

R.H.O. MS/12

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	595.00'	422.92'	220.83'	414.07'	N 21°51'20" E	40°43'30"
C2	25.00'	36.80'	22.64'	33.57'	S 43°39'46" W	84°20'22"
C3	185.00'	150.98'	79.98'	146.82'	N 70°47'17" W	46°45'32"
C4	2000.00'	75.33'	37.67'	75.32'	S 48°29'15" E	02°09'29"
C5	2000.00'	152.54'	76.30'	152.50'	N 47°22'54" W	04°22'11"
C6	327.50'	355.40'	197.47'	338.21'	N 14°06'31" W	62°10'35"
C7	510.00'	578.58'	324.91'	548.05'	S 15°31'14" E	65°00'00"
C8	65.00'	66.07'	37.53'	65.00'	N 18°01'14" W	60°00'00"
C9	441.85'	391.34'	209.55'	378.67'	S 13°23'37" E	50°44'46"
C10	691.76'	183.30'	92.19'	182.76'	N 31°10'32" W	15°10'54"
C11	514.28'	338.59'	175.69'	332.51'	N 01°36'01" E	37°43'20"
C12	539.28'	414.57'	218.14'	404.44'	N 01°33'42" W	44°02'46"
C13	25.00'	21.03'	11.18'	20.41'	N 44°33'22" E	48°11'23"
C14	50.00'	241.19'	44.72'	66.67'	S 69°32'19" E	276°22'46"
C15	25.00'	21.03'	11.18'	20.41'	S 03°38'01" E	48°11'23"
C16	589.28'	453.01'	238.36'	441.94'	N 01°33'42" W	44°02'46"
C17	741.76'	196.54'	98.85'	195.97'	N 31°10'32" W	15°10'54"
C18	391.85'	347.06'	185.84'	335.82'	S 13°23'37" E	50°44'46"
C19	115.00'	120.43'	66.40'	115.00'	N 18°01'14" W	60°00'00"
C20	460.00'	521.85'	293.05'	494.32'	S 15°31'14" E	65°00'00"
C21	377.50'	409.66'	227.62'	389.85'	N 14°06'31" W	62°10'35"
C22	2179.83'	197.63'	98.88'	197.56'	S 42°35'58" E	05°11'41"
C23	255.00'	240.86'	130.26'	232.01'	N 67°03'43" W	54°07'10"
C24	25.00'	36.87'	22.71'	33.62'	S 51°52'04" E	84°30'28"
C25	595.00'	89.27'	44.72'	89.18'	N 13°54'43" W	08°35'45"

LINE DATA

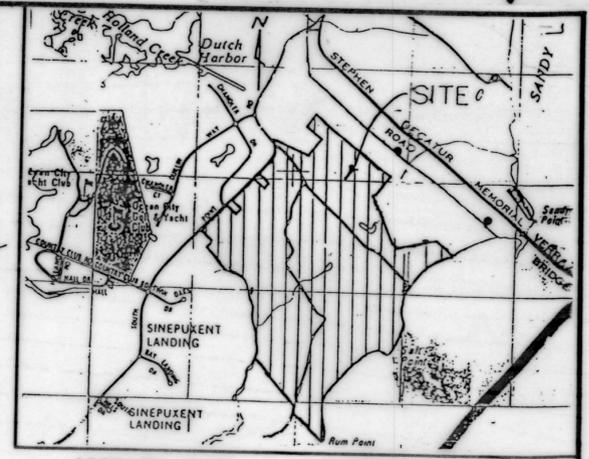
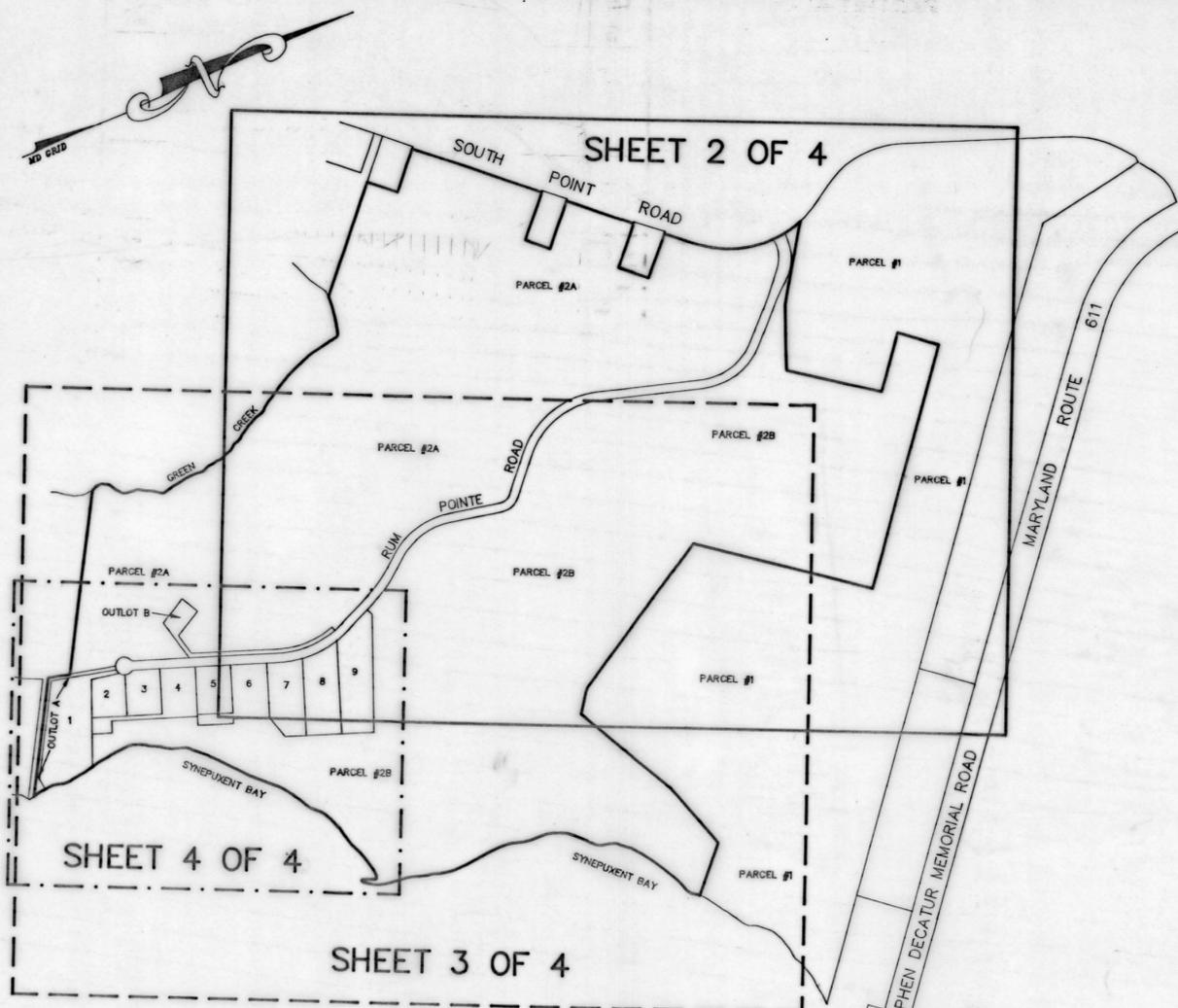
LINE	DIRECTION	DISTANCE
L1	S 45°11'48" E	211.28'
L2	S 11°58'46" W	302.94'
L3	S 38°45'59" E	94.40'
L4	S 23°35'06" E	205.54'
L5	S 75°31'31" W	25.03'
L6	N 23°35'06" W	205.54'
L7	N 38°45'59" W	94.40'
L8	N 11°58'46" E	302.94'
L9	N 45°11'48" W	211.27'

AREA TABLE

LOT #	GROSS AREA (Acres)	WETLAND AREA (Square Feet)	BUILDABLE AREA (Square Feet +/-)
1	3.53	35,450	61,800
2	1.08	-0-	26,100
3	1.08	-0-	27,700
4	1.74	-0-	44,450
5	1.24	-0-	34,660
6	1.68	-0-	44,450
7	1.84	-0-	45,100
8	2.17	-0-	54,000
9	2.66	-0-	75,550

SITE DATA

Total Area = 257.54 acres +/-
 Total Area of Lots = 17.02 acres +/-
 Area of new roads = 5.98 acres +/-
 Area of Parcel 2A = 112.60 acres +/-
 Area of Parcel 2B = 120.40 acres +/-
 Linear Footage of New Road = 5,000 +/-
 Area of Existing Pond = 12,000 s.f. +/-
 Tidal/Non-Tidal Wetlands = 33 acres +/-
 Outlot A = 0.52 acres +/-
 Outlot B = 1.02 acres +/-



VICINITY MAP NOT TO SCALE

GENERAL NOTES

- The property shown hereon is currently owned and being developed by Ruark Family Limited Partnership, 4920 Snow Hill Road, Salisbury, Maryland, 21801; Telephone: 410-749-0193.
- Deed reference: RHO 2147/538.
- Plat reference: RHO 143/46 & 47 entitled "Boundary Survey and Forest Conservation Easement Plat of The Woodcock Farm Property" and RHO 144/47 entitled "Minor Subdivision of the Woodcock Farm Property" and RHO 144/63-64 entitled "Revised Minor Subdivision of the Woodcock Farm Property".
- Perpetual Protective Agreement: RHO 2193/220. Reference FCP 949/446.
- Total number of lots = Nine.
- Total area of lots = 17.02 acres.
- Total number of parcels = Four. Area of Parcel 2A = 112.60 +/- acres. Parcel 2B = 120.53 +/- acres. Outlot A = 0.52 +/- acres. Outlot B = 1.02 +/- acres.
- Total area of new roads = 5.98 acres.
- Total area of property = 257.54 acres.
- Ten feet has been reserved on all lots, Outlot A, Outlot B, Parcel 2A, & Parcel 2B adjacent to Rum Pointe Road for communication and electric easements.
- The present zoning of this property is E-1 (Estate).
- This property is shown on F.I.R.M. Community Plan 240083 00958 as being in Flood Zone B and A12 (Elevation 8).
- This subdivision is subject to the "Flood Plain Ordinance".
- Wetlands as shown hereon are per field survey by Environmental Resources, Inc., dated February 22, 1995. Wetland delineation was determined to be a reasonable representation by the U.S. Army Corps of Engineers as stated in a letter dated April 14, 1995. Said determination is valid for a period of five years or until April 14, 2000.
- Parcels 2A & 2B shall be retained by the owner/developer for use as a golf course/open space.
- Philip R. Parker, Sr., Professional Land Surveyor, 221 Broad Street, Salisbury, Maryland, 21801; Telephone: 410-749-1023. The area noted on this plat as Forest Conservation Area is hereby encumbered by and subject to a Perpetual Protective Agreement recorded in the land records of Worcester County, Maryland, in Liber RHO 2193, Folio 220.
- No permanent building or structure shall be permitted within area designated as sewage disposal area as shown on this plat.
- No building or structure shall be located within thirty feet of designated well site(s).
- Sewage disposal system(s) must be located at highest elevation of sewage reserve area(s).
- No above-ground evidence of the location of wells or septic systems were found on any of the adjoining properties.
- Existing utilities to be relocated where permissible or abandoned where necessary.
- Residential lots to be served by individual water supply and sewage disposal systems as shown.
- All road and utility plans to meet FEMA regulations regarding construction.
- Outlot A is to be owned/maintained by the Homeowner's Association. This outlot is to be used for access to Sinepuxent Bay.
- Outlot B is to be owned by and part of Lot 9 for the sole purpose of sewage disposal (drainfield and collection/distribution lines).
- Worcester County does not guarantee the development or construction of any amenities. All such amenities shall be the responsibility of the owner and developer of this subdivision.
- 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 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 therefore 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.
- The following streets, roads, widening strips, amenities, and improvements (Rum Pointe Road) 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 no way required to accept such offer. The offer may not be withdrawn without the consent of the County Commissioners.

PLAT-SUBDIVISION NO. 22668
 RHO 2193
 08/24/95

FILED

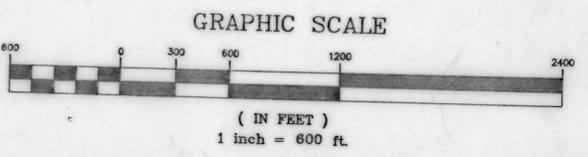
JAN 22 8 08 AM '95
 RICHARD H. OUTTEN - CLERK
 WORCESTER COUNTY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Philip R. Parker
 PHILIP R. PARKER P.L.S. 10713 10/11/95
 DATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas H. Ruark
 THOMAS H. RUARK, PARTNER
 RUARK FAMILY LIMITED PARTNERSHIP 10/11/95
 DATE



APPROVAL
 WORCESTER COUNTY PLANNING & ZONING COMMISSION

C.D. Hall 1/19/96
 WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

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. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 sq. ft., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGE IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard A. O'Connell 1/17/96
 APPROVING AUTHORITY - WORCESTER COUNTY DATE

REVISIONS

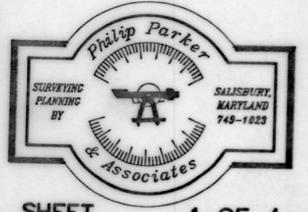
DATE	INIT.
9-15-95	S.W.F.
10-12-95	S.W.F.
11-07-95	S.W.F.
12-08-95	S.W.F.
1-5-96	S.W.F.
1-11-96	S.W.F.

DWG. \S079\9TITLE

RECORD PLAT
"RUM POINTE ESTATES"
 (RESUBDIVISION OF PARCEL #2 OF THE WOODCOCK FARM PROPERTY)

TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

LOCATION	SCALE 1" = 600'	DATE 9-13-95	TAX MAP 42
JOB NO. S1079	DRAWN BY S.W.F.	PARCEL P/O 8	



SHEET 1 OF 4

USA CSU 2157-5413-1