R.H.O. 143/69

FILED
Oct 6 4 12 PM '95
RICHARD H. COTTEN
CLK. CT. CT.
WOR. CO.

GENERAL NOTES

1. TAX MAP NO.: 13, PARCEL 97
2. DEED REFERENCE: 1295/66
3. PRESENT ZONING: A–1
4. CURRENT USE: AGRICULTURAL
5. PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0025 A DATED FEBRUARY 15, 1979 THIS LOT LIES IN FLOOD ZONE C.
6. BUILDING ENVELOPE: LOT 1 = ±1.49 ACRES
7. ON MAY 14, 1987, BOARD OF ZONING APPEALS CASE No.15377 GRANTED A SPECIAL EXCEPTION PURSUANT TO SECTION 1–201(c)(2) TO PERMIT A MOBILE HOME ON A SEPERATE LOT.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION (LOT 1) IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM 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 AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT–OF–WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.)

THE REMAINING LAND 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 CHANGE'S TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

Richard H. Cotten 10/6/95
APPROVING AUTHORITY DATE
WORCESTER COUNTY

WORCESTER COUNTY PLANNING COMMISSION

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, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. 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.

C. 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.

C. D. Hall 10/2/95
APPROVING AUTHORITY DATE:
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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Helen L. Kaline 9-20-95
OWNER: HELEN L. KALINE DATE:
7626 OLD OCEAN CITY ROAD
WHALEYVILLE, MD 21872

STATE OF MARYLAND — FRANK GLENWOOD LYNCH JR. — REGISTERED — 10782 — PROFESSIONAL LAND SURVEYOR

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.

Frank G. Lynch Jr. 9-19-1995
FRANK G. LYNCH, JR. DATE:
REG # 10782

FOREST CONSERVATION NOTE

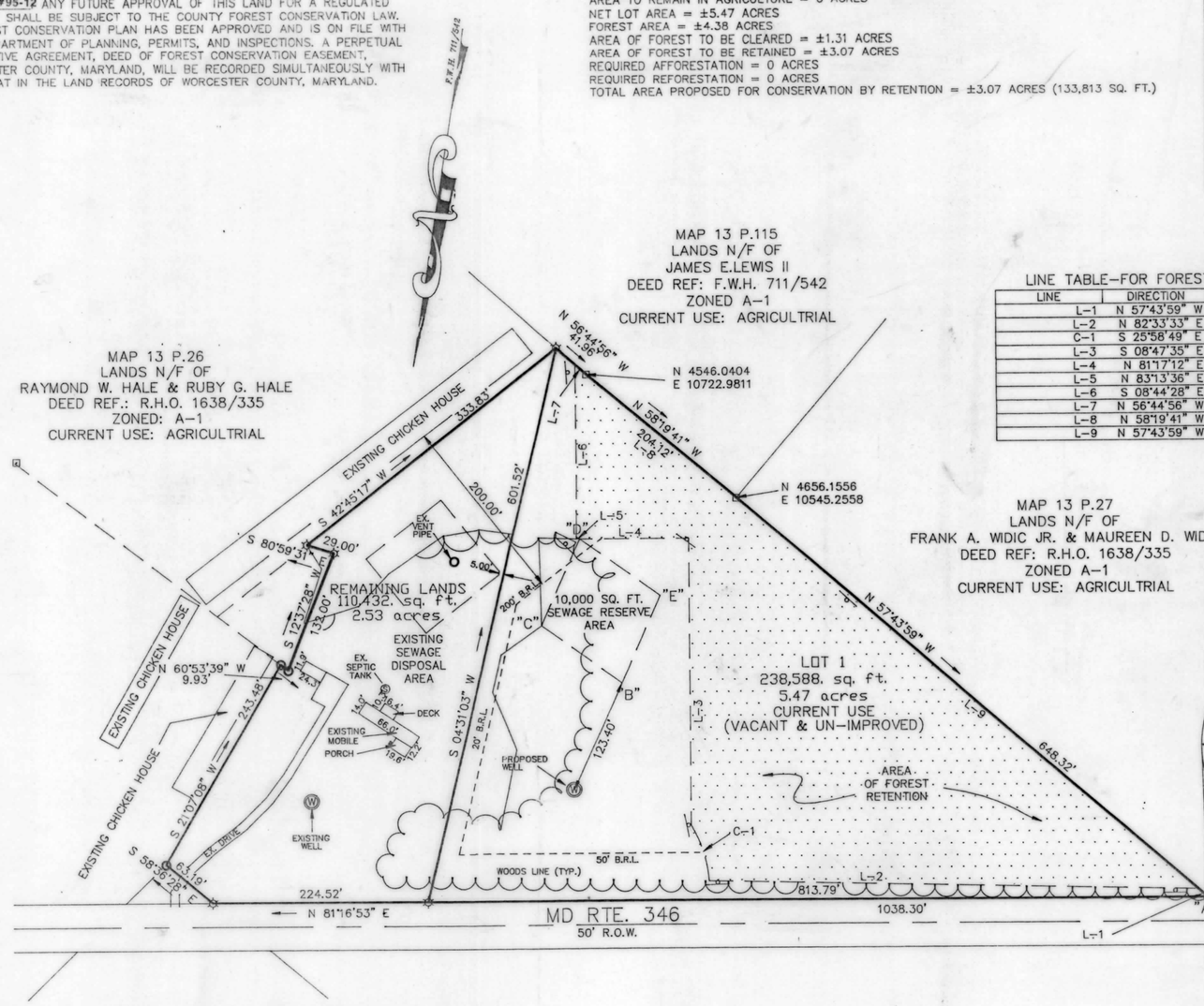
THIS SUBDIVISION IS SUBJECT TO WORCESTER COUNTY'S FOREST CONSERVATION LAW.

LOT 1 IS SUBJECT TO FOREST CONSERVATION PLAN, NO. FCP #95-12 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.

FOREST CONSERVATION TABLE (LOT 1)

LOT 1 AREA = ±5.47 ACRES
AREA OF TIDAL WETLANDS AND WATER BODIES = 0 ACRES
AREA TO REMAIN IN AGRICULTURE = 0 ACRES
NET LOT AREA = ±5.47 ACRES
FOREST AREA = ±4.38 ACRES
AREA OF FOREST TO BE CLEARED = ±1.31 ACRES
AREA OF FOREST TO BE RETAINED = ±3.07 ACRES
REQUIRED AFFORESTATION = 0 ACRES
REQUIRED REFORESTATION = 0 ACRES
TOTAL AREA PROPOSED FOR CONSERVATION BY RETENTION = ±3.07 ACRES (133,813 SQ. FT.)

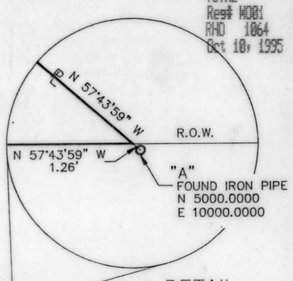
VICINITY MAP
N.T.S.



LINE TABLE–FOR FOREST CONSERVATION EASEMENT

LINE	DIRECTION	DISTANCE
L–1	N 57°43'59" W	14.43'
L–2	N 82°33'33" E	511.06'
C–1	S 25°58'49" E	CHORD = 62.18' RADIUS = 137.63'
L–3	S 08°47'35" E	302.86'
L–4	N 81°17'12" E	113.15'
L–5	N 83°13'36" E	3.57'
L–6	S 08°44'28" E	185.55'
L–7	N 56°44'56" W	15.67'
L–8	N 58°19'41" W	204.12'
L–9	N 57°43'59" W	635.15'

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rec# W081 Rcpt # 13307
RHO 1064 Blk # 391
Oct 10, 1995 08:06 am



DETAIL
N.T.S.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

- DENOTES CONC. MON. FOUND
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD SET
- DENOTES FOREST PROTECTION SIGN
- DENOTES FOREST RETENTION AREA

COORDINATE TABLE

DESIGNATION	NORTH	EAST	DESCRIPTION
"A"	N 5000.00	E 10000.00	IRON PIPE FOUND
"B"	N 4863.95	E 10639.37	SEWAGE RESERVE CORNER
"C"	N 4816.92	E 10730.32	SEWAGE RESERVE CORNER
"D"	N 4720.43	E 10704.34	SEWAGE RESERVE CORNER
"E"	N 4767.43	E 10613.37	SEWAGE RESERVE CORNER

MINOR SUBDIVISION PLAT
LANDS OF HELEN LOUISE KALINE
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641–5353 · 641–5773

DESIGNED BY FGL	SURVEYED BY FGL	FILE # 5968/95
DRAWN BY J.E.S./H.F.J.	DATE 7/24/95 DWG.REV.9/19/95	SHEET 1 OF 1
CHECKED BY FGL	SCALE 1" = 100'	

DISK #198

Maryland State Archives