

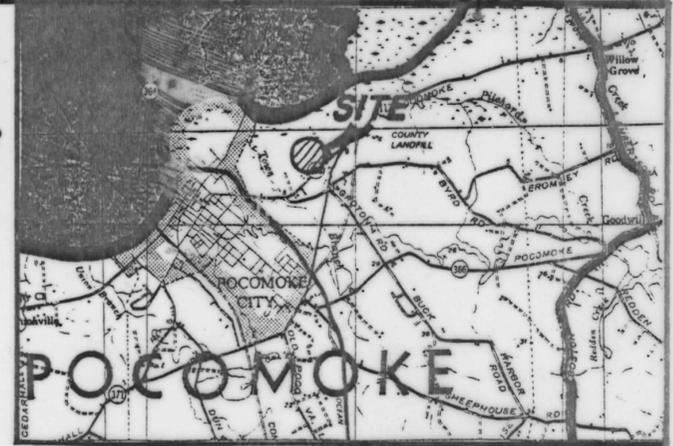
THE WORCESTER COUNTY PLANNING COMMISSION REVIEWED THE INTERIM FACTS AND FINDINGS AS REQUIRED BY THE CHESAPEAKE BAY CRITICAL AREA LAW ON JANUARY 16, 1988 WHEN THE ORIGINAL SUBDIVISION OF LAKELAND RIDGE WAS REVIEWED AND ON APRIL 6, 1989 WHEN THE USE OF THE RESIDUE WAS CHANGED FROM AGRICULTURAL TO RESIDENTIAL. THE PLANNING COMMISSION DETERMINED IN BOTH CASES THAT THE WATER QUALITY OF THE POCOMOKE RIVER AND/OR THE EXISTING VEGETATION AND WILDLIFE ON SITE WOULD NOT BE ADVERSELY IMPACTED BY THIS DEVELOPMENT. IN THE LATTER REVIEW, THE PLANNING COMMISSION STIPULATED A 100 FOOT SETBACK FROM THE 100 YEAR FLOODPLAIN TO BE FREE OF ANY AND ALL IMPROVEMENTS.

OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE REQUIREMENTS OF SECTIONS 59, 60, 61, AND ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION AS AMENDED AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAS BEEN COMPLIED WITH.

OWNER/DEVELOPER *Richard J. Lueles* DATE *3/9/90*

SURVEY OF THE LANDS OF RITCHIE C. & JOANN J. SHOEMAKER
DEED 1614/484
TAX MAP 84
BLOCK 01
PARCEL 02



VICINITY MAP
SCALE 1"=1 MILE

THE SHOWN RESIDUE OF "LAKELAND RIDGE SUBDIVISION" IS APPROVED FOR ONSITE WATER AND SEWAGE. THE AREA FOR INITIAL AND REPLACEMENT SEWAGE DISPOSAL IS SHOWN.

APPROVING AUTHORITY-WORCESTER COUNTY DATE *3/9/90*

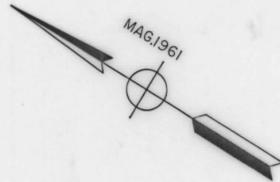
BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 240083 0225A DATED FEBRUARY 15, 1979, A PORTION OF THIS SUBDIVISION IS LOCATED ZONE A.

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 OR SAFETY OR ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFORE IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO THE CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

CHAIRMAN *William W. Gibbons* DATE *15 Mar 1990*



LINE CHART

LINE	BEARING	DISTANCE
L1	N55°37'30"E	165.00
L2	N55°37'30"E	165.00
L3	N55°37'30"E	142.52
L4	N22°19'19"E	114.93
L5	N23°23'28"E	168.99

CURVE CHART

CURVE	RADIUS	ARC	DELTA
C1	125.00	61.75	28°18'12"

FILED
Mar 21 2 32 PM '90
RICHARD H. OULTER
CLERK, CT. CL.

LEGEND

- CM-CEMENT MONUMENT W/CAP SET
- IP-3/4" IRON PIPE W/CAP SET
- PC-PROPERTY CORNER
- CMF-CEMENT MONUMENT FOUND
- IPF-IRON PIPE FOUND
- IRF-IRON ROD FOUND
- IRC-1/2" IRON ROD W/CAP

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 SECTIONS 59, 60, 61, AND ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND.

George E. Young, III DATE *3/5/90*
Professional Land Surveyor No. 10854



REVISIONS

SURVEY: 01/30/90 SCALE: 1" = 100'
LOCATION: POCOMOKE, MARYLAND
ELECTION DISTRICT: POCOMOKE NO.1
WORCESTER COUNTY, MARYLAND
AREA: AS SHOWN FILE No. 90011

GEORGE E. YOUNG, III, P.C.

ENGINEERS & SURVEYORS

1504 MARKET STREET (301) 957-2149
POCOMOKE, MD 21851 (301) 632-2434

ZONING: R-2
LOT AREA 20,000 FT²
LOT WIDTH 100 FT
SETBACKS:
FRONT YARD 25 FT
SIDE YARD 8 FT
REAR YARD 30 FT

CRITICAL AREA OVERLAY - RESOURCE CONSERVATION

