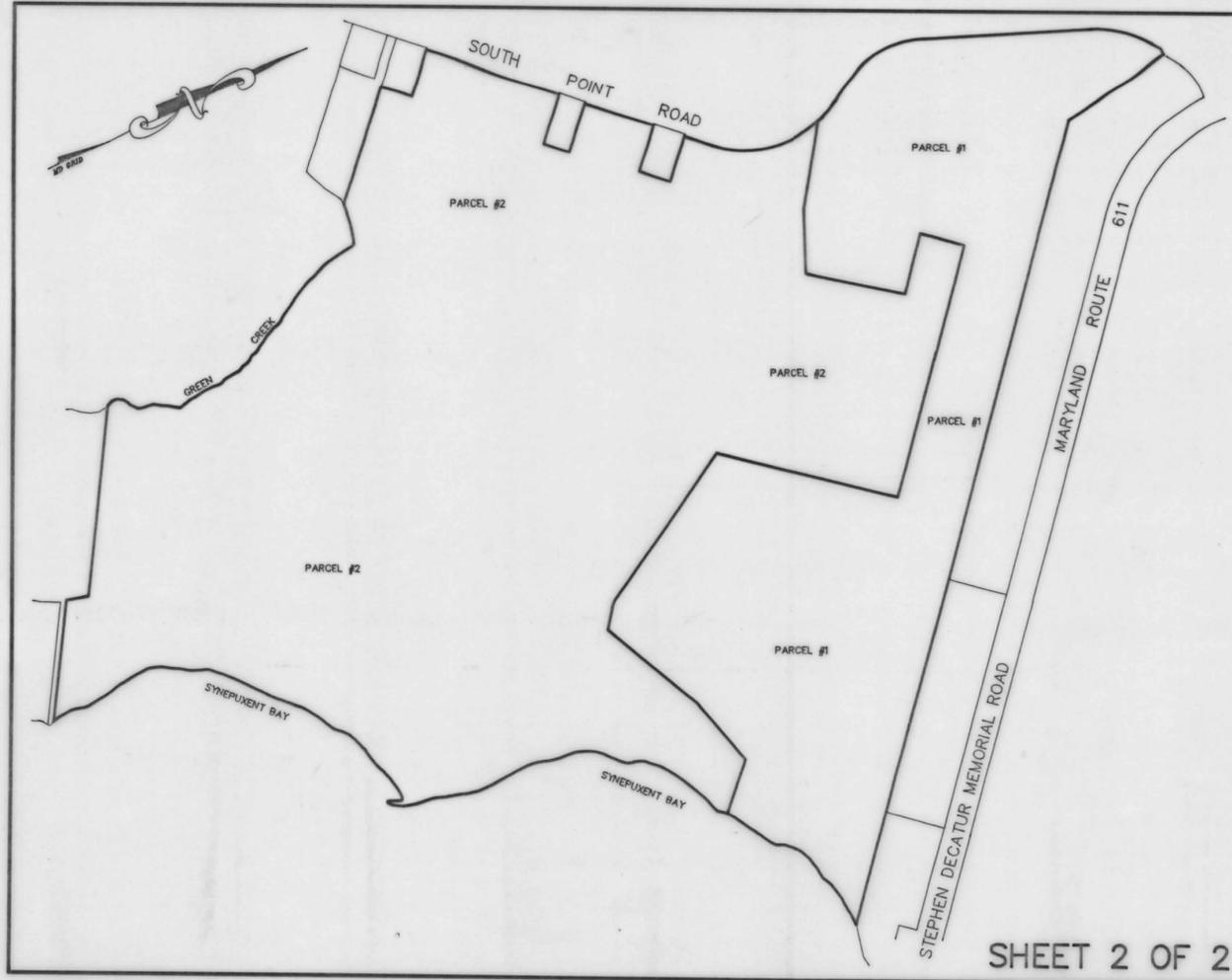


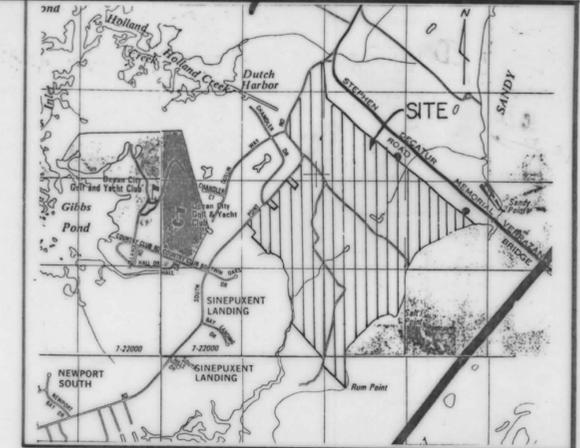
FILED

Dec 22 2 47 PM '95

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



R.H.O. 144/63



VICINITY MAP NOT TO SCALE

GENERAL NOTES

- The property shown hereon is currently owned and being developed by: Ruark Family Limited Partnership, 4920 Snow Hill Road, Salisbury, Maryland, 21801, Telephone: 410-749-1093.
- Deed reference: RHO 2147/538.
- Plat reference: RHO 143/46 & 47 entitled "Boundary Survey and Forest Conservation Easement Plat of The Woodcock Farm Property" and RHO 144/37 entitled "Minor Subdivision of the Woodcock Farm Property".
- Perpetual Protective Agreement: RHO 2193/220, Reference FCP #94-10.
- Total number of parcels = two.
- Area of Parcel #1 = 114.80 +/- acres & Parcel #2 = 257.54 +/- acres.
- Total area of property = 372.34 acres.
- The present zoning of this property is E-1 (Estate).
- This property is shown on F.I.R.M Community Panel 240083 00058 as being in Flood Zone B and A12 (Elevation 8).
- This subdivision is subject to the "Flood Plain Ordinance".
- Wetlands as shown hereon are per field survey by Environmental Resources, Inc., dated February 22, 1995. Wetland delineation was determined to be a reasonable representation by the U.S. Army Corps of Engineers as stated in a letter dated April 14, 1995. Said determination is valid for a period of five years or until April 14, 2000.
- Parcels #1 & #2 are created as agricultural parcels only.
- Philip R. Parker, Sr., Professional Land Surveyor, 221 Broad Street, Salisbury, Maryland, 21801, Telephone: 410-749-1023.
- A road widening of 30' from the centerline is offered in dedication to the Worcester County Commissioners for the future widening of South Point 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. This offer may not be withdrawn without the consent of the County Commissioners.
- 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 practicality, buildability, or safety of any proposed use, and shall create no liability upon the County, its officials, or employees.
- The area noted on this plat as Forest Conservation Area is hereby encumbered by and subject to a Perpetual Protective Agreement recorded in the land records of Worcester County, Maryland, in Liber RHO 2193, Folio 220.

5.00
5.00
8.00
1864
12/22/1995
11/15/95
12/22/95

SITE DATA

Total Area = 372.34 acres +/-.
 Area of Parcel #1 = 114.80 acres +/-.
 Area of Parcel #2 = 257.54 acres +/-.
 Area of Existing Ponds = 1.2 acres +/-.
 Tidal/Non-Tidal Wetlands = 66.8 acres +/-.
 Forest Conservation Area = 97.1 acres +/-.



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.

Thomas H. Ruark
 THOMAS H. RUARK, PARTNER
 RUARK FAMILY LIMITED PARTNERSHIP
 12/15/95
 DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS REVISED MINOR SUBDIVISION PLAT IS TO REMOVE THE GREENBELT EASEMENTS LABELED "GREENBELT EASEMENTS FOR FOREST CONSERVATION AND/OR WETLAND MITIGATION" FROM PARCEL #1 AS SHOWN ON PLAT ENTITLED "MINOR SUBDIVISION OF THE WOODCOCK FARM PROPERTY", DATED NOVEMBER 3, 1995, AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN R.H.O. 144/37.

APPROVAL

WORCESTER COUNTY PLANNING & ZONING COMMISSION

CD Hall
 WORCESTER COUNTY PLANNING COMMISSION
 12/22/95
 DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

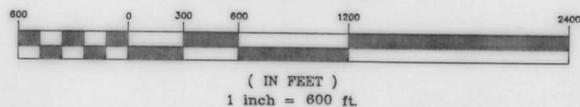
THIS SUBDIVISION OF LANDS IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME.

Richard H. Outten
 APPROVING AUTHORITY - WORCESTER COUNTY
 12/21/95
 DATE

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.

Philip R. Parker
 PHILIP R. PARKER P.L.S. 10713
 DEC 15 1995
 DATE

GRAPHIC SCALE



RECORD PLAT

REVISED MINOR SUBDIVISION OF THE WOODCOCK FARM PROPERTY

REVISIONS	
DATE	INIT.

LOCATION TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

SCALE 1" = 600'	DATE 12-15-95	TAX MAP 42
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DWG. \S1079\2PART1L	JOB NO. S1079	DRAWN BY S.W.F.	PARCEL P/O 8
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SHEET 1 OF 2