

SVH 186/18

STEPHEN V. HALES
CLK. CT. CL.
WOR. CO.
2003 NOV - 5 A 4 01

FILED

MINOR SUBDIVISION

- LOT 2 -

LANDS OF
MAURICE C. RAYNE, SR.
AND
RALPH MITCHELL RAYNE

THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

FOREST CONSERVATION LAW NOTE

LOT 2 :

In accordance with Subtitle IV, Section 1-403(b)(9) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the parcel is being created for the purpose of constructing a dwelling house intended for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing or grading of more than 40,000 square feet of forest; and is subject of a Declaration of Intent filed with the County. The Declaration of Intent - Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

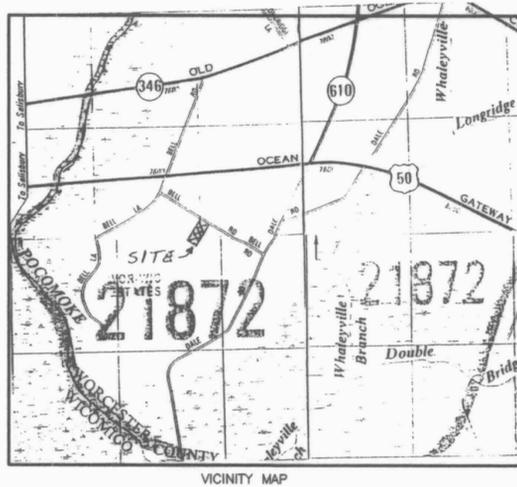
ENVIRONMENTAL PROGRAMS

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 50' feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 ft. sq., exclusive of buildings, easements, right of ways 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 changes in grade are prohibited without prior approval of this office.

[Signature] 10/28/03
APPROVING AUTHORITY WORCESTER COUNTY Date

GENERAL NOTES:

- TAX MAP 13, PARCEL 36
- DEED REFERENCE: F.W.H. 275/419 S.V.H. 2672/92
- ZONED: A-1
ZONING SETBACKS: FRONT= 60' FROM CENTERLINE OF ROAD
SIDES= 20', REAR = 50'
- BASED UPON THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083-0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.
- ASSUMED COORDINATE SYSTEM.
- THERE ARE NO PRE-EXISTING STRUCTURES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200 FEET ON ANY ADJOINING PARCELS.
- AREA TABLE:
LOT 2 TOTAL AREA = 2.027 ACRES ±
LOT 2 BUILDABLE AREA = 1.125 ACRES ±
REMAINING ACRES OF PARCEL 36 = 20.947 ACRES ± (PER DEED)
- BELL ROAD SOUTH AS SHOWN HEREON IS AS SHOWN ON RECORD PLAT OF "WOR-WIC ESTATES" RECORDED IN PLAT BOOK F.W.H. 49/62.



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 of 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 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. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

[Signature] 10/31/03
WORCESTER COUNTY PLANNING COMMISSION

OWNER'S CERTIFICATION

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.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of LOT 2 and the adjoining roadways are offered in dedication for the future widening of BELL ROAD. 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.

[Signature] 10-23-03
OWNER: TAX MAP 13, PARCEL 36 DATE
MAURICE C. RAYNE, SR.
36209 PINE STREET
WILLARDS, MARYLAND 21874

[Signature] 10-23-03
OWNER: TAX MAP 13, PARCEL 36 DATE
RALPH MITCHELL RAYNE
11237 BELL ROAD
WHALEYVILLE, MARYLAND 21872

SURVEYOR'S CERTIFICATION

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 platting of subdivisions within the County have been complied with.

[Signature] 10/23/03
MADISON J. BUNTING, JR. DATE
LICENSE NO. 20020



SHEET 1 OF 2

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11113 MANKLIN MEADOWS LANE
UNIT NO. 1
BERLIN, MARYLAND 21811
(410)641-5718 - FAX 641-6266

SCALE: N/A	DATE: 08/21/2003
DRAWN BY: G.P.W.4	JOB NO.: 1613/03

RECORDING FEE 5.00
PLAT-SUBDIVISION 5.00
TOTAL 10.00
Res# M082 Rct # 925
SVH 3478 Blk # 34
Nov 05, 2003 09:41 am

Maryland State Archives

P92693 msa csu3155 - 6969 - 1