MINOR SUBDIVISION
OF THE LANDS OF
JOHN H. & BARBARA S. SHOCKLEY

TAX MAP 37 BLOCK 16 PARCEL 14 DEED 3300/54
SECOND TAX DISTRICT
WORCESTER COUNTY, MARYLAND

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 LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3–108 OF THE ANNOTATED CODE OF MARYLAND.

7/12/05
JOHN H. SHOCKLEY — DATE
7055 WHITON ROAD
SNOW HILL, MARYLAND 21863

7/12/05
BARBARA SHOCKLEY — DATE
7055 WHITON ROAD
SNOW HILL, MARYLAND 21863

WORCESTER COUNTY DEDICATION

THE FOLLOWING STREETS, ROADS, 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 ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF MT. OLIVE CHURCH 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

GRAPHIC SCALE

60 0 30 60 120 240

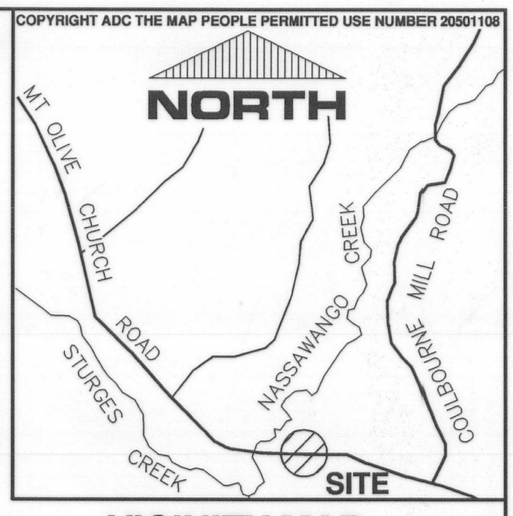
(IN FEET)
1 inch = 60 ft.

WORCESTER COUNTY FOREST CONSERVATION

THIS SUBDIVISION IS SUBJECT TO WORCESTER COUNTY'S FOREST CONSERVATION LAW.

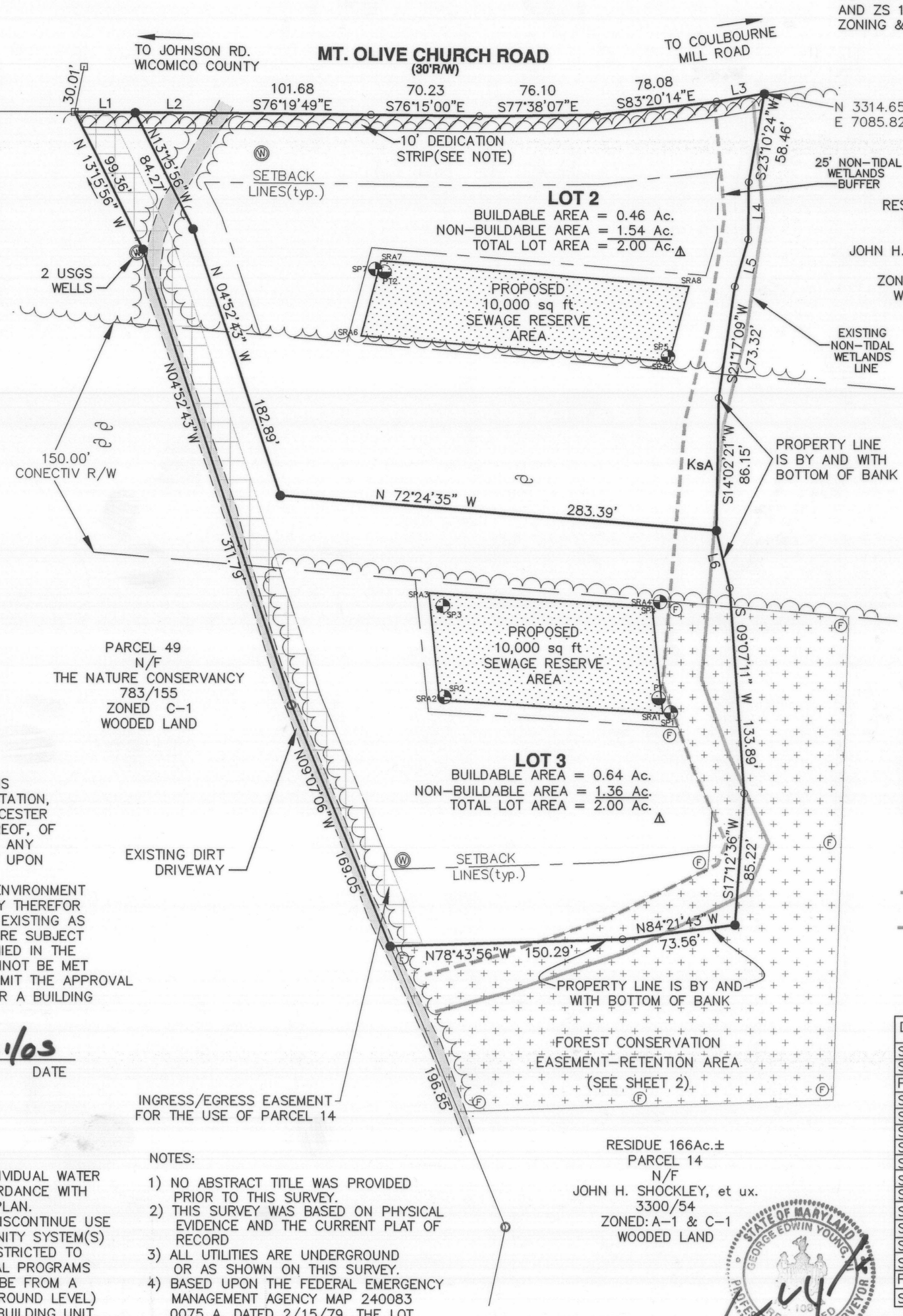
THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO.# 04–13. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW.
A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

P.B. 69/46



VICINITY MAP
SCALE 1" = 2000'

THIS PROPERTY IS SUBJECT TO BOARD OF ZONING APPEALS CASE #86770 GRANTED ON MARCH 10, 2005, TO ALLOW THE SUBDIVISION OF LAND AND CONSTRUCTION OF TWO (2) SINGLE–FAMILY DWELLINGS IN A C–1 CONSERVATION DISTRICT, PURSUANT TO SECTIONS ZS 1–116 (c)(3), ZS 1–213 (c)(10) AND ZS 1–213(f) OF THE WORCESTER COUNTY ZONING & SUBDIVISION CONTROL ARTICLE.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°29'47"E	39.20
L2	S76°29'47"E	50.86
L3	S86°30'27"E	31.43
L4	S13°27'44"W	37.27
L5	S28°52'10"W	32.12
L6	S00°01'11"W	38.22

NON–TIDAL WETLAND DELINEATION

THE NON–TIDAL WETLAND LINE AS SHOWN HEREON HAS NOT BEEN VERIFIED BY REGULATORY AUTHORITIES AND THEREFORE MAY OR MAY NOT BE VALID FOR SITE DEVELOPMENT. AT THE TIME OF SITE DEVELOPMENT, THE NON–TIDAL WETLAND LINE MAY BE REQUIRED TO BE VERIFIED IN THE FIELD BY THE APPROPRIATE GOVERNMENT AGENCY. DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH ALL REGULATIONS AND PERMITTING IN EFFECT AT THAT TIME. ANY REDUCTION OF BUILDABLE AREA AS A RESULT OF FUTURE REGULATORY VERIFICATION OR REGULATION OR CHANGE IN TOPOGRAPHY BELOW THE STATUTORY PRESCRIBED MINIMUM, MAY RENDER THE LOT/LOTS AS SHOWN HEREON UNBUILDABLE. THE 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 PRACTICALITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, IT'S OFFICIALS OR EMPLOYEES.

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 OR 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 THEREFOR 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.

7/21/05
APPROVING AUTHORITY — 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 (APPROX. 50 FT. 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 ALTERATION OF ELEVATION OR CHANGE IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

7/21/05
APPROVING AUTHORITY — DATE

NOTES:

1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0075 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE A.
5) NO WATER OR SEWER WAS LOCATED FOR THIS LOT.
6) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
7) LOTS 2 & 3 ARE ZONED C–1
8) ZONED C–1
SETBACKS: FRONT – 60' FROM CENTER OF ROAD
SIDE – 20'
REAR – 50'
9) REFERENCES IS MADE TO PLAT BOOK 166/43 FOR PARCEL 14 LOT 1

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 REAL PROPERTY ARTICLE 3–108 OF THE ANNOTATED CODE OF MARYLAND.

7/6/05
George E. Young, III — DATE
Professional Land Surveyor MD No. 10854
VA No. 1700
DE No. 534

STATE OF MARYLAND — GEORGE EDWIN YOUNG, III — No. 10854 — REGISTERED PROFESSIONAL LAND SURVEYOR

FOREST RETENTION AREA CHART

ONSITE RETENTION = 0.20AC.
OFFSITE RETENTION = 1.00AC.
TOTAL AREA OF RETENTION = 1.20Ac.

LEGEND

- IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER
- PROPOSED WELL
- SOIL PROFILE
- PERC TEST
- FOREST PROTECTION SIGN
- FOREST CONSERVATION EASEMENT AREA
- EXISTING DIRT DRIVEWAY
- 10' DEDICATION STRIP
- INGRESS/EGRESS EASEMENT
- 25' NON–TIDAL WETLANDS BUFFER LINE
- EXISTING NON–TIDAL WETLANDS LINE

SEWAGE AREA COORDINATE CHART

DESC.	NORTHING	EASTING	ELEV.
SP1	2936.33	6935.45	96.44
SRA1	2936.75	6930.13	
PT–1	2938.96	6933.83	96.58
SP2	2976.25	6796.85	107.67
SRA2	2977.85	6791.44	
SP3	3037.00	6807.47	109.89
SRA3	3047.26	6800.54	
SP4	3007.88	6944.95	103.78
SRA4	3006.15	6939.23	
SP5	3161.87	6985.96	105.60
SRA5	3158.53	6985.98	
SRA6	3219.72	6795.58	
SRA7	3264.67	6819.13	
SP7	3260.26	6814.33	104.69
PT2	3257.13	6819.73	105.05
SRA8	3203.47	7009.54	

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1504 MARKET STREET
POCOMOKE MARYLAND 21851
PHONE: (410)–957–2149
(410)–632–2434
(410)–479–0400
FAX: (410)–957–2928

SCALE:	1" = 60'	REVISIONS: 3/28/05 ⚠
DRAWN BY:	SDT	07/10/05 AREA CHART ⚠
DATE DRAWN:	12/02/04	
CADD NAME:	F:SURVEY\2003	SHEET 1 OF 2
JOB # :	03103–A	

FILED 2005 JUL 22 A 9:57 STEPHEN V. HALES CLK. CT. CT. WOR. CO.

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