

R.H.O. 142/24

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 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 STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION OF SUCH PERMIT.

C.D. Hall 5/26/95  
APPROVING AUTHORITY DATE

NOTES:

- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- 2) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
- 3) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0150 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE C.
- 4) THE LOT HAS EXISTING WATER AND SEWER ON SITE.
- 5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
- 6) THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE LOT 3 AND TO CONVEY THE BALANCE OF PARCEL 27 TO INCORPORATE WITH LOT 2 TO MAKE LOT 2A.
- 7) SETBACK REQUIREMENTS:  
FRONT YARD -35'  
60' FROM CENTERLINE  
SIDE YARD -20'  
REAR YARD -50'



VICINITY MAP  
SCALE 1" = 2000'

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM FROM ENVIRONMENTAL PROGRAMS.

Richard L. O'Neil 5/23/95  
APPROVING AUTHORITY DATE

RECORDING FEE	2.50
PLAT-SUBDIVIS	2.50
TOTAL	5.00
Rec'd 1064	11018
RHO 1064	981
Jun 26, 1995	11:28 PM

WORCESTER COUNTY FOREST CONSERVATION LAW

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. FCP #94-7. 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.

NOTE: THE FOREST CONSERVATION AREA IS TO BE NATURALLY REGENERATED.

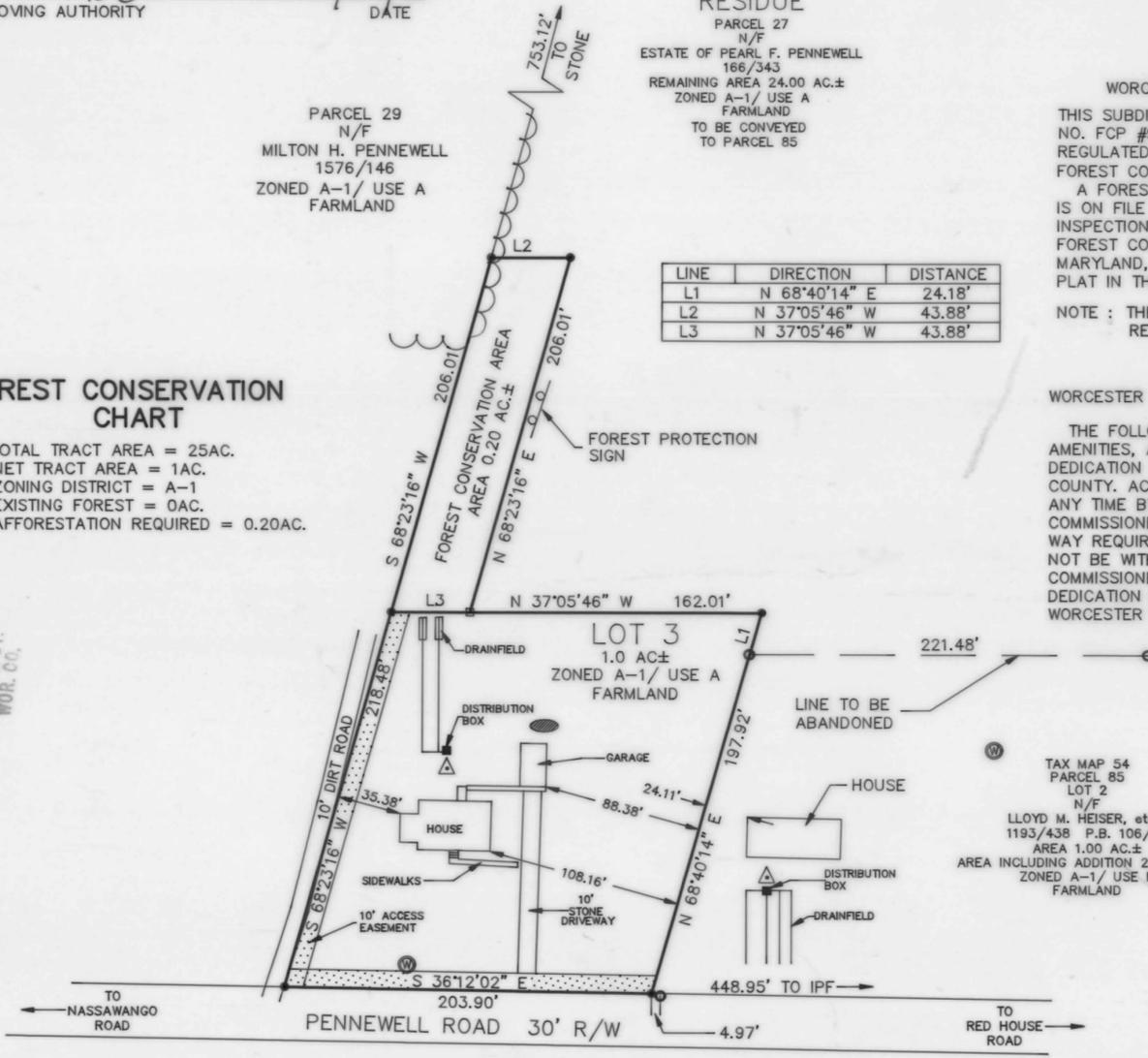
RESIDUE

PARCEL 27  
N/F  
ESTATE OF PEARL F. PENNEWELL  
166/343  
REMAINING AREA 24.00 AC.±  
ZONED A-1/ USE A  
FARMLAND  
TO BE CONVEYED  
TO PARCEL 85

LINE	DIRECTION	DISTANCE
L1	N 68°40'14" E	24.18'
L2	N 37°05'46" W	43.88'
L3	N 37°05'46" W	43.88'

FOREST CONSERVATION CHART

TOTAL TRACT AREA = 25AC.  
NET TRACT AREA = 1AC.  
ZONING DISTRICT = A-1  
EXISTING FOREST = 0AC.  
AFFORESTATION REQUIRED = 0.20AC.



WORCESTER COUNTY DEDICATION

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS OF 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.  
DEDICATION NOTE: A 10.0 FOOT STRIP IS DEDICATED TO WORCESTER COUNTY FOR ROAD WIDENING.

LEGEND

- - IRON ROD SET
- - IRON PIPE FOUND
- △ - SEPTIC
- ⊙ - WELL
- - TREE LINE
- - PROPANE TANK
- ▨ - 10' ROAD WIDENING STRIP

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.

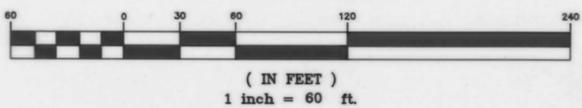
Warne C. Littleton 5/16/95  
WARNE C. LITTLETON, EXECUTOR  
P.O. BOX 236  
STOCKTON, MARYLAND 21864

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.

George E. Young, III 5/15/95  
George E. Young, III  
Professional Land Surveyor No. 10854

GRAPHIC SCALE



GEORGE E. YOUNG, III, PC  
ENGINEERS & SURVEYORS



1504 MARKET STREET  
POCOMOKE, MARYLAND 21851  
VOICE: (410) 957 2149  
(410) 632 2434  
FAX: (410) 957 2928

TITLE: **MINOR SUBDIVISION**  
OF THE  
**ESTATE OF PEARL F. PENNEWELL**  
TAX MAP 62 BLOCK 6 PARCEL 27 DEED 166/343  
SNOW HILL ELECTION DISTRICT NO.2  
WORCESTER COUNTY, MARYLAND

SCALE:	1" = 60'	REVISIONS:	10/7/94
DRAWN BY:	SDT	10/19/94	4/21/95
DATE DRAWN:	8/19/94	5/11/95	
DESIGNED BY:	SDT		
CHECKED BY:	GEYIII		
PROJECT #	94069	SHEET	1 OF 1