RHO 143/73

FILED

Oct 12 4 05 PM '95

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

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION 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). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERNATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard L. Wells RD 10/10/95

APPROVING AUTHORITY
WORCESTER COUNTY — DATE

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. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS (0.24 Ac., 10,755 S.F.) 16.75' RD WIDENING STRIP ALONG GROVE LANE 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

C.D. Hall 10/12/95

APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION — DATE

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.

John B. and Mildred A. Hall

OWNER: JOHN B. AND MILDRED B. HALL
864 GROVE LANE, POCOMOKE, MD 21851 — DATE:

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. 10-5-1995

FRANK G. LYNCH, JR. — DATE:
REG # 10782

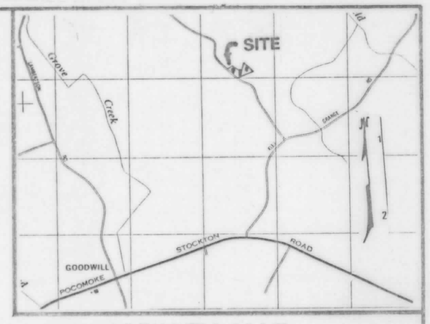
STATE OF MARYLAND — FRANK GOODWILL LYNCH, JR. — No. 10782 — PROFESSIONAL LAND SURVEYOR

COORDINATE TABLE

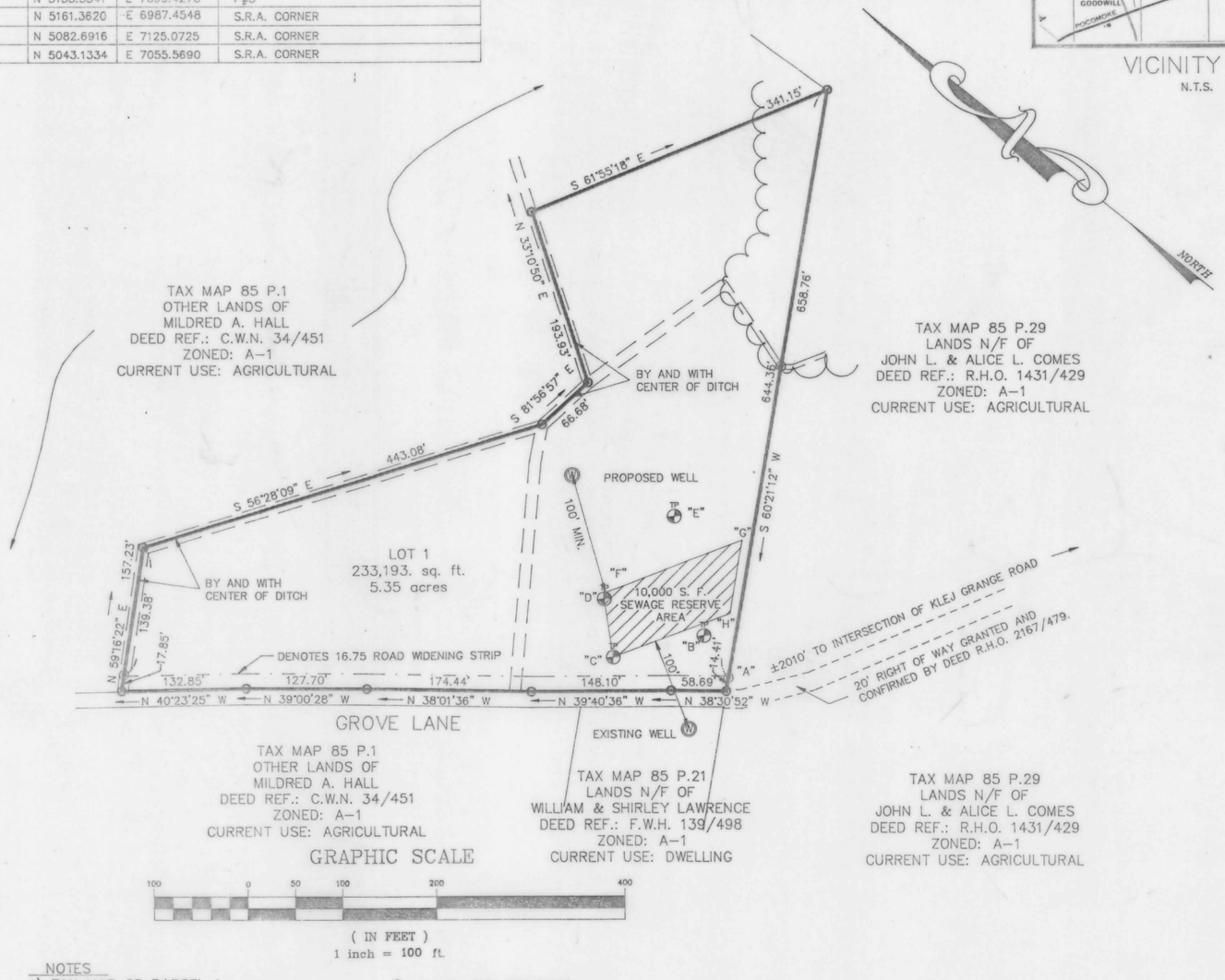
DESIGNATION	NORTH	EAST	DESCRIPTION
"A"	N 5000.0000	E 7000.0000	IRON PIPE FOUND
"B"	N 5049.6590	E 7019.5329	SP#2
"C"	N 5109.7099	E 6940.2101	SP#1 AND S.R.A. CORNER
"D"	N 5157.2745	E 6983.7160	SP#3
"E"	N 5155.3541	E 7099.4278	P#3
"F"	N 5161.3620	E 6987.4548	S.R.A. CORNER
"G"	N 5082.6916	E 7125.0725	S.R.A. CORNER
"H"	N 5043.1334	E 7055.5690	S.R.A. CORNER

FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, PARCEL A IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL HAVING AN EXISTING DWELLING WITHIN ITS BOUNDARIES IS BEING CREATED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF MORE THAN 40,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT – IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.



VICINITY MAP
N.T.S.



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rec# MOB1 Rcpt # 13636
RHO 9219 Blk # 701
Oct 12, 1995 03:58 PM

NOTES

1) TAX MAP 85 PARCEL 1
2) DEED REFERENCE: C.W.N. 34/451
3) CURRENT USE: AGRICULTURAL
4) PROPOSED USE: RESIDENTIAL
5) FLOOD ZONE: C PER FIRM #240083 0225 A0 DATED 2/15/1979
6) SETBACK REQUIREMENTS: FRONT= 60' FROM CENTER OF GROVE LANE SIDE= 20' REAR= 50'
7) THERE ARE NO PRE-EXISTING USE OR STRUCTURES INVOLVING CONCENTRATED HANDLING OR CONFINEMENT OF ANIMALS OR FOWL LOCATED WITHIN 200 FEET OF THIS LOT.
8) THIS LOT SUBJECT TO BOARD OF ZONING APPEALS CASE #41315 GRANTED A SPECIAL EXCEPTION PURSUANT TO ZS SECTION 1-201(c)(11) ON JULY 13, 1995.
9) BUILDING ENVELOPE EXCEEDS 2,500 S.F..
10) REMAINING ACREAGE = ±73 ACRES
11) THE WORCESTER COUNTY PLANNING COMMISION, DURING ITS REGULAR MEETING HELD ON MARCH 2,1995, GRANTED A WAIVER PURSUANT TO SECTION 2-502(h)(5) IN ORDER TO PERMIT THE SUBDIVISION OF A NEW LOT WHICH WILL HAVE LESS THAN THE REQUIRED 35 FOOT ROAD FRONTAGE.
12) ACCORDING TO WORCESTER COUNTY SOIL CONSERVATION SERVICE THERE ARE NO TAX DITCHES LOCATED ON PROPERTY.

● DENOTES IRON PIPE FOUND
○ DENOTES UNMARKED POINT

S.R.A. REVISED 10/02/95
DISK #211

MINOR SUBDIVISION

LANDS OF JOHN B. AND MILDRED A. HALL
EIGHTH 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 F.G.L.	SURVEYED BY D.T.	FILE # 6001-95
DRAWN BY H.F.J.	DATE 8/22/95	SHEET 1 OF 1
CHECKED BY F.G.L.	SCALE 1"=100'	

Maryland State Archives