

FILED

R.H.O. 143/17

JUL 7 12 39 PM '95

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
Professional Land Surveyor No. 10854
DATE 7-6-95

MINOR SUBDIVISION OF THE LANDS OF MASON BROTHERS L.L.C.

TAX MAP 201 BLOCK 17 PARCEL 1715 DEED BOOK 2053/145 2ND ELECTION DISTRICT SNOW HILL, MARYLAND

RICHARD H. OUTTEN-CLK. CT. CT. WOR. CO.

NOTES:

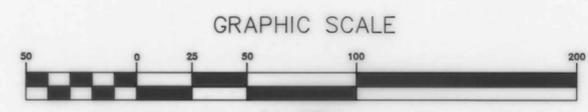
- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) ALL UTILITIES ARE OVERHEAD OR AS SHOWN ON THIS SURVEY.
3) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0175 C, DATED 6/16/92, THE LOT SHOWN IS LOCATED IN ZONE C.
4) THERE IS EXISTING WATER AND SEWER LOCATED ON THESE LOTS.
5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
6) ZONING - R-2 SETBACKS: FRONT YARD - 25' SIDE YARD - 10' REAR YARD - 30'
7) THE EXISTING 50' R/W IS TO BE ABANDONED UPON THE COMPLETION OF A PROPOSED ROAD BY OTHERS.



VICINITY MAP SCALE 1" = 2000'

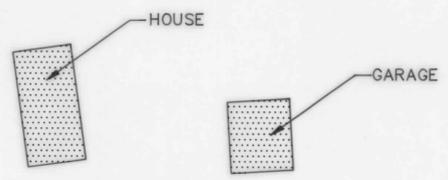


AREA CHART LOT 1 = 26,693.03sq.ft. (0.61Ac.)



TOWN OF SNOW HILL MAYOR & COUNCIL DATE 7/7/95 PLANNING & ZONING DATE 7-7-95

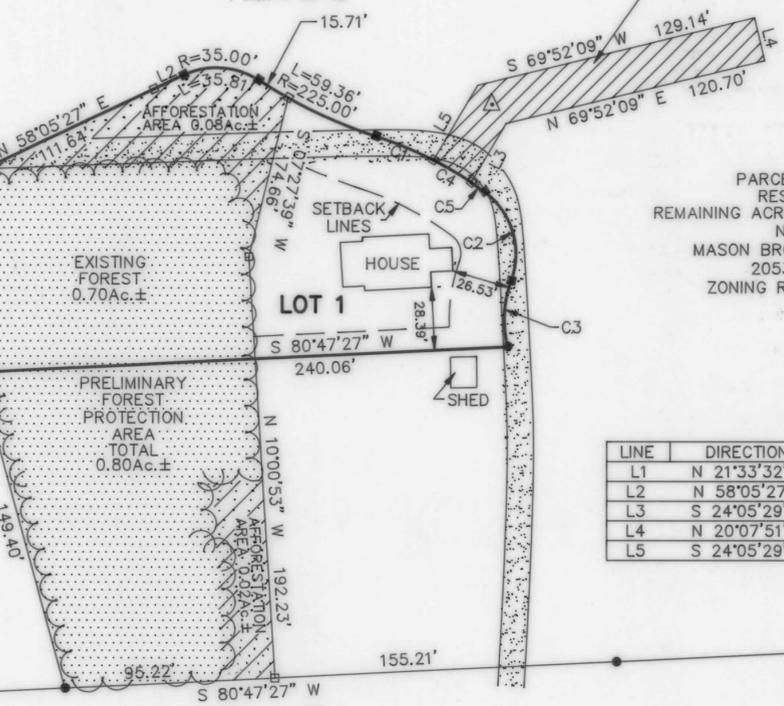
WASHINGTON STREET TO ROUTE 113



PARCEL 173 N/F CURTIS J. MERRITT, et ux. 1607/380 ZONING R-2/USE R

EXISTING 50' R/W (SEE NOTE) EXISTING DIRT LANE

PARCEL 111 N/F JAMES R. PUSEY, et ux. 420/632 ZONING R-2/USE R



PARCEL 1715 RESIDUE REMAINING ACREAGE: 22.55Ac.± N/F MASON BROTHERS, LLC 2053/145 ZONING R-2/USE A

Table with columns: LINE, DIRECTION, DISTANCE. Lists boundary lines L1 through L5.

Table with columns: CURVE, RADIUS, LENGTH, BEARING. Lists curves C1 through C5.

LEGEND

- IRON w/ CAP SET
- IRON ROD FOUND
- SEPTIC
- CONCRETE MONUMENT SET
- PROPERTY CORNER
- IRON PIPE FOUND
- WOODS

DECLARATION TO COMPLY WITH THE STATE FOREST CONSERVATION PROGRAM, 6TH DAY OF JULY, 1995, BY MASON BROTHERS L.L.C. OWNERS OF THE PROPERTY IDENTIFIED AS TAX MAP 63 PARCEL 45 ON THE PLAT PREPARED BY GEORGE E. YOUNG, III, P.C.

- 1.) THE OWNER HAS RECEIVED PRELIMINARY APPROVAL OF THE FOREST CONSERVATION PLAN, FCP# E95-25, FOR THE PROPERTY KNOWN AS PARKSIDE VILLAGE SUBDIVISION, TOTALING 21.67 ACRES AND IS THE PROPERTY FOUND ON SNOW HILL, WORCESTER COUNTY, TAX MAP 63, PARCEL 45.
2.) THIS "DECLARATION OF INTENT TO COMPLY" ALLOWS THE SUBDIVISION PLAT FOR LOT 1 OF THE PROPERTY IDENTIFIED IN PARAGRAPH 1 TO BE APPROVED BY THE TOWN OF SNOW HILL AND TO ALLOW THE TRANSFER OF LOT 1 TO VAN MUIR, ETUX, PRIOR TO FINAL APPROVAL OF THE FOREST CONSERVATION PLAN.
3.) FINAL FOREST CONSERVATION PLAN APPROVAL BY THE STATE FOREST CONSERVATION PROGRAM IS REQUIRED PRIOR TO RECEIPT OF ANY BUILDING, GRADING, OF SEDIMENT CONTROL PERMITS OR THE RECEIPT OF ANY ADDITIONAL SUBDIVISION APPROVALS BY THE APPROVING AUTHORITIES FOR THE PROPERTY IDENTIFIED IN PARAGRAPH 1.
4.) THE FOREST CONSERVATION PLAN SHALL RECEIVE FINAL APPROVAL PRIOR TO ANY DEVELOPMENT, REDEVELOPMENT, OR CONSTRUCTION ACTIVITIES NOT IDENTIFIED IN PARAGRAPH 2 OCCURRING ON THE PROPERTY IDENTIFIED IN PARAGRAPH 1.
5.) FAILURE TO COMPLY WITH THIS DECLARATION OF INTENT MAY RESULT IN AN ENFORCEMENT ACTION BY THE STATE, AS STATED IN NATURAL RESOURCES ARTICLE 5-1601 - 5-1612, ANNOTATED CODE OF MARYLAND AND COMAR 08.19.
6.) THIS DECLARATION OF INTENT TO COMPLY WITH THE STATE FOREST CONSERVATION PROGRAM SHALL BE BINDING UPON THE PARTIES ASSIGNS, SUCCESSORS IN INTEREST, AND PERSONAL REPRESENTATIVES.

FOREST CONSERVATION NOTE

THE FOREST PROTECTION AREA IDENTIFIED HEREON IS SUBJECT TO A PRELIMINARY FOREST CONSERVATION PLAN, E95-25. RESTRICTIVE COVENANTS SHALL BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY UPON RECEIPT OF FINAL APPROVAL BY THE STATE FOREST CONSERVATION PROGRAM.

Carlton W. Mason 7/6/95 OWNER/DEVELOPER
Robert D. Mason 7-6-95 OWNER/DEVELOPER
Katie M.K. Kause 7-6-95 STATE FOREST CONSERVATION COORDINATOR EASTERN REGION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS THE LOT SHOWN IS APPROVED WITH EXISTING ON-SITE SEWAGE FACILITIES FOR A PERIOD OF (5) FIVE YEARS, AND IS SERVICED BY CENTRAL WATER PROVIDED BY THE TOWN OF SNOW HILL. THE APPLICANT OR FUTURE OWNER MUST DISCONTINUE USE OF THE SEWAGE FACILITY AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE.

Richard L. Staley, Jr. 7/7/95 APPROVING AUTHORITY WORCESTER COUNTY

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 (410)-957-2928 FAX: (410)-957-2928 SCALE: 1" = 50' REVISIONS: DRAWN BY: SDT DATE DRAWN: 5-9-95 CHECKED BY: GEY CADD NAME: SUBDIV/PARKSIDE JOB #: 94043-A SHEET 1 OF 1

