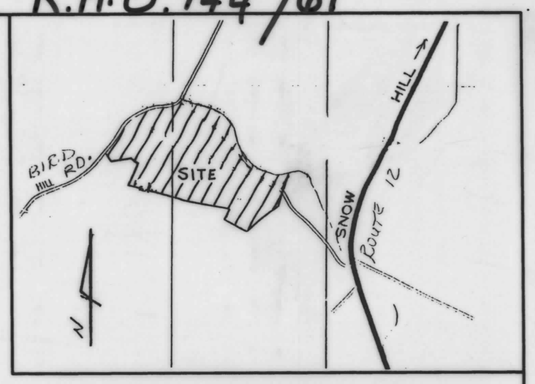
R.H.O. 144/61

FILED
Dec 22 2 46 PM '95
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.



VICINITY MAP
NOT TO SCALE

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, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.

Any approval by the Department of the Environment 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 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.

Worcester County does not guarantee the developement or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of Parcel # LOT 1 and the adjoining roadways are offered in dedication for the future widening of BIRD HILL ROAD. 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 The offer may not be withdrawn without the consent of the County Commissioners.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 12/22/95
Worcester County Planning Commission Date

ENVIRONMENTAL PROGRAMS

This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Enviromental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 100 feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 ft. sq., 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 alterations of elevation or changes in grade are prohibited without prior approval of this office.

Richard L. Wells Jr. 12/22/95
APPROVING AUTHORITY WORCESTER COUNTY Date

RECORDING FEE 8.50
PLAT-SUBDIVIS 8.50
TOTAL 17.00
Rec# M081 Rcrt # 14656
RHO 1864 Blk # 1365
Dec 22, 1995 02:56 PM

FOREST CONSERVATION WORKSHEET DATA

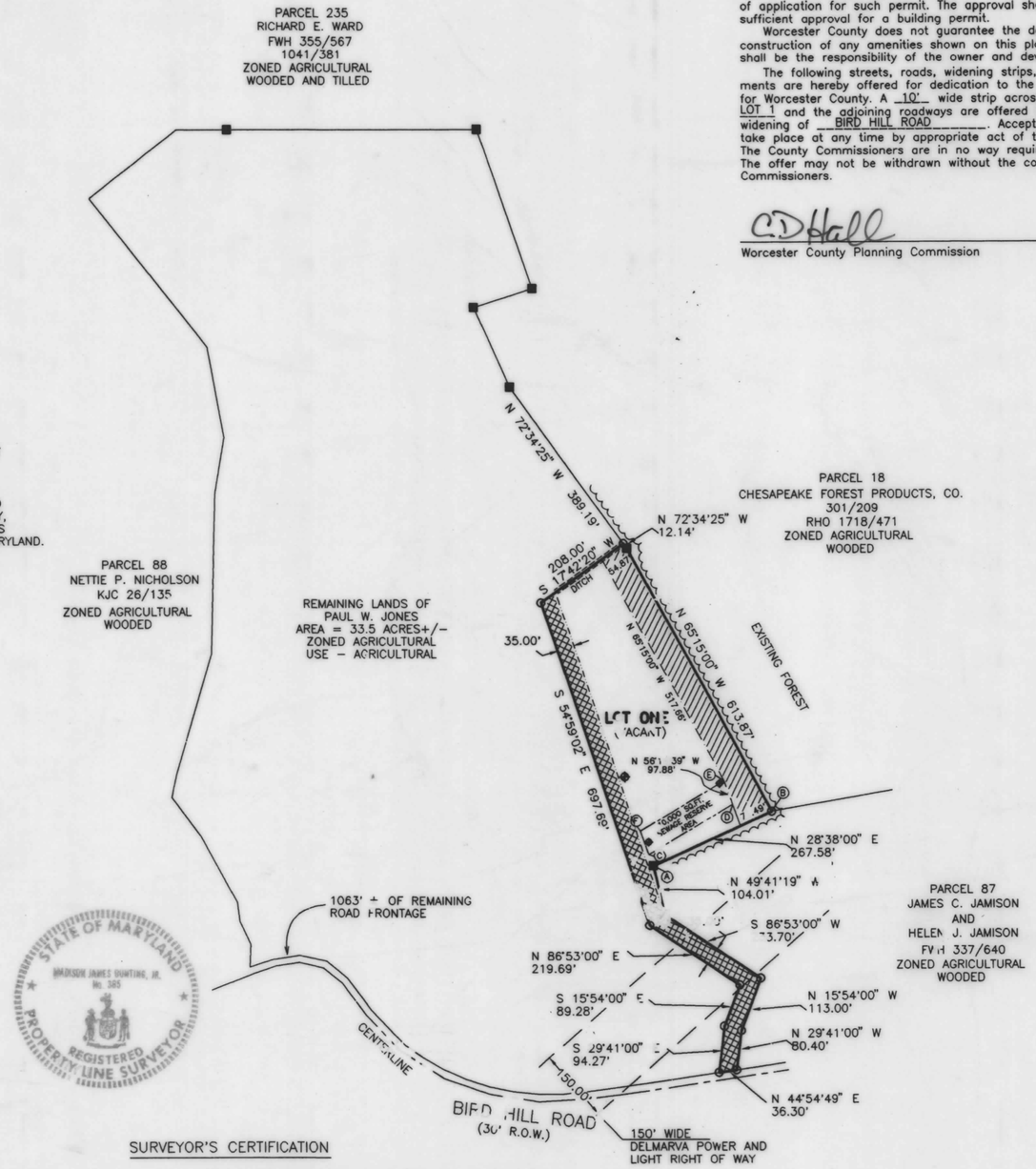
TOTAL TRACT AREA = 37.5 ACRES+/-
NET TRACT AREA = 4.03 ACRES+/-
AFFORESTATION THRESHOLD = 0.81 ACRES+/-
EXISTING FOREST COVER = 0.0 ACRES
AFFORESTATION REQUIRED = 0.81 ACRES+/-

NOTE: THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 95-13.

THIS SUBDIVISION IS SUBJECT TO WORCESTER COUNTY'S FOREST CONSERVATION LAW. 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 AGGREMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

DENOTES AFFORESTATION AREA (0.81 ACRES+/-)

COORDINATE TABLE ASSUMED DATUM		
POINT	NORTH	EAST
A	10,720.209	2,347.810
B	10,485.357	2,219.587
C	10,706.840	2,369.340
D	10,522.042	2,292.843
E	10,493.713	2,335.231
F	10,678.511	2,411.728



STATE OF MARYLAND
MADISON JAMES BUNTING, JR.
No. 365
REGISTERED
PROPERTY LINE SURVEYOR

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 the setting of markers have been complied with.

Paul W. Jones 12-15-95
PAUL W. JONES Date
P.O. BOX 161, 2131 BIRD HILL ROAD
GIRDLETREE, MARYLAND 21829

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.

Madison J. Bunting, Jr. 12/15/1995
Madison J. Bunting, Jr. Date
License No. 365

LEGEND

- DENOTES FOUND CONCRETE MONUMENT
- DENOTES SET IRON PIPE
- DENOTES 35' WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR THE JOINT USE OF LOT ONE AND THE REMAINING LANDS OF PAUL W. JONES AND THEIR SUCCESSORS.
- DENOTES PROPOSED WELL LOCATION

LOT ONE - MINOR SUBDIVISION
LANDS OF PAUL W. JONES

EIGHTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 56, P/O PARCEL 243
DEED REFERENCE: R.H.O. 2033/186
LOT AREA = 4.03 ACRES +/-
BUILDABLE AREA = 1.92 ACRES +/-
ZONED AGRICULTURAL
ZONING SETBACKS: FRONT = 35'
SIDES = 20' EACH, REAR = 50'

PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0230 B, DATED JUNE 15, 1983, THIS SUBDIVISION LIES WITHIN FLOOD ZONE C.

THERE ARE NO PRE-EXISTING STRUCTURES INVOLING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200 FEET ON ANY ADJOINING PARCELS.

0' 200' 400' 600'

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11623 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)641-5718 - FAX 641-6266

SCALE:	1" = 200'	DATE:	8/14/95
DRAWN BY:	M.J.B.	JOB NO.:	PJONES/94

Maryland State Archives