

R.H.O. 144/62

FILED
Dec 22 2 47 PM '95

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

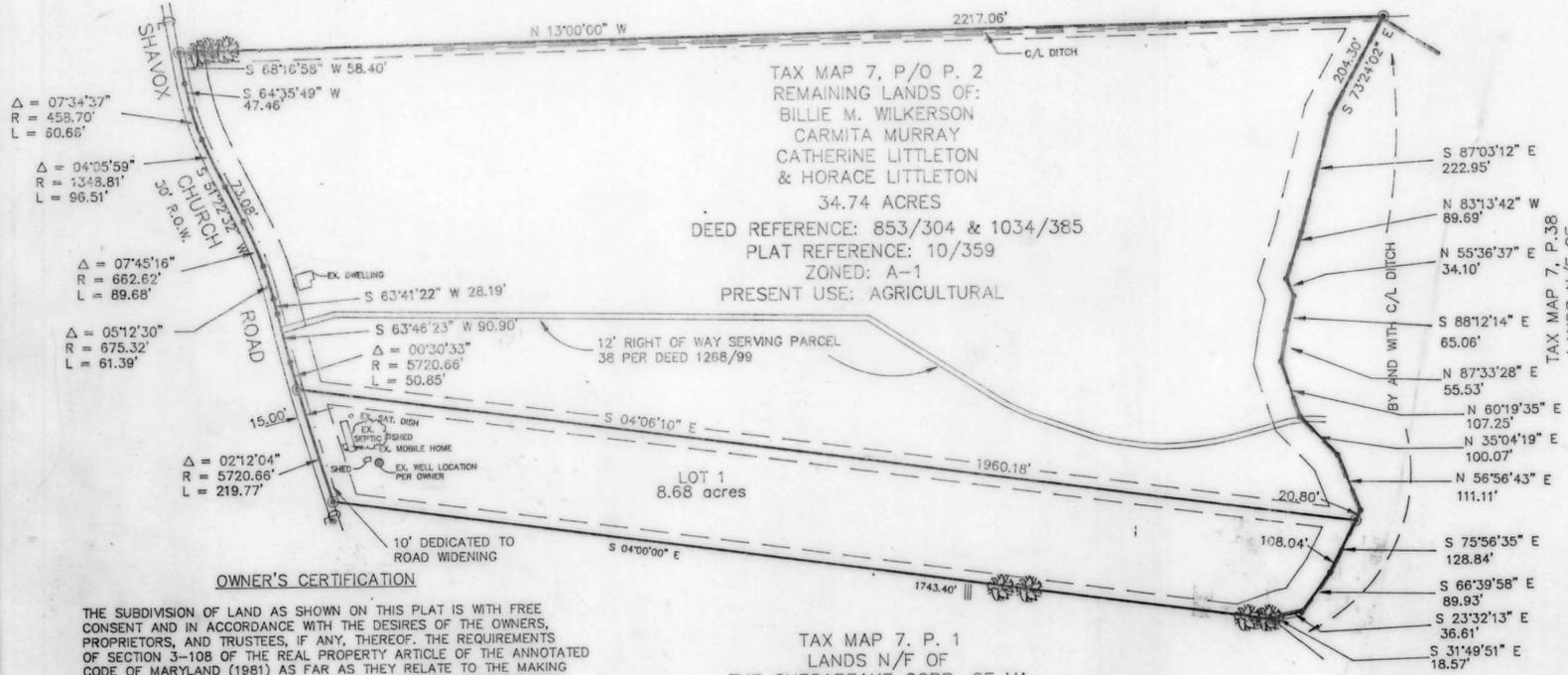


VICINITY MAP
N.T.S.

TAX MAP 7, P. 3
LANDS N/F OF
CHEASAPEAKE CORP. OF VA
F.W.H. 83/526
ZONED A-1
PRESENT USE: AGRICULTURAL

TAX MAP 7, P/O P. 2
REMAINING LANDS OF:
BILLIE M. WILKERSON
CARMITA MURRAY
CATHERINE LITTLETON
& HORACE LITTLETON
34.74 ACRES
DEED REFERENCE: 853/304 & 1034/385
PLAT REFERENCE: 10/359
ZONED: A-1
PRESENT USE: AGRICULTURAL

TAX MAP 7, P. 1
LANDS N/F OF
THE CHESAPEAKE CORP. OF VA
143/427
ZONED: A-1
PRESENT USE: AGRICULTURAL



TAX MAP 7, P. 38
LANDS N/F OF
HARLEY WAYNE TULL
1268/99
ZONED A-1
PRESENT USE: AGRICULTURAL

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 THEREOF 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 10' WIDE STRIP ALONG SHAVOX CHURCH ROAD 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

CD Hall

12/22/95

APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION

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.

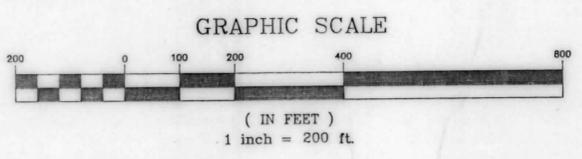
OWNER'S CERTIFICATION
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Billie M. Wilkerson 12/15/95
OWNER: BILLIE M. WILKERSON / *Dorrit W. Wilkerson* DATE: 12/15/95
32395 OLD OCEAN CITY ROAD
PARSONSBURG, MARYLAND 21849

Carmita L. Murray 12/19/95
CARMITA MURRAY
WILLIAMSVILLE ROAD
SELBYVILLE, DELAWARE 19975

Horace M. Littleton 12/17/95
HORACE LITTLETON
7719 SHAVOX CHURCH ROAD
WHALEYSVILLE, MARYLAND 21872

Catherine S. Littleton 12/19/95
CATHERINE LITTLETON
7737 SHAVOX CHURCH ROAD
WHALEYSVILLE, MD 21872



NOTE:
PRESENT ZONING: A-1
SETBACK REQUIREMENTS:
FRONT YARD 60' FROM C/L PUBLIC ROAD
SIDE YARDS 20'
REAR YARD 50'

PROPERTY LOCATED WITHIN FLOOD ZONE C
PER COMMUNITY PANEL NO.: 240083 0025 A
DATED: 2/15/1979
BUILDING ENVELOPES EXCEED 2,500 SQ. FT.
THE BOARD OF ZONING APPEALS CASE No. 40327 GRANTED A SPECIAL EXCEPTION PURSUANT TO 2S SECTION 1-201(c)(8) ON JUNE 8, 1995.
THERE ARE NO PRE-EXISTING USE OR STRUCTURES INVOLVING CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200 FEET OF THIS LOT.

● DENOTES IRON ROD SET
○ DENOTES UNMARKED POINT
☼ DENOTES MARKED TREE FOUND

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. 9-25-1995
FRANK G. LYNCH, JR.
REG # 10782



Dubaud & Wells AD
APPROVING AUTHORITY WORCESTER COUNTY

12/21/95
DATE

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

MINOR SUBDIVISION PLAT
LANDS OF B. WILKERSON, C. MURRAY, C. LITTLETON & H. LITTLETON
FIFTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DESIGNED BY F.G.L.	SURVEYED BY G.W.	FILE # 5554-94
DRAWN BY M.H. & H.J.	DATE 3/13/95 REVISED 6/08/95	SHEET 1 OF 1
CHECKED BY F.G.L.	SCALE 1"=200'	

RECORDING FEE	2.50
PLAT-SUBDIVISION	2.50
TOTAL	5.00
Form NO. 1	Rev. 1/85
Form NO. 1064	Rev. 1/85
Form NO. 22	Rev. 1/95

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 ENVIRONMENTAL PROGRAMS.

