E. Thompson, but who was in the deed called Mary D. Thompson, by V. Calvin Trice, successor Trustee in No. 4999 Chancery, and Elizabeth M. Thompson, and others, by deed dated the 9th day of December, in the year 1939, and recorded in said Land Records in Liber R.S.M. No. 40, folio 528, and more particularly described in said last named deed.

"PARCEL NO. 3: All that roadway or parcel of land which was conveyed unto the said Otis M. Hastings and Mary E. Hastings, his wife, by Oscar A. Keene, widower, by deed dated May 22, 1942, and recorded among said Land Records in Liber R.S.M. No. 44, folio 594, and more particularly described in said last named deed.

"AND BEING the same land and all thereof that Emerson C. Harrington, Jr., Trustee, conveyed unto Katherine M. Ewell by deed dated July 31, 1953, and now of record among the Land Records of Dorchester County, Maryland, in Liber R.S.M. 84, folio 178. (Note: A portion of the property conveyed in the last mentioned deed was conveyed from Frank B. Ewell and wife to Elmer W. Willey, Jr. and wife by deed dated November 25, 1949, and recorded among said Land Records in Liber R.S.M. No. 70, folio 544.)

"PARCEL NO. 4: All that lot, piece or parcel of land situate, lying and being on the west side of Bay Shore Public County Road, on Taylor's Island, in Taylor's Island Election District, of Dorchester County, Maryland, being the same lot or parcel of land designated as Parcel No. 1 on a Plat made by Alfonso J. DeLiguori,

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Surveyor, dated April 26, 1947, and more particularly described in said survey as follows:

"BEGINNING for the outlines of the same at a stone shown on said Plat, and designated thereon as Parcel No. 1, and from said point of beginning running thence; (1) North 4 degrees 33 minutes West, 645.25 feet to a post contiguous to a 20 foot right-of-way shown on said Plat; thence (2) by and with said 20 foot right-of-way, North 84 degrees 34 minutes East, 700.89 feet to the Bay Shore Road, shown on said Plat as 28 feet wide; thence (3) by and with said Bay Shore Road, South 00 degrees 05 minutes East, 658.36 feet to a post; thence (4) South 85 degrees 28 minutes West, 649.63 feet to the place of beginning, containing 10.08 acres of land, more or less.

"The said land and property may be subject to a twenty foot wide right-of-way which was granted unto William Ellsworth Burton and Rebecca Ann Burton, his wife, by the said Levi F. Ruck, unmarried, by deed dated the 16th day of December, 1953, and recorded among the aforesaid Land Records of Dorchester County, Maryland, in Liber R.S.M. No. 86, folio 483."

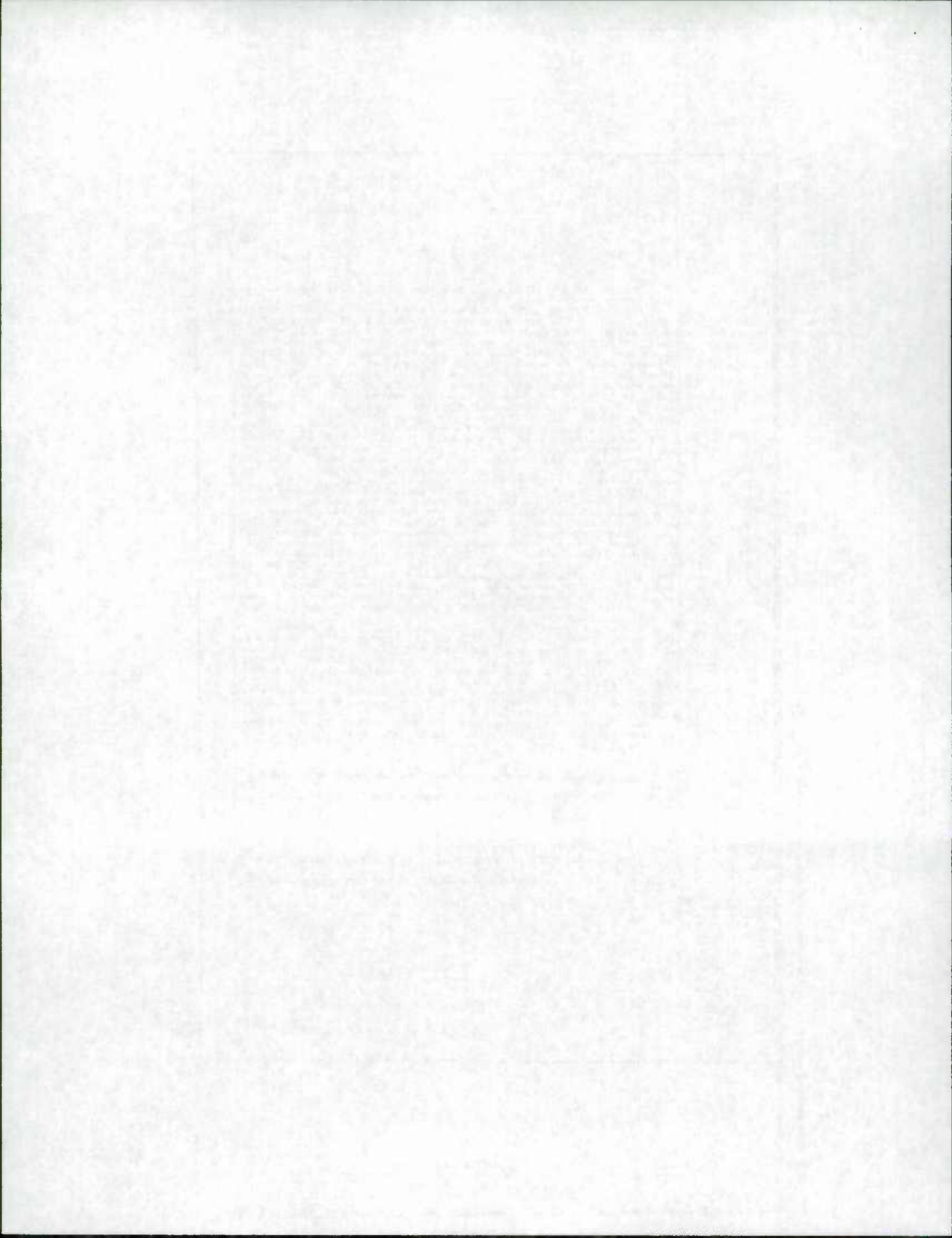
SAVING AND EXCEPTING from the property conveyed unto Katherine M. Tanski in the aforesaid deed dated February 2, 1967, are the parcels of land transferred in the following conveyances:

1. Deed from Katherine M. Tanski to Vincent S. Tanski, et ux., dated August 6, 1971, and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 170, folio 347. By deed dated February 20, 1980, and recorded among said Land Records in Liber P.L.C. No. 213, folio 561, the entire parcel described in the aforesaid deed dated August 6, 1971, was reconveyed to Katherine M. Tanski. By subsequent deed dated October 16, 1986, and recorded among said Land Records in Liber P.L.C. No. 241, folio 794, a portion of said parcel was conveyed to Anthony J. Willey and wife.
2. Deed from Katherine M. Tanski to Elmer W. Willey, Jr. and wife, dated May 24, 1972, and recorded among the aforesaid Land Records in Liber P.L.C. No. 174, folio 127.
3. Deed from Katherine M. Tanski to Michael D. Willey dated May 11, 1977, and recorded among the aforesaid Land Records in Liber P.L.C. No. 200, folio 159.
4. Deed from Katherine M. Tanski to Michael D. Willey dated December 5, 1977, and recorded among the aforesaid Land Records in Liber P.L.C. No. 203, folio 308.
5. Deed from Katherine M. Tanski to Jarrell F. Willey and wife, dated July 3, 1986, and recorded among the aforesaid Land Records in Liber P.L.C. No. 243, folio 98.

REFERENCE is hereby made to the aforesaid deeds and preceding deeds in the chain of title, the courses and distances contained therein being incorporated into this deed as though fully set forth herein.

THIS conveyance is made subject to all valid restrictions, easements and rights-of-way affecting the property hereby con-

MANNINGTON B. MERRYWEATHER
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veyed, including especially, the following:

1. The rights of others to the use of a twenty (20) foot wide right-of-way as set forth in the aforesaid deed to William Ellsworth Burton and wife which is recorded among the Land Records of Dorchester County, Maryland in Liber R.S.M. No. 86, folio 483.

2. The Deed of Easement and Right-of-Way Covenant Agreement pertaining to the shared use of an artesian well, between Katherine M. Tanski and Jarrell F. Willey, et ux., dated July 3, 1986, and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 243, folio 100.

3. Right-of-Way Easement from Katherine Tanski to Choptank Electric Cooperative, Inc., dated July 28, 1986, and recorded among the aforesaid Land Records in Liber P.L.C. No. 243, folio 370.

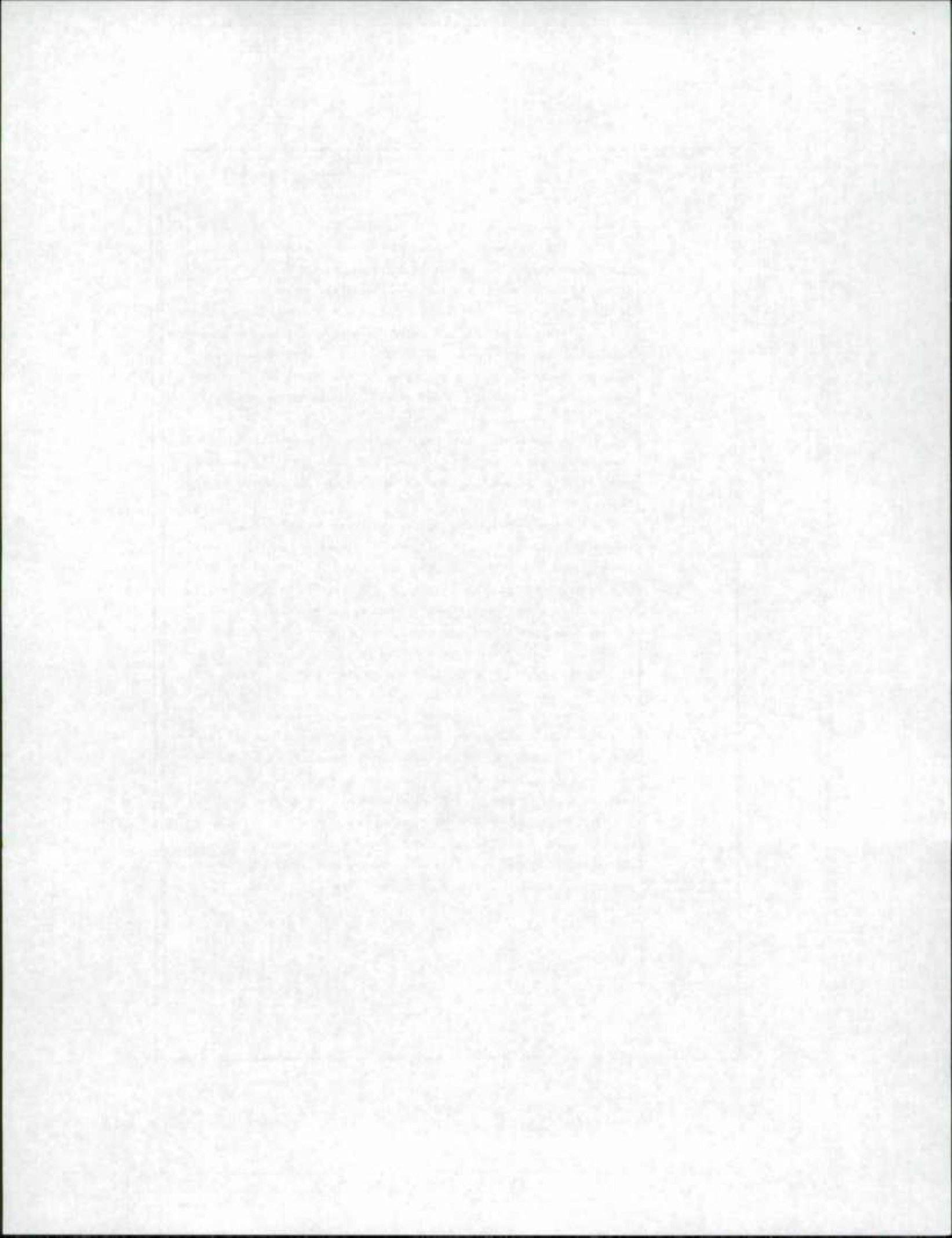
4. Rights-of-way for ingress and egress as set forth in the aforesaid deeds to Elmer W. Willey, Jr., dated November 25, 1949, and to Jarrell F. Willey and wife, dated July 30, 1986.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said RANDALL H. HIERS and KATHLEEN A. HIERS, his wife, as tenants by the entireties, that is to say, unto them, and to the survivor of them, his, her or their heirs and assigns, in fee simple.

AND the said KATHERINE M. TANSKI does hereby covenant that she will warrant specially the land and property hereby granted and conveyed, and that she will execute such other and further assurances of said lands as may be requisite.

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382 HIGH STREET
CAMBRIDGE, MD 21613



RECFEE 15.00
TOTAL 15.00
20170606K

LIBERO 250 FOLIO 051

THIS DEED made this 11th day of May, in the year nineteen hundred and eighty-eight (1988), by MICHAEL D. WILLEY, of Dorchester County, State of Maryland, witnessath:

THAT, for no monetary consideration, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said MICHAEL D. WILLEY does hereby grant and convey unto MICHAEL D. WILLEY and BONNIE G. SIMMONS, as joint tenants and not as tenants in common, that is to say, unto them, and to the survivor of them, his, her or their heirs and assigns, in fee simple, all of those two lots, pieces or parcels of land situate in the Fourth or Taylor's Island Election District of Dorchester County, Maryland, which are described as follows:

PARCEL NO. 1

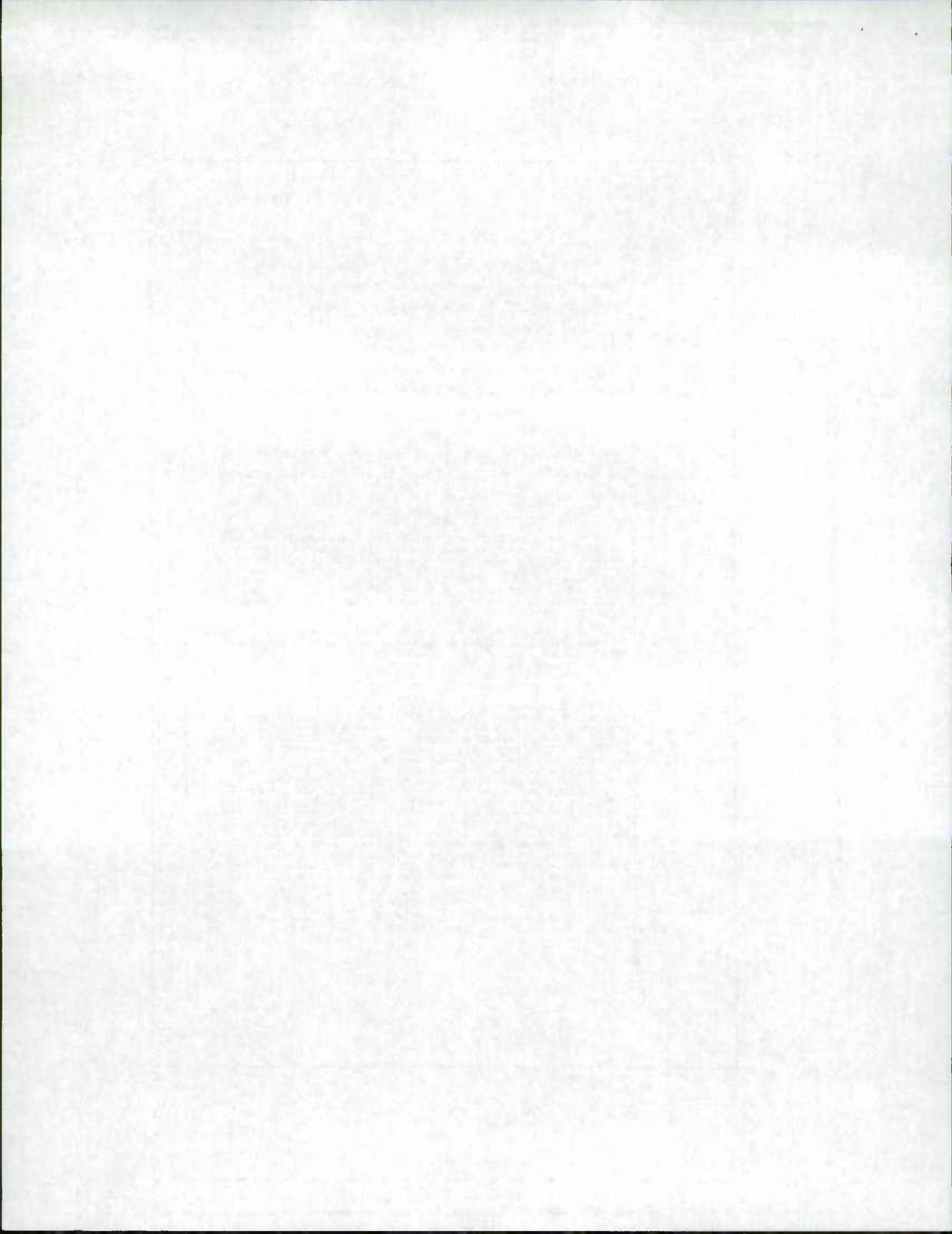
ALL of that parcel of land situate on the westward side of Bay Shore Road in the aforesaid district, county and state, being the same land and property which was conveyed unto Michael D. Willey from Katherine M. Tanski by deed dated May 11, 1977, and recorded among the Land Records of Dorchester County, Maryland in Liber P.L.C. No. 200, Folio 159, in which deed the land herein intended to be conveyed is therein and herein more particularly described as follows:

"BEGINNING for the outlines of the same at a point on the westward side of Bay Shore Road, which point is measured 20 feet distant in a North 10° 40' 54" W. direction from a concrete monument set in the ground on the westward side of said road, and which monument is at the line of division between the land of the grantor and the property of Mace Thomas (see Liber P.L.C. No. 170, Folio 243 of the Dorchester County Land Records) and which monument is identified on the plat of the 'Land of Katherine M. Tanski', dated April 1972, and prepared by J. R. McCrone, Jr., Inc., and from said point of beginning (1) leaving the said road, running and binding with the northward edge of a 20 foot right of way which extends from Bay Shore Road to the property of Lloyd L. Carpenter, et al (see Liber P.L.C. No. 173, Folio 498 of the Dorchester County Land Records), and which right of way is laid down upon the aforesaid plat, in a westerly direction a distance of 650 feet, more or less, to the said property of Lloyd L. Carpenter, thence (2) running and binding with the said Carpenter property, North 15° 45' 44" West a distance of 150 feet, thence (3) running and binding with the new line of division between the lot herein conveyed and the property retained by the grantor in an easterly direction a distance of 650 feet, more or less, to the westward side of Bay Shore Road, thence (4) running and binding with said road South 10° 40' 54" East a distance of 150 feet to the point or place of beginning."

PARCEL NO. 2

ALL of that parcel of land situate on the westward side of Bay Shore Road in the aforesaid district, county and state, being

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202 HIGH STREET
CAMBRIDGE, MD 21613



the same land and property which was conveyed unto Michael D. Willey from Katherine M. Tanski by deed dated December 5, 1977, and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 203, Folio 308, in which deed the land herein intended to be conveyed is therein and herein more particularly described as follows:

"BEGINNING for the outlines of the same at a point where the line of division between the lot hereby conveyed and other property of the said Michael D. Willey (see deed Liber P.L.C. No. 200, Folio 159) intersects with the westward side of Bay Shore Road, which point is measured in a North 10° 40' 54" West direction 150 feet from the point of beginning in the deed for the said other property of Michael D. Willey, and from thence (1) running and binding with the said other property of Michael D. Willey in a westerly direction 650 feet, more or less, to the property of Lloyd L. Carpenter at al (deed Liber P.L.C. No. 173, Folio 498), thence (2) running and binding with the said Carpenter property North 15° 45' 44" West a distance of 50 feet, thence (3) running and binding with the new line of division between the lot hereby conveyed and the property retained by the grantor in an easterly direction a distance of 650 feet, more or less, to the westward edge of Bay Shore Road, thence (4) running and binding with Bay Shore Road South 10° 40' 54" East a distance of 50 feet to the point or place of beginning."

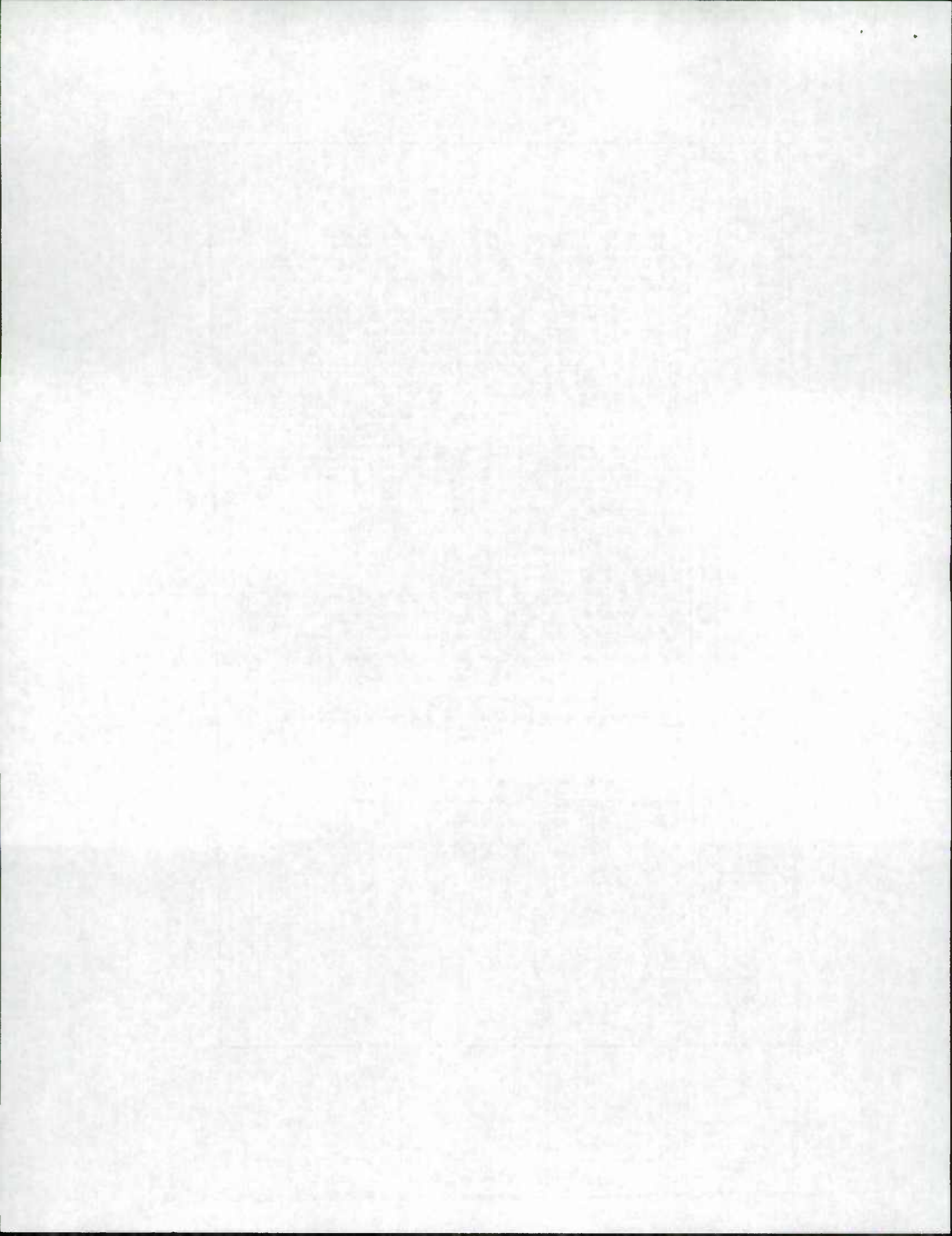
REFERENCE is hereby made to the aforesaid deeds and preceding deeds in the chain of title, the courses and distances contained therein being incorporated into this deed as though fully set forth herein.

THIS conveyance is made subject to all valid restrictions, easements and rights of way affecting the property hereby conveyed.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said MICHAEL D. WILLEY and BONNIE G. SIMMONS, as joint tenants and not as tenants in common, that is to say, unto them, and to the survivor of them, his, her or their heirs and assigns, in fee simple.

REPRODUCTION BY MICROFILM
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REC FEE 14.00
TOTL 14.00
4863 CHEN 14.00
2-05 P1:02

THIS CONFIRMATORY DEED, made this 2nd day of October, in the year Nineteen Hundred and Eighty-Six (1986), by ANTHONY J. WILLEY and DEBRA R. WILLEY, his wife, of Dorchester County, Maryland.

WHEREAS, the said Anthony J. Willey and Debra R. Willey, his wife, became the owners of a parcel of land by deed dated October 16, 1986 from Katherine M. Tanski and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C. No. 241, Folio 794.

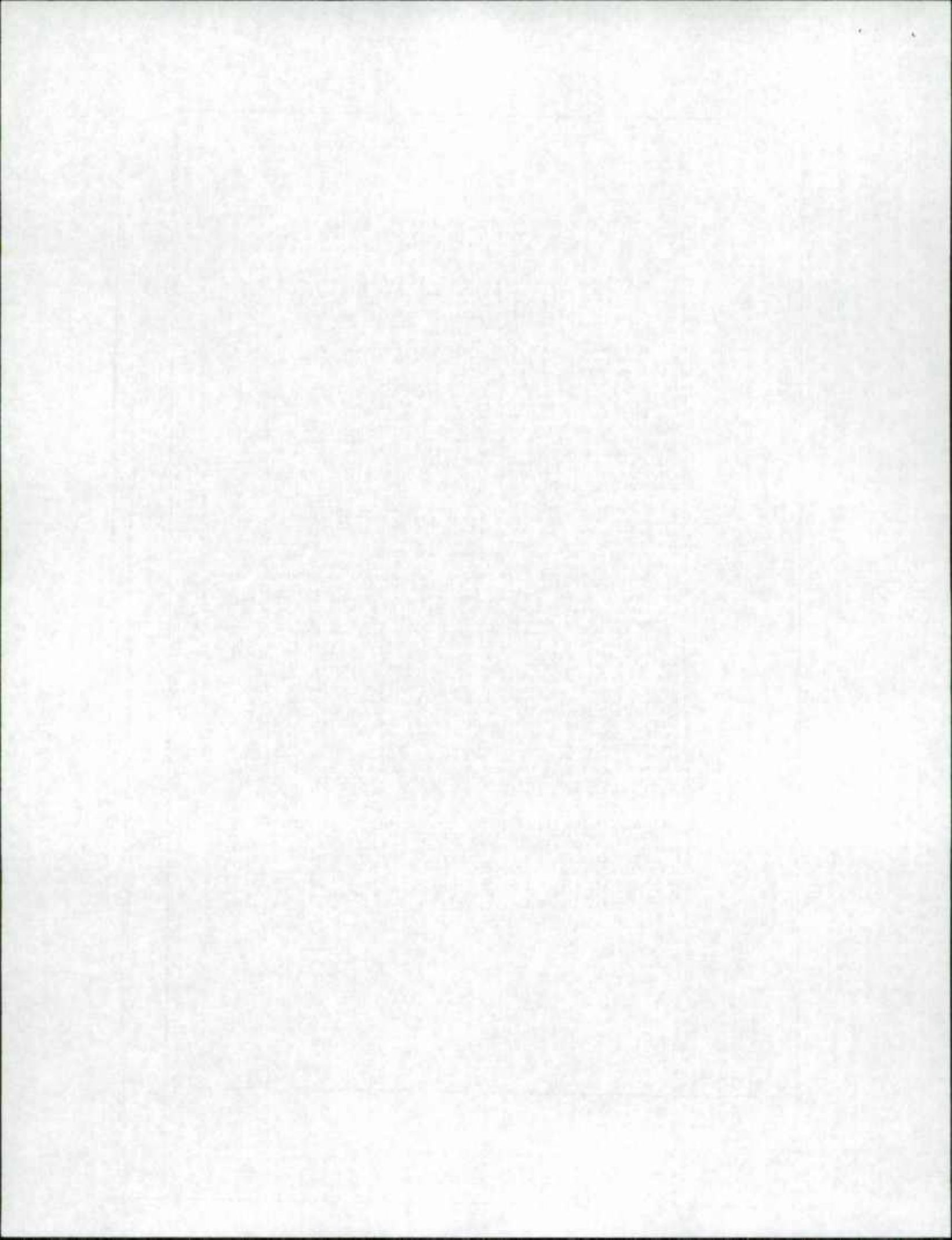
WHEREAS, in the body of said deed a requirement was added by the Planning and Zoning Office and the language of the requirement needs to be clarified.

NOW, THEREFORE THIS CONFIRMATORY DEED WITNESSETH, that for NO CONSIDERATION the said ANTHONY J. WILLEY and DEBRA R. WILLEY, his wife, do hereby grant and convey unto ANTHONY J. WILLEY and DEBRA R. WILLEY, his wife, of Dorchester County, as tenants by the entireties, to them and the survivor of them, their assigns, the heirs and assigns of the survivor, forever, in fee simple, all that lot or parcel of land located in the Taylors Island Election District of Dorchester County, Maryland, and more particularly described as follows:

EXAMINATION OF TITLE

BEGINNING for the same at the Southeast corner of the land now or formerly owned by Elmer W. Willey, Jr. (Liber R.S.M. No. 70, Folio 544). On the North side of a 20 foot right of way leading Westerly from Bay Shore Road, thence (1) running North 18 degrees 25 minutes 30 seconds West 85.00 feet to the Northeast corner of said land of Elmer W. Willey, Jr. and the Southeast corner of other land now or formerly owned by the said Elmer W. Willey, Jr. (Liber P.L.C. No. 174, Folio 127). Thence (2) running with the same North 18 degrees 25 minutes 30 seconds West 182.36 feet. Thence (3) running for a new division line through the lands conveyed to the Grantor by Liber P.L.C. No. 150, Folio 466, North 75 degrees 21 minutes 30 seconds East 339.87 feet to a point on the west side of the driveway leading to the home on the property retained by the Grantor. Thence (4) running with the West side of the said driveway and the East side of the land conveyed to the Grantor by deed recorded in Liber P.L.C. 213, Folio 561 South 15 degrees 31 minutes 22 seconds East 256.05 feet to the North side of Bay Shore Road thence (5) running with the North side of said Bay Shore Road South 73 degrees 21 minutes 30 seconds West 160 feet to the Southwest corner of land conveyed to the Grantor by deed recorded in Liber P.L.C. No. 213, Folio 561. Thence (6) running to the North side of a 20 foot right of way South 69 degrees 30 minutes West 166.93 feet to the place of beginning. Containing 1.98 acres more or less. BEING SUBJECT to a 27 foot right of way along the East side of the lands of the said Elmer M. Willey, Jr.

THE PARCEL BEING TRANSFERRED IS EXEMPT FROM THE DORCHESTER COUNTY SUBDIVISION REGULATIONS IN ACCORDANCE WITH SECTION 140-4A(3). THE SECTION OF THE TOTAL LOT SHOWN AS P.L.C. 150/466 IS NOT APPROVED AS A SEPARATE LOT FOR DEVELOPMENT PURPOSES AND SHALL HERINAFTER, BE CONSTRUED AS A PORTION OF THE PARCEL DESCRIBED IN LIBER P.L.C. NO. 213, FOLIO 561 UNTIL AND UNLESS IT IS SUBSEQUENTLY TRANSFERRED IN ACCORDANCE WITH THE DORCHESTER COUNTY SUBDIVISION REGULATIONS.



BEING a part of the same land as conveyed by deed dated February 20, 1980, from Vincent S. Tanski and Shirley E. Tanski, his wife, unto the Grantor herein and recorded among the Land Records of Dorchester County, Maryland in Liber P.L.C. No. 213, Folio 561.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Anthony J. Willey and Debra R. Willey, his wife, as tenants by the entireties, to them and the survivor of them, their assigns, the heirs and assigns of the survivor, forever, in fee simple.

AND the said Anthony J. Willey and Debra R. Willey, his wife, hereby covenants that they will warrant specially the land and property above described and hereby intended to be conveyed, and that they will execute such other and further assurances thereof as may be requisite.

WITNESS the hands and seals of the said Grantors.

TEST:

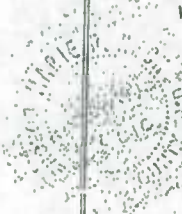
Marie B. Heck Anthony J. Willey (SEAL)
Anthony J. Willey

Marie B. Heck Debra R. Willey (SEAL)
Debra R. Willey

STATE OF MARYLAND, DORCHESTER COUNTY, to wit:

I HEREBY CERTIFY that on this 2nd day of December, 1986, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared ANTHONY J. WILLEY and DEBRA R. WILLEY, his wife, and made oath in due form of law that they executed the foregoing confirmatory deed for the purposes therein contained.

WITNESS my hand and Notarial Seal.



CERTIFICATION IS MADE THAT THE TAXES ARE PAID ON THE PROPERTY INDICATED IN THIS DEED OF CONVEYANCE AND THE TRANSFER MADE ON ASSESSMENT RECORD.

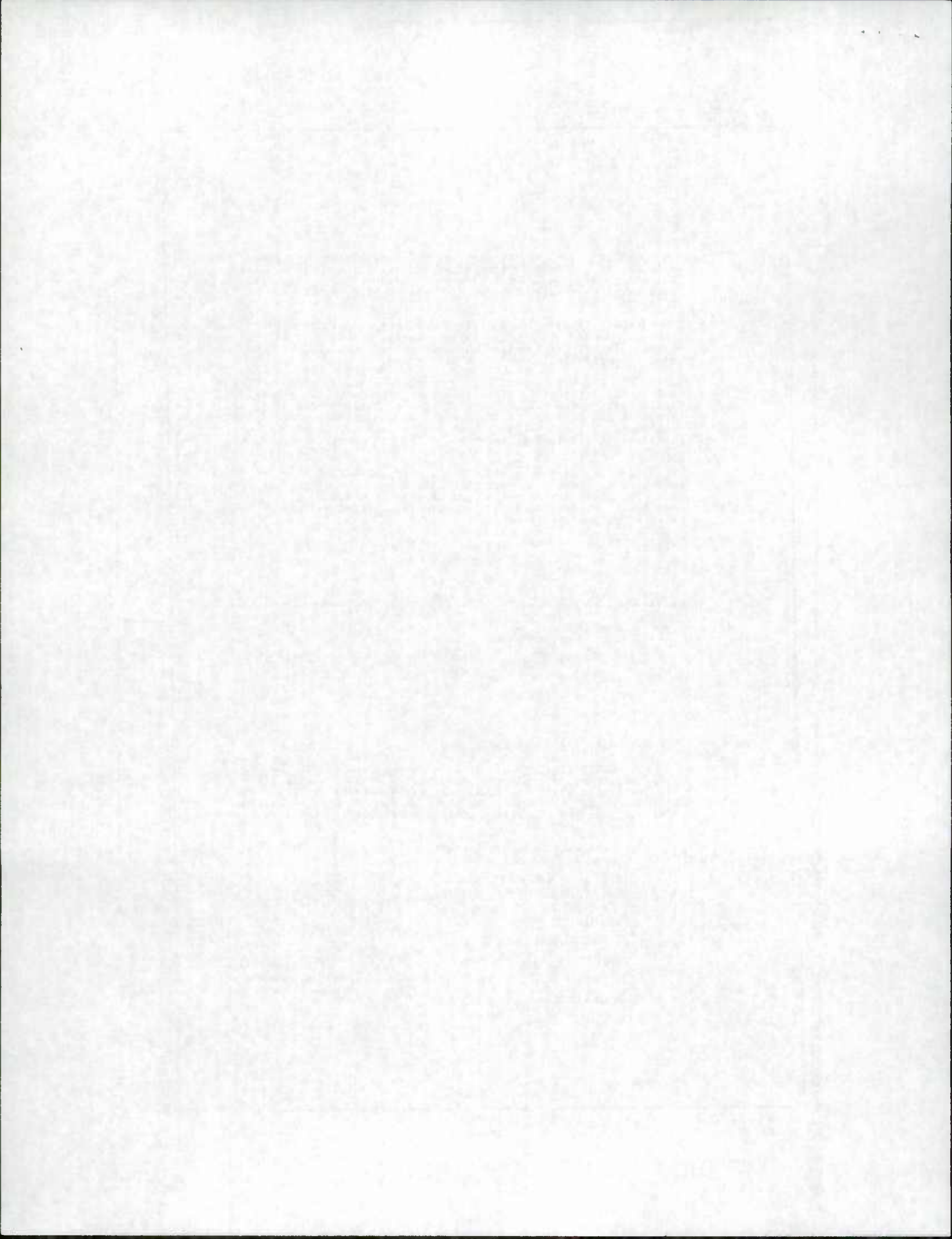
Marie B. Heck
Notary Public

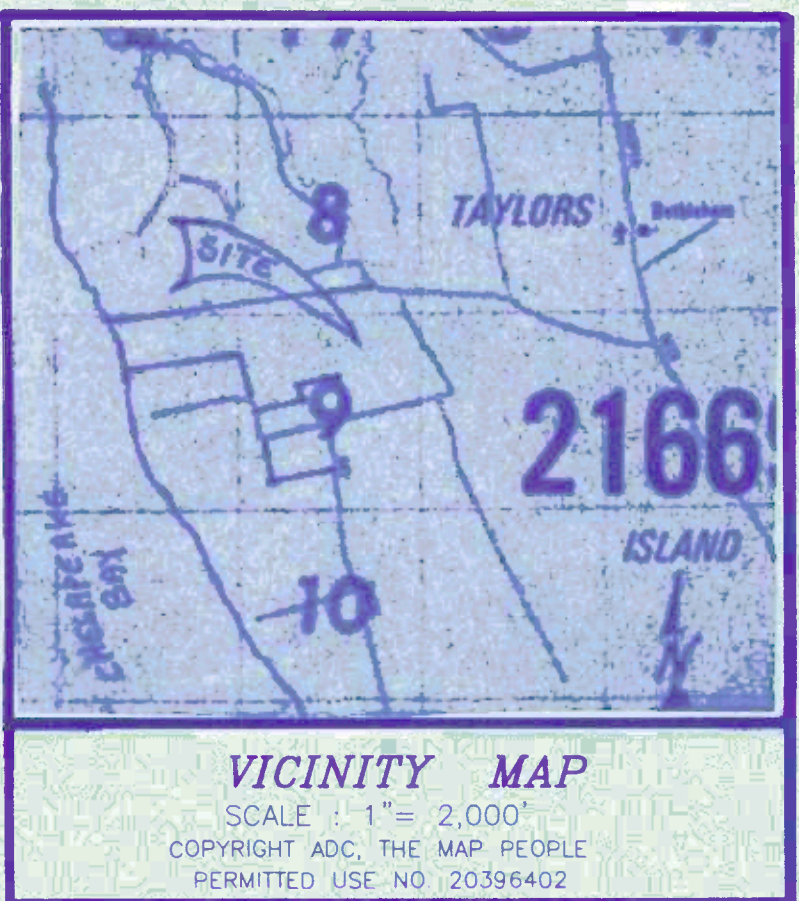
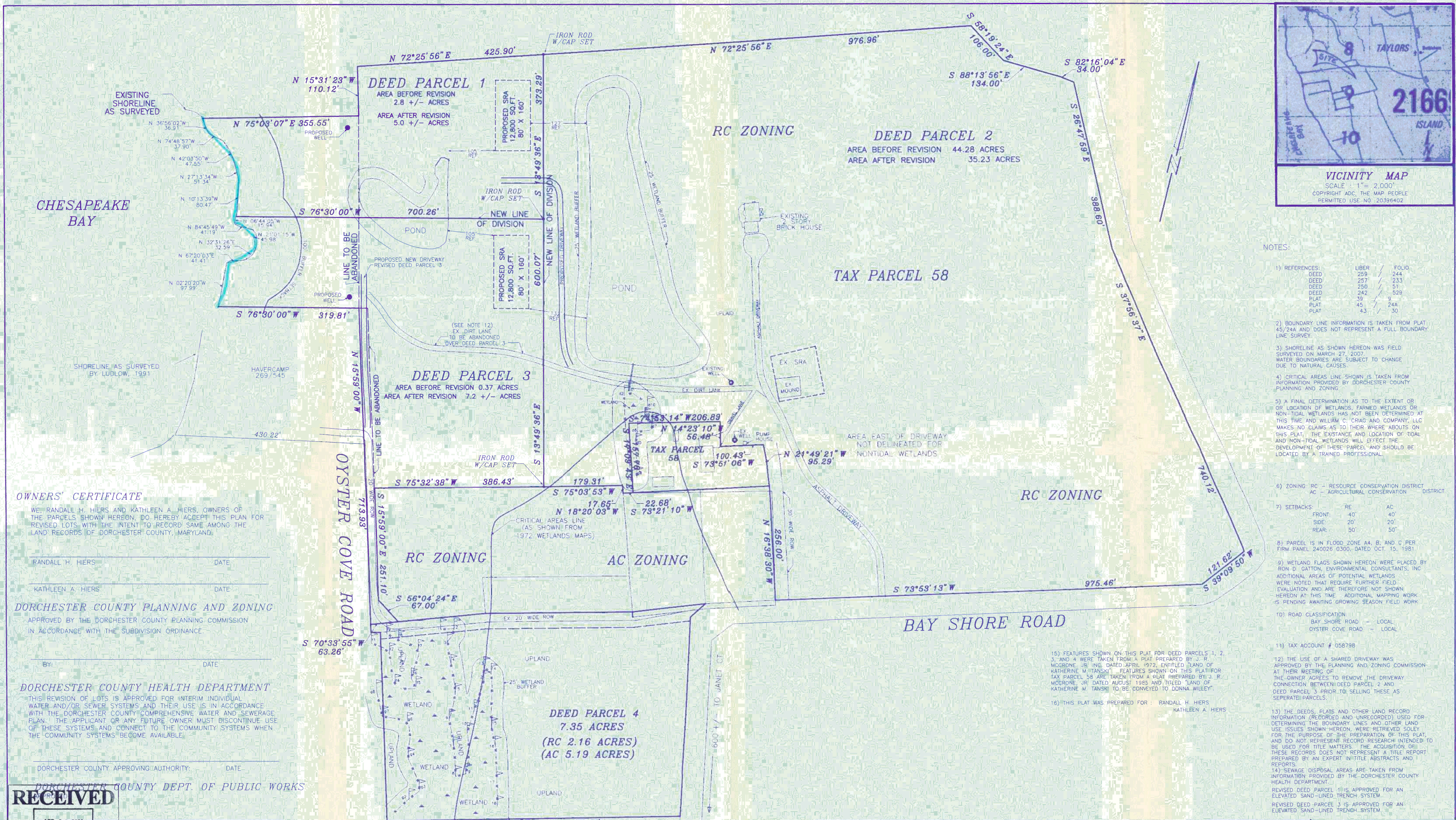
TREASURER OF DORCHESTER CO.
By Warren D. Robinson
SUPERVISOR OF ASSESSMENTS

Agricultural Transfer Tax in the Amount of \$ -0-

By Debra J. Crighton
MOB 12-5-86

Signature Debra J. Crighton
MOB 12-5-86





- NOTES:
- REFERENCES:

LIBER	FOLIO
DEED 259	244
DEED 257	233
DEED 259	511
DEED 242	528
PLAT 39	9
PLAT 45	24A
PLAT 43	30
 - BOUNDARY LINE INFORMATION IS TAKEN FROM PLAT 45/24A AND DOES NOT REPRESENT A FULL BOUNDARY LINE SURVEY.
 - SHORELINE AS SHOWN HEREON WAS FIELD SURVEYED ON MARCH 27, 2002. WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
 - CRITICAL AREAS LINE SHOWN IS TAKEN FROM INFORMATION PROVIDED BY DORCHESTER COUNTY PLANNING AND ZONING.
 - A FINAL DETERMINATION AS TO THE EXTENT OR LOCATION OF WETLANDS, FARMED WETLANDS OR NON-TIDAL WETLANDS HAS NOT BEEN DETERMINED AT THIS TIME AND WILLIAM C. CRAIG AND COMPANY, LLC MAKES NO CLAIMS AS TO THEIR WHEREABOUTS ON THIS PLAT. THE EXISTENCE AND LOCATION OF TIDAL AND NON-TIDAL WETLANDS WILL EFFECT THE DEVELOPMENT OF THESE PARCEL AND SHOULD BE LOCATED BY A TRAINED PROFESSIONAL.
 - ZONING: RC - RESOURCE CONSERVATION DISTRICT; AC - AGRICULTURAL CONSERVATION DISTRICT.
 - SETBACKS:

RE	AC
FRONT: 40'	40'
SIDE: 20'	20'
REAR: 50'	50'
 - PARCEL IS IN FLOOD ZONE AA, B, AND C PER FIRM PANEL 240026 0300, DATED OCT 15, 1981.
 - WETLAND FLAGS SHOWN HEREON WERE PLACED BY RON D. GATON, ENVIRONMENTAL CONSULTANTS, INC. ADDITIONAL AREAS OF POTENTIAL WETLANDS WERE NOTED THAT REQUIRE FURTHER FIELD EVALUATION AND ARE THEREFORE NOT SHOWN HEREON AT THIS TIME. ADDITIONAL MAPPING WORK IS PENDING AWAITING GROWING SEASON FIELD WORK.
 - ROAD CLASSIFICATION: BAY SHORE ROAD - LOCAL; OYSTER COVE ROAD - LOCAL.
 - TAX ACCOUNT # 058798.
 - THE USE OF A SHARED DRIVEWAY WAS APPROVED BY THE PLANNING AND ZONING COMMISSION AT THEIR MEETING OF THE OWNER AGREES TO REMOVE THE DRIVEWAY CONNECTION BETWEEN DEED PARCEL 2 AND DEED PARCEL 3 PRIOR TO SELLING THESE AS SEPARATE PARCELS.
 - THIS PLAT WAS PREPARED FOR: RANDALL H. HIERS, KATHLEEN A. HIERS.
 - THE DEEDS, PLATS AND OTHER LAND RECORD INFORMATION (RECORDED AND UNRECORDED) USED FOR DETERMINING THE BOUNDARY LINES AND OTHER LAND USE ISSUES SHOWN HEREON WERE RETRIEVED SOLELY FOR THE PURPOSE OF THE PREPARATION OF THIS PLAT, AND DO NOT REPRESENT RECORD RESEARCH INTENDED TO BE USED FOR TITLE MATTERS. THE ACQUISITION OF THESE RECORDS DOES NOT REPRESENT A TITLE REPORT PREPARED BY AN EXPERT IN TITLE ABSTRACTS AND REPORTS.
 - SEWAGE DISPOSAL AREAS ARE TAKEN FROM INFORMATION PROVIDED BY THE DORCHESTER COUNTY HEALTH DEPARTMENT. REVISED DEED PARCEL 1 IS APPROVED FOR AN ELEVATED SAND-LINED TRENCH SYSTEM. REVISED DEED PARCEL 3 IS APPROVED FOR AN ELEVATED SAND-LINED TRENCH SYSTEM.

OWNERS' CERTIFICATE
 WE, RANDALL H. HIERS AND KATHLEEN A. HIERS, OWNERS OF THE PARCELS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAN FOR REVISED LOTS WITH THE INTENT TO RECORD SAME AMONG THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND.

RANDALL H. HIERS _____ DATE _____
 KATHLEEN A. HIERS _____ DATE _____

DORCHESTER COUNTY PLANNING AND ZONING
 APPROVED BY THE DORCHESTER COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.

BY: _____ DATE _____

DORCHESTER COUNTY HEALTH DEPARTMENT
 THIS REVISION OF LOTS IS APPROVED FOR INTERIM INDIVIDUAL WATER AND/OR SEWER SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE DORCHESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEMS WHEN THE COMMUNITY SYSTEMS BECOME AVAILABLE.

DORCHESTER COUNTY APPROVING AUTHORITY: _____ DATE _____

DORCHESTER COUNTY DEPT. OF PUBLIC WORKS
RECEIVED
 APR 23 2008

CRITICAL AREA COMMISSION
 Chesapeake Bay Surveyors Certificate

I CERTIFY TO RANDALL H. HIERS AND KATHLEEN A. HIERS THAT THIS PLAT WAS MADE FROM NOTES OF A PRECISE FIELD SURVEY WITHOUT REVIEW OF AN ABSTRACT OF TITLE, SUBJECT TO ALL NOTES HEREON, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
 WILLIAM C. CRAIG _____ DATE 4/16/08



REVISED PLAT DEED PARCEL 1, DEED PARCEL 2, DEED PARCEL 3 LAND OF RANDALL H. HIERS AND KATHLEEN A. HIERS MAP 58, PARCEL 6 4TH ELECTION DISTRICT DORCHESTER COUNTY, MARYLAND	WILLIAM C. CRAIG & COMPANY, LLC LAND SURVEYORS 300 ACADEMY STREET, SUITE 202 CAMBRIDGE, MARYLAND 410-228-2295 FAX 410-228-3238	DATE: 4/7/2008
		SCALE: 1" = 100'
		JOB: 58/ /6
		COORD: HIERS SCREEN: HIERRDM LAYERS: 91,94,95
		DRAWN BY: TEM