



City of Salisbury

AGENDA

REGULAR MEETING

July 10, 2025

Government Office Building
Route 50 & N. Division Street
Council Chambers, Room 301, Third Floor

6:00 P.M. - Call to Order – Shawn Jester

Board Members: Shawn Jester, Maurice Ngwaba, William Hill, and Miya Horsey.

MINUTES – June 12, 2025.

ZONING PUBLIC HEARINGS: Case #202500820 – Pemberton Manor, LLC – Alteration of a Legal Nonconforming Use to Remove the Pool and Create a Picnic Area – 1017 Fairground Drive – R-5A Residential District.

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****PUBLIC INPUT** – Public comments as part of the public hearings for each case are welcome but are subject to a time allotment of two (2) minutes per person.

The Board of Appeals reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).



MINUTES

The Salisbury Board of Appeals met in regular session on June 12, 2025, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Shawn Jester, Chair
Maurice Ngwaba
Edward Torbert
Miya Horsey

ABSENT MEMBERS:

William Hill
Sandeep Gopalan, Vice Chair

CITY STAFF:

Jessica Crenshaw, Senior Planner
Beverly Tull, Recording Secretary
Laura Ryan, City Solicitor

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Mr. Jester called the meeting to order at 6:01 p.m.

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MINUTES:

Upon a motion by Mr. Torbert, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the minutes of the March 6, 2025 meeting as submitted.

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Mrs. Tull administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Appeals.



* * * * *

RE: Case #202301591 – Jason Malone, on behalf of Snowfield, LLC – Special Exception to Utilize the Entire Property for Residential Use to Construct 203 Residential Units – Northeast Corner of Toadvine Road and Snow Hill Road – R-8 Residential and General Commercial District.

Mr. Mark Cropper, Mr. Jason Malone, and Mr. Brock Parker came forward. Mrs. Crenshaw presented and entered the Staff Report and all accompanying documentation into the record. Mrs. Crenshaw explained that the applicant was granted via special exception permission to construct a 195-unit residential subdivision to be known as the Village at Snowfield in September 2022. The site is located within the R-8A Residential and General Commercial zoning districts. The special exception is required to construct residential units in the General Commercial district portion of the site pursuant to Zoning Code standards. During City development plan reviews, the number of residential units were increased to 203. City staff considered the increased number during the development's review of engineering, stormwater, and fire/emergency services, and the construction plan was accepted for approvals. However, when the plan was forwarded to Planning staff for Final Comprehensive Plan approval by the Planning Commission, the increase in units was noticed. The plan could only move forward with 195 residential units, and the 8 units were removed from all plans. The applicant returned to Board of Appeals January 2024 to extend and reestablish the approval of utilizing the split-zoned parcel for 195 residential units, with no changes from the original 2022 special exception. Planning Commission later approved the Final Comprehensive Development Plan and Final Major Subdivision Plat at the February 2024 Planning Commission Meeting. The development plan was subsequently approved by the Department of Infrastructure and Development and the project is currently under construction. The applicant is requesting at this time to reintroduce the 8 units into the Village at Snowfield project. This request does not affect the original approval which granted the construction of residential units in the General Commercial District, but because the original decision was specific to include the 195 units, the applicant is requesting that the decision be amended to reflect 203 units or not specify the unit count.

Mr. Jester moved the Staff Report into the record.

Mr. Cropper questioned Mr. Malone and Mr. Parker if they had any changes to the Staff Report or Staff's recommendation. Mr. Malone and Mr. Parker responded in the negative. Mr. Cropper requested approval of the Special Exception as recommended by Staff.

Mr. Torbert questioned how the numbers changed and if the 203 units were not envisioned in the original plans. Mr. Parker responded that this was a large project that took awhile to design. Through the engineering process it was discovered that an additional eight (8) units could be added. When the Special Exception was renewed, the higher number of units was not caught so in order to get the project started, the additional eight (8) units were dropped. Now that the project is under way, it is back for the additional eight (8) units for approval.

Mr. Ngwaba questioned the location of the open space. The additional eight (8) units are close to the stormwater area. Mr. Parker discussed the location of the open space areas throughout the project, which will include trails around the pond and walking trails throughout.

Mr. Jester questioned if this would be the final project. Mr. Parker responded in the affirmative.

Upon a motion by Mr. Ngwaba, seconded by Ms. Horsey, and duly carried, the Board **APPROVED** the Special Exception to utilize the entire property for residential use to construct 203 residential units on the property located at the northeast corner of Toadvine Road and Snow Hill Road, based on the criteria listed in the Staff Report, particularly the criteria listed in Section V(c), and subject to the following Conditions of Approval:

CONDITIONS:

1. Subject to approval by the Salisbury Planning Commission.
2. Submit and record a corrected plat for the additional 8 residential units.

The Board vote was as follows:

Miya Horsey	Aye
Maurice Ngwaba	Aye
Edward Torbert	Aye
Shawn Jester	Aye

* * * * *

RE: Case #202500588 – Hilda Escobar – 14.5 ft. Front Yard Setback Variance; Two (2) 6 ft. 8.5-inch Side Yard Setback Variances; 16 ft. 2.5-inch Rear Yard Setback Variance to Construct A New Single Family Dwelling – 338 Delaware Avenue – R-5 Residential District.

Mr. Eduardo Wolfe and Mr. Fernando Fernandez came forward. Mrs. Crenshaw presented and entered the Staff Report and all accompanying documentation into the record. Mrs. Crenshaw explained that the applicant requests permission to construct a 24 ft. x 33 ft. single family home. The new home is proposed to have a front setback of 10 ft. 7-inches, two (2) side yard setbacks of 3 ft. 3 ½-inches, and a rear yard setback of 13 ft. 9 ½-inches. The Zoning Code requires a 25 ft. front yard setback, two (2) side yard setbacks of 10 ft. each, and a 30 ft. rear yard setback. Board approval of a front setback variance of 14 ft. 5-inches, two (2) side setback variances of 6 ft. 8 ½-inches each, and a rear setback variance of 16 ft. 2 ½-inches is requested to accommodate the proposed home.



Mr. Jester moved the Staff Report into the record.

Mr. Ngwaba questioned how parking was going to be provided. Mr. Wolfe stated that there was a driveway on the left side of the property that goes between the houses. Mr. Ngwaba questioned if they planned on parking on the street. Mr. Wolfe responded in the affirmative, explaining that they planned on parking on the street in front of the house on Delaware Avenue. Mr. Torbert questioned Mrs. Crenshaw if there was a requirement for off-street parking. Mrs. Crenshaw responded that the Code requires two (2) parking spaces per dwelling unit. Mr. Torbert questioned how close the other structures are to the property lines. Mrs. Crenshaw responded that the adjoining properties have 3 ft. side yard setbacks from the property lines. Mr. Torbert questioned that there would be 6 ft. between the residences. Mrs. Crenshaw responded in the affirmative. Mr. Torbert questioned if the Fire Department had approved the structures being that close together. Mrs. Tull noted that the Fire Department does not review Board of Appeals cases. Their approval process will be for the sprinkler system.

Mr. Jester noted that most homes are noncompliant in this area now so the new single family dwelling would be noncompliant as well. Mrs. Crenshaw responded in the affirmative. Mr. Jester questioned that the current structure is condemned. Mrs. Crenshaw responded in the affirmative. Mr. Jester questioned how long the applicants had owned the property. Mr. Wolfe responded that they had owned the property for two (2) years. Mr. Jester questioned if this would be their personal home. Mr. Wolfe responded in the affirmative. Mr. Jester questioned if they had spoken with the neighbors about demolishing the home and building a new house. Mr. Wolfe responded in the negative. Mr. Jester noted that he had looked up the property on Google Maps and a new single-family dwelling in this location would be an improvement to the neighborhood.

Mr. Torbert questioned if they had considered a narrower home plan. Mr. Wolfe responded that there are not a lot of options for house plans for this lot. There would be setback issues no matter what house design was used. The proposed single-family dwelling is similar in size to the existing house. Mr. Jester noted that the proposed dwelling is larger on all sides. Mr. Wolfe responded when the land was surveyed that they couldn't go larger without requesting setback variances on all sides. Mr. Jester questioned Staff if every side of the dwelling violated the City Code as it currently exists. Mrs. Crenshaw responded in the affirmative.

Mr. Torbert questioned if the Board could add conditions to their motion. Mrs. Ryan responded in the affirmative, explaining that the Board could add conditions as well as change the size of the variances.

Mr. Torbert explained that he had a problem allowing homes to be built 6 ft. away from each other. He noted that from a fire protection standpoint he was opposed and he only wanted the request to move forward if the Salisbury Fire Department approved. Mrs. Ryan explained that the Board can't approve a request based on another department's approval. The Board can postpone the case or continue the case until next month to get an opinion on fire safety. Mr. Ngwaba voiced his agreement



with Mr. Torbert's concerns. He suggested getting the City Fire Marshal's opinion or have the engineer rework the site layout and to include a driveway on the design. He also questioned if the City would be acceptable to parking along Delaware Avenue. Mrs. Crenshaw responded that the Fire Department would review this at the time of permit review. Mrs. Tull explained that the Fire Department will only review the sprinkler system application as it is a requirement for any new home to have a sprinkler system.

Mrs. Ryan explained that the variances are based on criteria listed in the Staff Report. Traffic is part of the criteria listed in number 7 and 8 of the Staff Report. Staff had no concerns regarding the traffic or any fire hazards. She advised the Board members to direct their questions to Staff.

Mr. Ngwaba noted that there needs to be consideration to improve public safety.

Mrs. Crenshaw stated that very few existing homes have driveways on Delaware Avenue. It appears that the street is wide enough to support parking on both sides of the road.

Mr. Torbert noted that the State and City fire codes require the new home to be sprinkled but it will still be a tight area for any Fire Department operations.

Mrs. Ryan advised the applicant that if the Board denies the request that they can't resubmit an application for a period of one (1) year.

Mr. Jester questioned Mr. Torbert what would be need to be supplied to adhere to the requirements. Mr. Torbert responded that if the Fire Department is okay then his concerns would be satisfied. Mr. Jester responded that he understood Mr. Torbert's concerns but the existing house is condemned and is a fire hazard. The applicants can request a continuance or the Board can vote on the request as submitted. Mr. Wolfe questioned who they would need to get approval from. Mr. Torbert responded that the City Fire Marshal or City Fire Chief would have to approve the request. There was continued discussion among the applicants. Mr. Torbert agreed that since the house has to be sprinkled that he would be satisfied with the request.

Upon a motion by Mr. Torbert, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** a 14 ft. 5-inch front yard setback variance, two (2) 6 ft. 8.5-inch side yard setback variances, and a 16 ft. 2.5-inch rear yard setback variance to construct a new 24 ft. by 33 ft. residential home., based on the criteria listed in Section V(c) of the Staff Report.

The Board vote was as follows:

Miya Horsey	Aye
Maurice Ngwaba	Aye
Edward Torbert	Aye
Shawn Jester	Aye



City of Salisbury

* * * * *

Mrs. Tull noted that there would be a July meeting and possibly an August meeting and confirmed each member's availability.

* * * * *

ADJOURNMENT

With no further business, the meeting was adjourned at 7:08 p.m.

* * * * *

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

Nick Voitiuc, Secretary to the Board

Beverly R. Tull, Recording Secretary



STAFF REPORT

MEETING OF JULY 10, 2025

Case No. 202500820

Applicant: Yitzchok Rokowsky, Managing Member of Pemberton Manor, LLC

Property Owner: Pemberton Manor, LLC

Location: 1017 Fairground Drive (1020 Fairground Drive)
State City Tax Map: #0106
Parcel #1124, Grid #0013

Zoning: R-5A Residential Zoning District

Requests: Approval to alter a legal nonconforming use, specifically permission to remove a pool and create a picnic area in the R-5A Residential Zoning District located at 1017 Fairground Drive (1020 Fairground Drive).

I. SUMMARY OF REQUEST:

In accordance with Sections 17.16.040 and 17.16.080 of the Salisbury Municipal Code, requiring approval to change, alter or enlarge a nonconforming use, the applicant requests approval to remove the pool and create a picnic area. The picnic area will replace the pool.

II. ACCESS TO THE SITE AREA:

Pemberton Manor and its associated amenities, including the pool and proposed picnic area are accessed by Fairground Drive. **(Attachment 2)**

III. DESCRIPTION OF PROPERTY:

The property is 16 acres, divided by Fairground Drive which connects to Parsons and Marine Roads. The site contains multiple three story apartment buildings with a total of 209 units and a central active open space area.

IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:

Pemberton Manor is located on the west side of Salisbury, southwest of Mitchell Pond and adjacent to the northeast boundary of the parcel containing Pemberton Elementary. The area



is primarily a mix of residential and commercial uses. The northwest and southeast boundaries are adjacent lots that are under the jurisdiction of Wicomico County.

V. EVALUATION:

- (a) **Discussion:** The applicant was granted via special exception permission to construct an apartment project, known as the Pemberton Manor, in January 1972. Although, apartment projects are now a permitted use on this site, Pemberton Manor is not compliant with the apartment code and is considered a legal nonconforming use.

Section 17.16.040C of the Zoning Code indicates that “A nonconforming use may not be changed to another nonconforming use, extended or enlarged without approval of the Board of Appeals in accordance with Article II of this chapter.”

- (b) **Impact:** The removal of the pool will not have an impact on the surrounding community.

- (c) **Relationship to Criteria:**

Section 17.16.080 of the Salisbury Municipal Code contains the criteria the Board should consider when approving changes, alterations or enlargements of a nonconforming use or structure. Staff finds that this request complies with the criteria as follows:

- [1] **The intensity of the existing use relative to the district in which it is located, the scale of the change or enlargement in relation to the intensity of the use and whether it will have serious negative effects on the surrounding area, depreciating property values.**

Removal of the pool and addition of a picnic area will not enlarge or increase the intensity of the use. No negative effects are anticipated to the surrounding area.

- [2] **Whether the change, alteration or enlargement is of benefit to or in the best interest of the community or surrounding area, such as providing additional employment or housing for the community or services to a neighborhood.**

No significant effect on the community and surrounding area, adverse or beneficial, is anticipated. The removal of the pool replaces one tenant amenity with another.



City of Salisbury

- [3] Existing or possible traffic and parking problems and how they can be reduced or minimized.**

There will be no impact to traffic and parking.

- [4] Screening, buffering or architectural improvements which may make the use more compatible with the surrounding area.**

The proposal to remove the pool and add a picnic area is not incompatible with the surrounding area. Screening, buffering or architectural improvements are not considered necessary.

- [5] Whether the change, alteration or enlargement will upgrade or improve the existing nonconforming use, such as change to a less-intensive use, change in operation, structural changes or redesign of the site relative to parking areas, entrances, exits, loading or unloading and traffic flow.**

The removal of the pool and addition of the picnic area is an improvement.

VI. RECOMMENDATION:

Based on the evaluation against the criteria contained in this Staff Report, staff recommends **approval** of the applicant's request to alter a legal nonconforming use, specifically to remove the pool and replace with a picnic area.

City of Salisbury

Board of Appeals

125 N. Division Street

Salisbury, MD 21801

Re: Request for Pool Removal at 1017 Fairground Drive, Salisbury, MD 21801

Board of Appeals:

We are submitting this letter to formally request approval for the removal of the existing pool located at 1017 Fairground Drive, Salisbury, Maryland 21801. Following multiple discussions with Township officials, we understand that board approval is required, and we are proceeding accordingly.

The proposed plan is to fill the existing pool with dirt and convert the area into a secure and inviting picnic space for residents. This redesigned area will serve as a safe and functional amenity for tenants to enjoy. We believe this enhancement will foster a more relaxing and community-focused environment.

Please see the attached application and a rendering of the proposed area for your review.

We respectfully request the City's approval to proceed and are happy to provide any additional documentation or clarification as needed.

Thank you for your time and consideration.

Sincerely,

Pemberton Manor LLC

Attachment #1

City of Salisbury
Department of Infrastructure & Development
125 N. Division Street, Room 202
Salisbury, MD 21801
(410) 548-3130

TO: Nicholas Viotiuc, Director
Secretary to the Board of Appeals

SUBJECT:

☐ Special Exception

☐ Variance

☐
Administrative
Appeal

☒ Nonconforming (___Use ___Lot ___Structure)

☐ Other

A. APPLICANT: Pemberton Manor LLC

PHONE: (732) 415-6018

FEE PAID: \$150 - City

B. LOCATION OF PROPERTY INVOLVED: 1017 Fairground
Drive, Salisbury, Maryland 21801

C. PROPERTY OWNER: Pemberton Manor LLC

D. EXPLANATION OF REQUEST:

1. **Code Requires:**

2. **Proposed: Removal of pool via filling with dirt and creating a picnic area**

3. **Action Required:**

E. APPLICABLE SECTIONS OF ZONING CODE:

F. CERTIFICATION: I hereby certify I denied issuance of a Building Permit on
1017 Fairground Drive _____ based upon the above information, and that
the applicant desires to have his case heard by the Salisbury Board of Appeals.



Betsy Jackson
City Planner

City of Salisbury
Department of Infrastructure & Development
125 N. Division Street, Room 202
Salisbury, MD 21801
(410) 548-3130

**NOTICE TO SALISBURY BOARD
OF ZONING APPEALS APPLICANTS**

Effective May 1, 2010, applicants submitting requests to be heard by the Salisbury Board of Appeals will be billed for the advertising charges for the public hearing notice that is run in The Daily Times. This notice is required by Section 17.04.150.B.1 which states:

B. Newspaper Advertising. All proceedings under the terms of this title requiring a public hearing shall be advertised at least once in a newspaper of general circulation, as follows:

1. A variance, special exception, change in nonconforming use, ordinance permit or other such appeal shall be advertised ten days prior to the scheduled hearing;

The billing notice will be provided at the time the hearing notification letter is sent out and is due prior to the public hearing date.

I have read the above notice and understand that I will be billed for The Daily Times charges for my Salisbury Board of Appeals application.



(signature of applicant)

4/30/2025

(date)

City of Salisbury
Department of Infrastructure & Development
125 N. Division Street, Room 202
Salisbury, MD 21801
(410) 548-3130

TO: Nicholas Voitiuc, Director
Secretary to the Board of Appeals

SUBJECT:

DATE:

CERTIFICATION OF APPLICANT

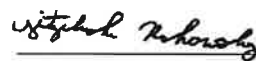
In accordance with Section _____, of the City's Zoning Code, I hereby request a hearing before the Salisbury Board of Appeals to:

I certify that I have paid all advertising fees necessary for the public hearing in this matter to a representative of the City of Salisbury Department of Infrastructure & Development. I also acknowledge that additional application fees will be assessed by the City of Salisbury Department of Infrastructure & Development prior to my case being scheduled for official action by the Board.

I certify that my interest in the property is as follows: _____

It is my understanding that the property involved will be posted with a Public Notice and I agree to allow the posting and property inspection, if applicable.

Very Truly Yours,

 _____

WITHDRAWAL NOTICE

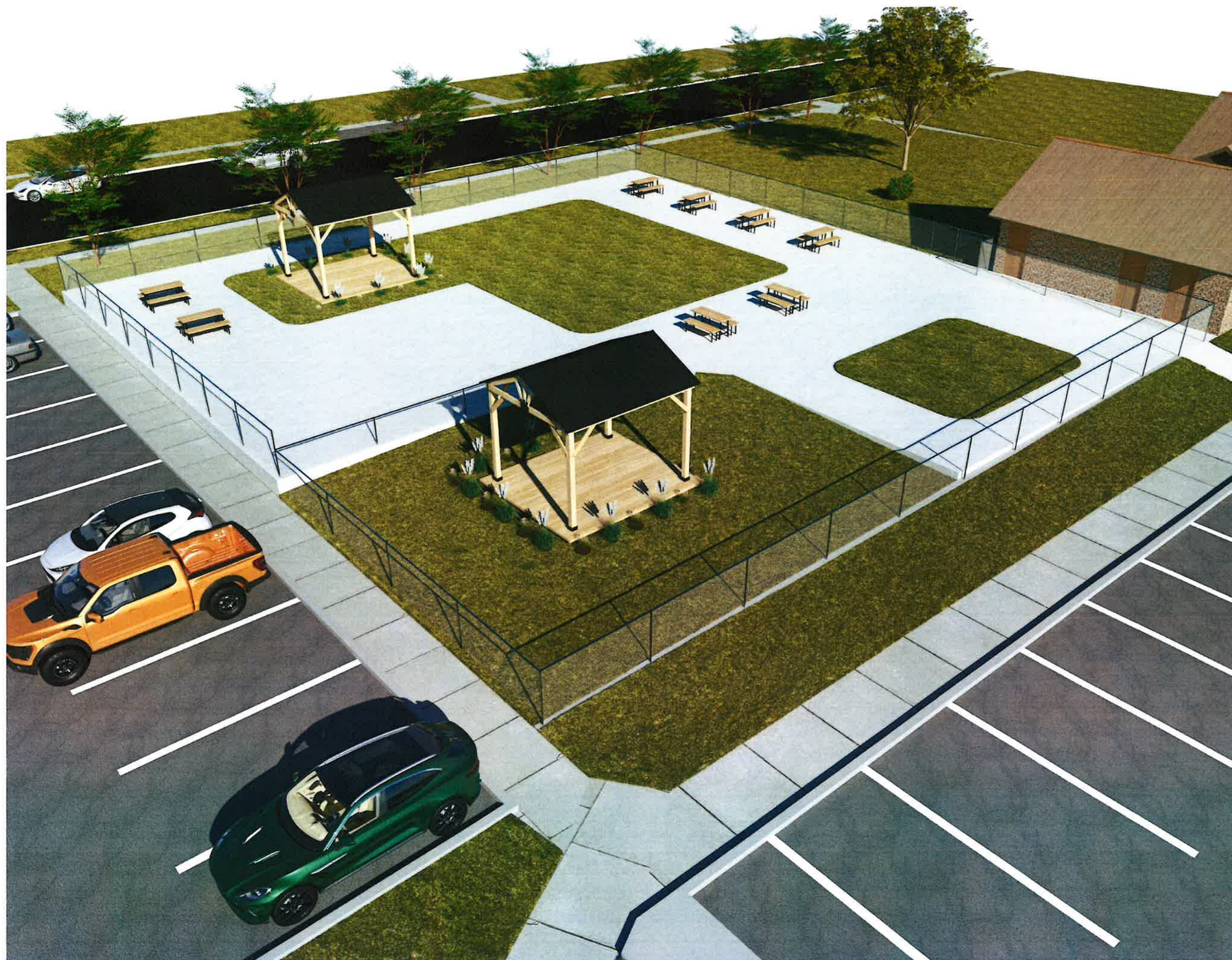
I hereby: ☐ Cancel ☐ Withdraw ☐ Postpone

my application for: _____

Name

Date





SCHEDULE B-II ITEMS

- 8

8. All matters as set forth on a Plat titled "Resubdivision of Block 'C' and Block 'A' Lots 6-18 and 30-43 Fairground Property" filed in Plat Book No. 2, page 47, and subject to all amendments therein on Plats filed in Plat Book No. 2, Page 107 and Plat Book No. 3, Page 107.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 9

9. All matters on a Plat titled "Fairground Property at Salisbury Maryland" as set forth in Plat Book No. 255, Page 21.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 10

10. All matters as set forth on a survey titled "Fairground Property at Salisbury Dist" as set forth in Plat Book No. 786, page 27.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 11

11. Deed of Easement to the City of Salisbury dated September 20, 1974 and recorded October 16, 1974 in Liber 828, Page 971.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- 12

12. Underground Right of Way Agreement to Delmarva Power & Light Company of Maryland dated January 20, 1975 and recorded February 18, 1975 in Liber 833, page 574.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 13

13. Right of Way Grant to The Chesapeake and Potomac Telephone Company of Maryland dated April 11, 1975 and recorded April 29, 1975 in Liber 836, page 358.
MAY AFFECT THE SUBJECT PROPERTY - REFERENCED PLAN NOT ATTACHED OR PROVIDED
- 14

14. Conditions as set forth in a Quitclaim Deed dated March 26, 2002 and recorded April 4, 2002 in Liber 1914, page 282.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

BASIS OF BEARINGS

The meridian for all bearings shown hereon is N 40°30'29" W as the Westerly line of the Subject Property as described in Plat Book 3, Page 107, xxx County Records.

SIGNIFICANT OBSERVATIONS

At the time of survey, there were no visible encroachments on the subject property.

RECORD DESCRIPTION

SHEET 1 OF 2

The Land is described as follows:

All those certain lots or parcels of land situate, lying and being in Salisbury, Wicomico County, Maryland, and more particularly described as follows:

Lot No. 3:

Beginning at a concrete monument found at the intersection of the Southwest side of First Street, 30 ft. wide, with the Southwest side of South Street, 30 ft. wide, both streets as shown on the plat of the Fairground Property as recorded among the Land Records of Wicomico County, MD in Liber JMS 255, Page 21, said point also being on the Northwest line of Westover Heights as recorded among the said Land Records in Plat Book 14, plats 522 and 526, thence from the said point of beginning and running with the said line of Westover Heights: S 45°29'31"W a distance of 394.93 ft. to a point; thence by a line S 57° 14' 39"W a distance of 30.28 ft. to a point marked by a P.M. nail; thence by a line N 40° 30' 29"W a distance of 503.09 ft. to the P.C. of a curve having a radius of 250.00', thence by and with said 250.00' radius curve, a distance of 392.70 feet to the P.T. of said 250.00' Radius curve, thence N 49° 29' 32"E a distance of 173.95 ft. to a point; thence by a line; S 40° 30' 29"E a distance of 729.82 ft. to the point of beginning.

Lot No. 1:

Beginning at a P.M. nail at the Southerly terminus of the division line between Lot 1 and Lot 3 described herein and lying also being also on the Northwest line of Westover Heights as recorded among the Land Records in Plat Book 74, plats 522 thence from said point of and 506, thence from said point of beginning and running with said Northwest line of Westover Heights, S 57° 14' 39"W a distance of 30.28 ft. to a point; thence by a line S 40° 19' 30"W a distance of 224.82 ft. to a point; thence by a line N 40° 30' 29"W a distance of 1013.85 ft. to a point; thence by a line N 49° 29' 31"E a distance of 503.09 ft. to a point; thence by a line S 40° 30' 29"E a distance of 299.97 ft. to a point; said point being the Easterly terminus of the division line between Lot 1 and Lot 3 described herein; thence by a line S 49° 29' 32"E a distance of 173.95 ft. to a point, said point being the P.C. of a curve having a radius of 250.00', thence by and with the arc of said 250.00' radius curve, a distance of 392.70 ft. to a point, said point being the P.T. of said 250.00 ft. radius curve; thence by a line, curve; thence by a line; S 40° 30' 29"E a distance of 503.09 ft. to the point of beginning.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO:R040-30010, WITH AN EFFECTIVE DATE OF APRIL 14, 2020.

GENERAL SURVEY NOTES

1. There is direct access to the subject property via Fairground Drive, a public right of way.
2. The address of the site is 1020 Fairground Drive, Salisbury, MD.
3. The location of utilities shown on the survey are from observed evidence or above ground appearances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. There were no wetland delineation markers observed in the process of conducting the fieldwork.
7. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
8. Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
9. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
10. There was no observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
11. At the time of the fieldwork, ownership of fencing shown hereon is unknown to the surveyor.

ALTA/NSPS LAND TITLE SURVEY

Pemberton Manor
1020 Fairground Drive
Wicomico County Salisbury, MD 21801

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company and GRS Group:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5a, 5b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on May 8, 2020.

Harry A. Smith Jr.
Professional Land Surveyor #21082
in the State of Maryland
For the benefit and use of LMS Surveying, LTD

Date of Plat or Map: May 15, 2020
Network Reference No. 20-45307.1

Surveyor:
LMS Surveying, LTD.
Job No. B-200543

LMS SURVEYING LTD

Professional Commercial & Residential
P.O. Box 65 • Sharon Center • C
330.329.6812 / Survey@LMSsur

DATED 2020 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTRARIAN PERMISSION BY THE GRS GROUP, LLC.

DATE
SCALE:
1" = 50'
DRAWN BY:
BB/SS
APPROVED BY:
TRD

REVISION HISTORY

DATE

GRS GROUP

TO: BY:

Attachment #3

LEGEND

- R/W - Right-of-Way
 C/L - Centerline
 P.O.B. - Point of Beginning
 ● - Iron Pin Found
 ⊠ - Encroachment
 ⊠ - Schedule B-Section 8 Item
 Calc. - Calculated
 Meas. - Measured
 Rec. - Record
 ⊠ - Water Valve
 ⊠ - Hydrant
 ⊠ - Water Meter
 ⊠ - Sanitary Manhole
 ⊠ - Clean Out
 ⊠ - Gas Valve
 ⊠ - Gas Meter
 ⊠ - Catch Basin (Square)
 ⊠ - Catch Basin (Round)
 ⊠ - Storm Manhole
 ⊠ - Transformer
 ⊠ - Electric Meter
 ⊠ - Utility Box
 ⊠ - Traffic Box
 ⊠ - Power Pole
 ⊠ - Power Pole w/ Light
 ⊠ - Light Pole
 ⊠ - Guy Wire
 ⊠ - Sign
 ⊠ - Bollard
 ⊠ - Utility Vault
 ⊠ - Water Vault
 ⊠ - Electric Vault
 ⊠ - Ground Light
 ⊠ - Handicapped Space
 ⊠ - Overhead Utility Line
 ⊠ - Fence
 ⊠ - Concrete Area
 ⊠ - No Parking Area
 ⊠ - Building Area



GRAPHIC SCALE
1" = 50'

0 25 50 100

Now or Formerly:
Wicomico County School -
Pemberton School
Liber 255, Folio 428
Tax ID: 09-038779

Lot 1 Land Area
382,890 Sq. Feet
9.020 Acres

Vested In
Pemberton Manor LLC
Liber 3376, Folio 95
Tax ID: 09-054510
Total Land Area
895,006 Sq. Feet
15.955 Acres

Lot 3 Land Area
302,116 Sq. Feet
6.936 Acres

Now or Formerly:
Wash'n Vac III LLC
Liber 2880, Folio 265
Tax ID: 09-043225

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Wash'n Vac III LLC
Liber 2880, Folio 265
Tax ID: 09-043225

Now or Formerly:
Richard H &
Carol A Parsons
Liber 2549, Folio 18
Tax ID: 09-023224

Now or Formerly:
Marathon Service
Company LLC
Liber 2573, Folio 504
Tax ID: 09-014365

Now or Formerly:
M & L Rentals LLP
Liber 2453, Folio 050
Tax ID: 09-000453