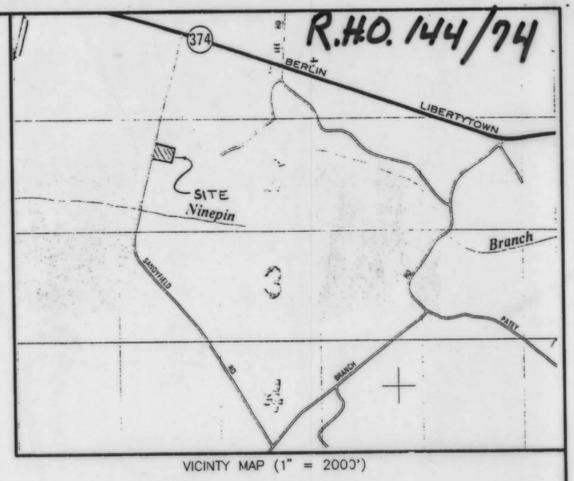
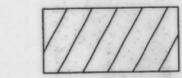




FILED
 JAN 5 2 47 PM '96
 RICHARD H. OUTTEN-
 CLK. CT. CT.
 WOR. CO.



PARCEL 45
 REMAINING LANDS OF
 WILLIAM JR. AND ROBERTA BURBAGE
 AND
 RICHARD AND BETTY J. BURBAGE
 F.W.H. 214/631
 RESIDUE = 151.03 ACRES ± PER DEED
 EXISTING WOODS



DENOTES FOREST PROTECTION AREA - 0.83 ACRES
 NOTE: THIS SUBDIVISION IS SUBJECT TO A FOREST CONSERVATION PLAN NO. 95-19
 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 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 WORKSHEET DATA
 TOTAL TRACT AREA = 153.12 ACRES+/-
 AREA REMAINING IN AG. PRODUCTION = 151.03 ACRES+/-
 NET TRACT AREA = 2.09 ACRES+/-
 AFFORESTATION THRESHOLD (20%) = 0.42 ACRES+/-
 REFORESTATION THRESHOLD (25%) = 0.52 ACRES+/-
 EXISTING FOREST COVER = 2.09 ACRES+/-
 AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 1.67 ACRES+/-
 AREA OF FOREST ABOVE REFORESTATION THRESHOLD = 1.57 ACRES+/-
 BREAK EVEN POINT = 0.83 ACRES+/-
 CLEARING PERMITTED - NO MITIGATION = 1.26 ACRES+/-

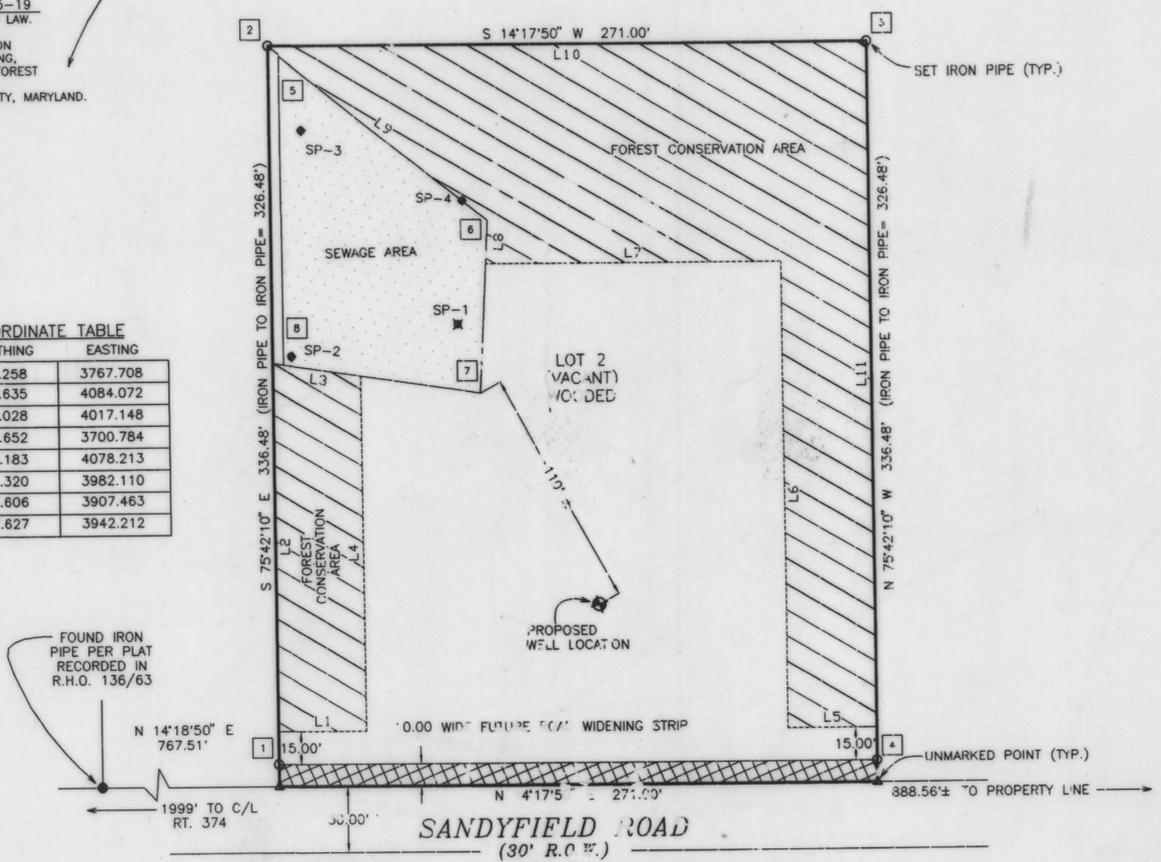
FOREST CONSERVATION AREA

LINE#	BEARING	DISTANCE
L1	N 14°17'50" E	40.00'
L2	S 75°42'10" E	167.10'
L3	S 25°42'43" W	40.44'
L4	N 75°42'10" W	161.18'
L5	N 14°17'50" E	40.00'
L6	S 75°42'10" E	211.48'
L7	N 14°17'50" E	133.89'
L8	S 75°42'10" E	19.82'
L9	N 53°32'35" E	126.76'
L10	S 14°17'50" W	271.00'
L11	N 75°42'10" W	311.48'

COORDINATE TABLE

	NORTHING	EASTING
1	6987.258	3767.708
2	6906.635	4084.072
3	6644.028	4017.148
4	6724.652	3700.784
5	6903.183	4078.213
6	6831.320	3982.110
7	6854.606	3907.463
8	6937.627	3942.212

ENVIRONMENTAL PROGRAMS
 This subdivision is approved for interim individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each building unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right of ways, and other permanent or physical objects, and shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.



MINOR SUBDIVISION
 - LOT 2

LANDS OF
 WILLIAM L. BURBAGE
 ROBERTA A. BURBAGE
 RICHARD F. BURBAGE
 BETTY J. BURBAGE

RECORDING FEE
 PLAT-SUBDIVISION
 TOTAL
 Rec# 4082 Rcpt # 18358
 RHD 9681 Bk # 413
 Jan 85, 1996 8243 PM

THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND

- GENERAL NOTES:
- TAX MAP 30 PART OF PARCEL 45
 - DEED REFERENCE: 214/631
 - ZONED: E-1
 ZONING SETBACKS: FRONT= 50', SIDES= 50', REAR= 100'
 - THIS SUBDIVISION OF LOT 2 CONSTITUTES THE SECOND DIVISION OF PARCEL 45 SINCE JULY 25, 1967.
 - THERE ARE NO PRE-EXISTING STRUCTURES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200 FEET ON ANY ADJOINING PARCELS.
 - ASSUMED COORDINATE SYSTEM.
 - BASED UPON THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083-0100 B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE C.
 - AREA TABLE:
 LOT 2 TOTAL AREA= 2.09 ACRES ±
 LOT 2 BUILDABLE AREA= 0.67 ACRES ±
 REMAINING ACRES OF PARCEL 45= 151.03 ACRES ±

Richard L. Outten
 APPROVING AUTHORITY WORCESTER COUNTY
 1/2/96
 Date

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 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.
 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 LOT 2 and the adjoining roadways are offered in dedication for the future widening of SANDYFIELD 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
 WORCESTER COUNTY PLANNING COMMISSION
 1/4/96
 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 the setting of markers have been complied with.

William L. Burbage 12-25-95
 WILLIAM L. BURBAGE
 6909 LIBERTYTOWN ROAD
 BERLIN, MARYLAND 21811
Roberta A. Burbage 12-28-95
 ROBERTA A. BURBAGE
 6906 LIBERTYTOWN ROAD
 BERLIN, MARYLAND 21811
Richard F. Burbage 12-29-95
 RICHARD F. BURBAGE
 6622 LIBERTYTOWN ROAD
 BERLIN, MARYLAND 21811
Betty J. Burbage 12-28-95
 BETTY J. BURBAGE
 6622 LIBERTYTOWN ROAD
 BERLIN, MARYLAND 21811

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. 12/27/1995
 MADISON J. BUNTING, JR.
 LICENSE NO. 365



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

SCALE: 1" = 50' DATE: 12/21/1995
 DRAWING: 1264.DWG DRAWN BY: R.T.H. JOB NO.: 1264/1995