

R. HO. 140/57

FILED

Nov 16 11 55 AM '94

RICHARD H. OUTTEN-
CLK. CT. CL.
WOR. CO. Worcester County Forest
Conservation Program

Total Area - 183,387 S.F.
Net Tract Area- 183,387
Total Existing Forest Area 113,582
Area of Forest Conservation
Required -52,059
Area of Forest Conservation Proposed
On Site-52,059

- A. 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 of any proposed use, and shall create no liability upon the county, its officials, or employees.
- B. Any approval by the Worcester 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 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.
- C. The following listed widening strips, amenities and improvements 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 The offer may not be withdrawn without the consent of the County Commissioners.
 1. a 10' foot widening strip across the front of lots 1 and 2 and adjoining the existing road is offered as a widening strip for the future widening of Hursley Road.

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

C. D. Hall 9/26/94

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 1 is approved with an existing sewage system and reserve area as shown and proposed well for water supply. The existing system consists of drainfield only, which was completed just prior to this plat's approval.

LOT 2 is approved with an existing septic system and reserve area as shown. Water supply is approved for the proposed well only. The septic system was completed just prior to this plat's approval.

9/26/94
Date

Rubana L. Moore, Esq.
Approving Authority - WORCESTER COUNTY

OWNERS AND SURVEYORS CERTIFICATE

We certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1974) concerning the making of this plat and the setting of markers have been complied with.

J. F. D. Rentals, Inc. Jack Dill
9/22/94
Date

W. William Pusey - Surveyor 188
4912 Fleming Mill Road
Pocomoke City, Maryland 21851



9/22/94
Date

WORCESTER COUNTY FOREST CONSERVATION PROGRAM

This Subdivision is subject to a Perpetual Protective Agreement Deed of Forest Conservation Easement Worcester County Maryland which has been recorded simultaneously with this Subdivision Plat.

All existing forest retained within the forest protection area shall be under the jurisdiction of the Worcester County Forest Conservation Program in accordance with the Worcester County Forest Conservation Law. Activities are to be consistent with forest conservation under said Law. There shall be no clearing or removal of forest unless said activity is specified in an approved forest management plan which is in accordance with State Law. Any clearing, grading, or construction within 50 feet of the forest edge shall require protective fencing in accordance with the standards and specifications of the Worcester County forest conservation manual and the approved forest conservation plan, No. 34-1. All forest protection signs shall be maintained and replaced when necessary by the property owner.

MINOR SUBDIVISION OF THE LANDS
— J. F. D. Rentals, Inc. —
8TH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

Based upon the Federal Emergency Management Agency Map #240083-230 B, date June 15 1983, this subdivision is located in Zone "C".

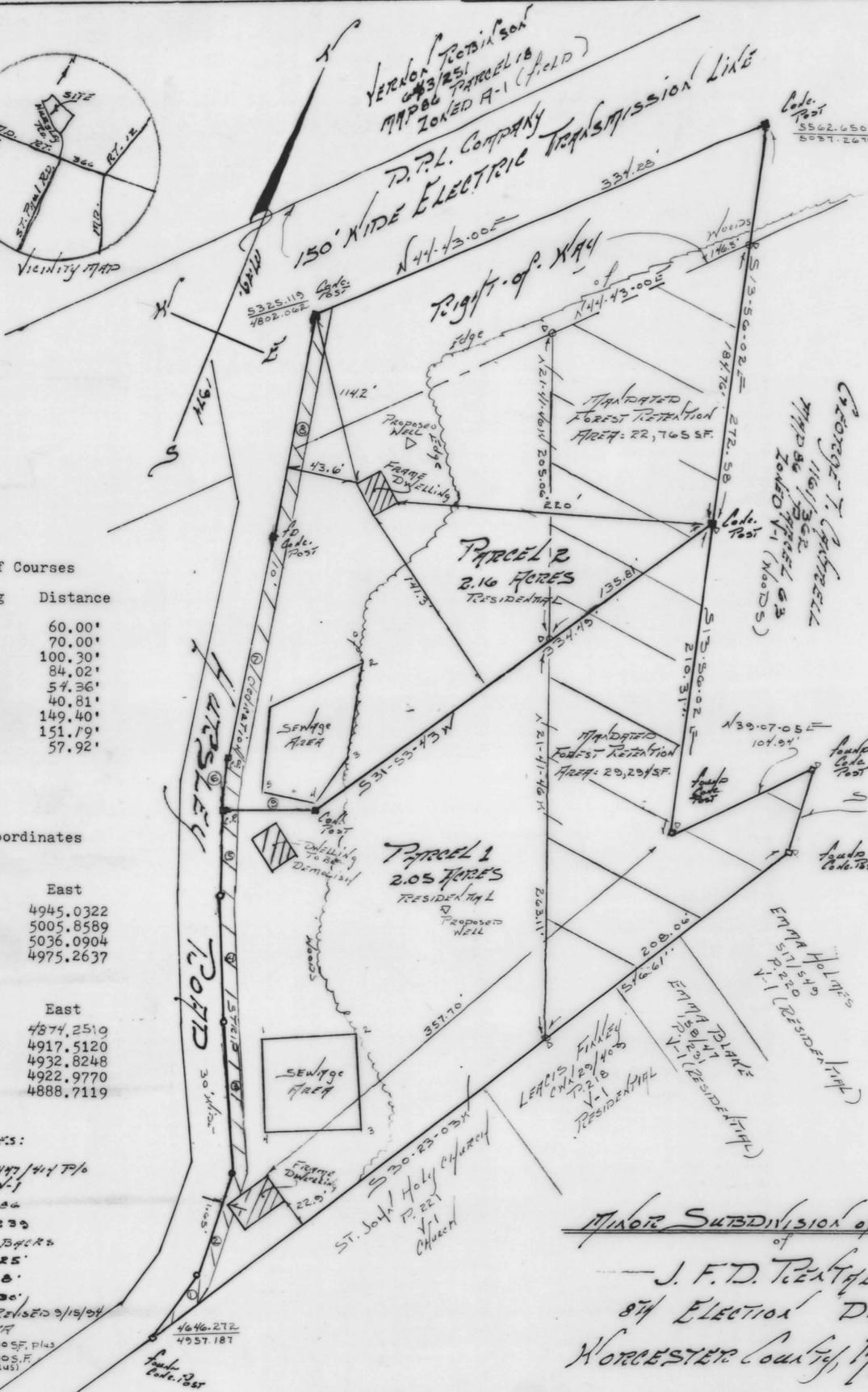
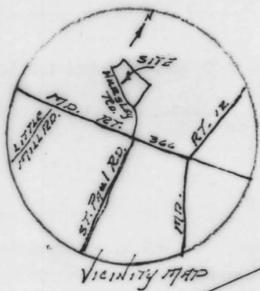


Table of Courses

Line	Bearing	Distance
1.	N15-50-00E	60.00'
2.	N3-10-52W	70.00'
3.	N27-43-00W	100.30'
4.	N24-26-00W	84.02'
5.	N16-23-03W	54.36'
6.	N16-23-03W	40.81'
7.	N11-23-30W	149.40'
8.	N11-23-30W	151.19'
9.	S66-47-20W	57.92'

Seq

Sewage Area Coordinates

LOT 1	
North	East
1.	4864.8662
2.	4887.7815
3.	4830.2397
4.	4807.3245

LOT 2	
North	East
1.	5070.6226
2.	5119.1355
3.	5055.9648
4.	5017.9557
5.	5005.3709

Notes:

- 1) Deed Ref: 447/414 P/a
- 2) Zone: Y-1
- 3) BTM: 34
- 4) HT: 239
- 5) Minimum Set Back: 25'
- 6) Side: 8'
- 7) Rear: 30'
- 8) Date of 2nd Release: 9/19/94
- 9) BUILDABLE AREA: Parcel 1 = 2,500 SF plus Parcel 2 = 2,500 SF (plus)

LEGEND
■ Ant. Post
□ Cont. Post Found
▽ Forest Conservation Sign



This Plat represents a minor subdivision based on the current deed on record 447 414. No Title Research was performed.