

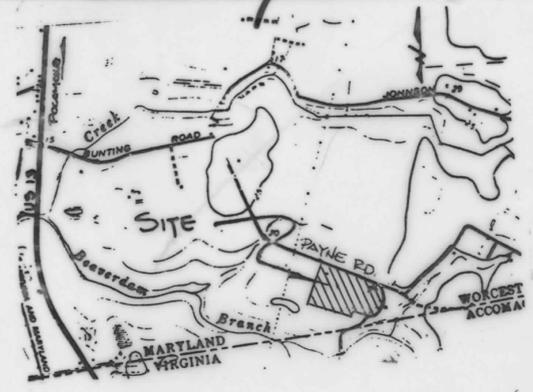
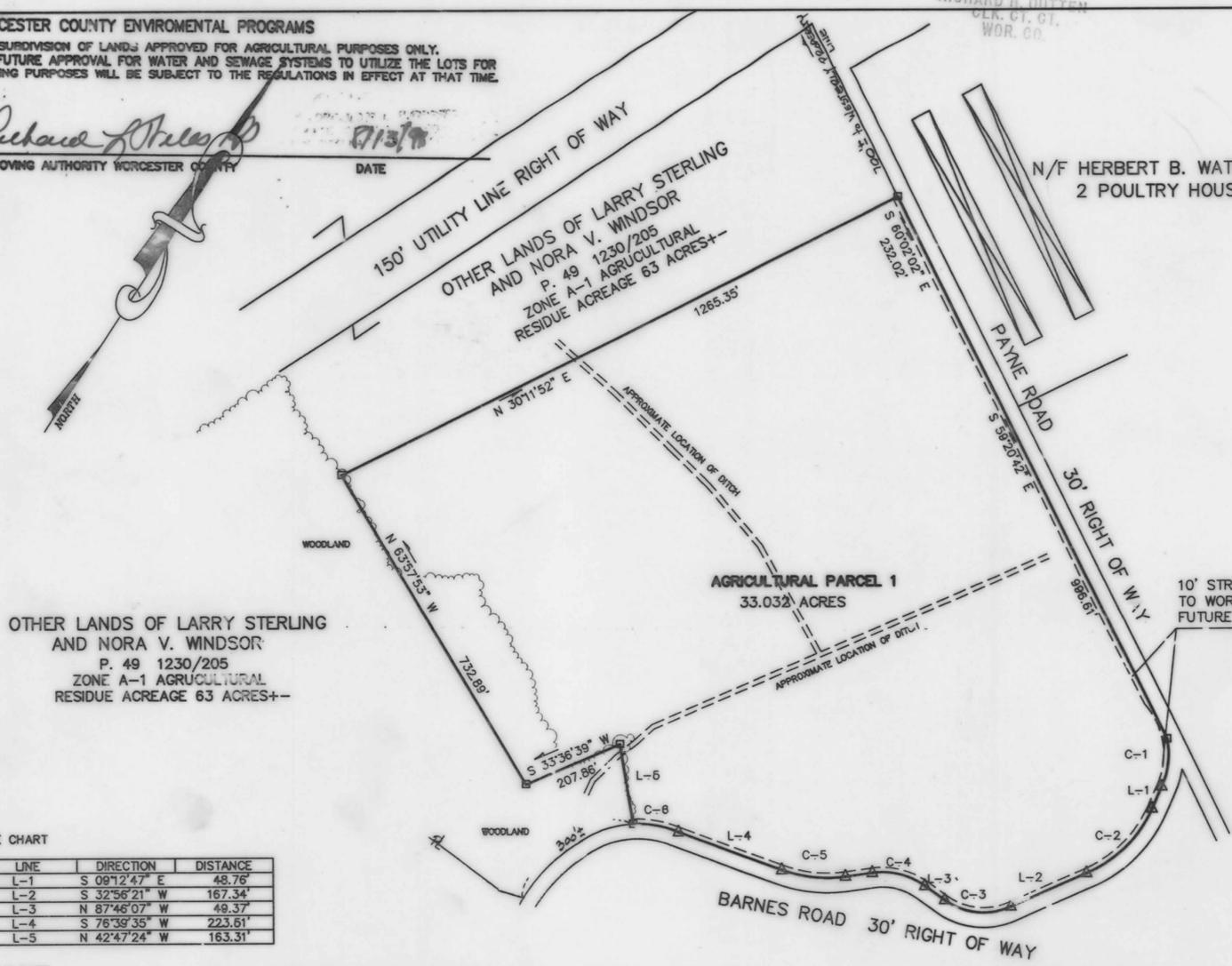
FILED
 Aug 22 2 09 PM '96
 RICHARD H. CUTTEN
 CLERK, CT. CL.
 WOR. CO.

R.H.O. 148/3

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

Richard H. Cutten
 APPROVING AUTHORITY WORCESTER COUNTY

DATE 07/13/96



VICINITY MAP

GENERAL NOTES
 BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP COMMUNITY NUMBER 240083 225 A, DATED 02/15/79, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C.
 ZONE A-1 AGRICULTURAL
 APPROXIMATE FRONTAGE ON RESIDUE IS 300'
 NO TAX DITCHES LOCATED ON SITE.
 EXISTING USE AGRICULTURAL PROPOSED USE AGRICULTURAL

TOTAL
 Fee \$250
 Plat \$250
 Map \$175
 Aug 22 1996 8242 PM

OTHER LANDS OF LARRY STERLING AND NORA V. WINDSOR
 P. 49 1230/205
 ZONE A-1 AGRICULTURAL
 RESIDUE ACREAGE 63 ACRES+-

AGRICULTURAL PARCEL 1
 33.032 ACRES

10' STRIP OF LAND DEDICATED TO WORCESTER COUNTY FOR FUTURE ROAD WIDENING

OWNER LARRY G. STERLING
 P.O. BOX 500
 POCOMOKE, MD 21851

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF 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 WORCESTER COUNTY ENVIRONMENTAL PROGRAMS OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS 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 THAT THE STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.
 THE FOLLOWING ROADS, AMMENTITIES, IMPROVEMENTS ARE HEREBY 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. A 10' WIDE DEDICATION STRIP ALONG PAYNE & BARNES ROAD ACROSS THE FRONT OF AGRICULTURAL PARCEL 1 AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE ROAD WIDENING OF BOTH ROADS.

Louis J. Paglierani 8-20-96
 CHAIRMAN DATE

LINE CHART

LINE	DIRECTION	DISTANCE
L-1	S 09°12'47" E	48.76'
L-2	S 32°56'21" W	167.34'
L-3	N 87°46'07" W	49.37'
L-4	S 76°39'35" W	223.61'
L-5	N 42°47'24" W	163.31'

CURVE DATE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	162.39'	98.82'	97.30'	S 26°38'48" E
C-2	257.59'	189.51'	185.26'	S 11°51'47" W
C-3	135.55'	140.27'	134.10'	S 62°36'07" W
C-4	149.13'	113.47'	110.76'	S 70°25'58" W
C-5	266.42'	130.31'	129.02'	S 62°38'50" W
C-6	212.03'	94.63'	93.84'	S 66°52'43" W

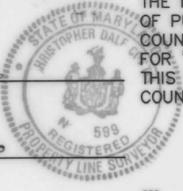
THE RECORDING OF THIS SUBDIVISION PLAT IS FOR AGRICULTURAL PURPOSES ONLY. SHOULD THE PROPERTY OWNER DECIDE IN THE FUTURE TO DEVELOP THIS LOT FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING, A NEW PLAT MUST BE RECORDED TO CHANGE THE DESIGNATION FROM "AGRICULTURAL PARCEL" TO "LOT" WHICH WILL ILLUSTRATE THE APPROVED SEPTIC DISPOSAL AREA AND WELL LOCATIONS. PRIOR TO THE RECORDING OF SUCH PLAT, THE ENVIRONMENTAL PROGRAMS SECTION MUST EVALUATE AND APPROVE THE DISPOSAL AREA. IN ADDITION, THIS NEW APPLICATION WOULD HAVE TO COMPLY WITH ALL APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF ITS RECORDING.

OWNERS AND SURVEYORS CERTIFICATION

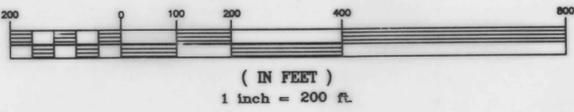
WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

FOREST CONSERVATION LAW
 IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

Chris D. Custis
 CHRIS D. CUSTIS, R.P.L.S. #599 DATE 7/20/96
Larry G. Sterling
 LARRY G. STERLING DATE 8-8-96
Nora V. Windsor - Gayle W. Custis A.I.F.
 NORA V. WINDSOR - GAYLE W. CUSTIS A.I.F. DATE 8-8-96



GRAPHIC SCALE



TITLE MINOR SUBDIVISION FOR LARRY STERLING-AGRICULTURAL PARCEL 1 SURVEYED FOR MOSES MCNURE		
COUNTY WORCESTER	STATE MD	SCALE 1" = 200'
ELECTION DISTRICT NO. 01		
TAX MAP 100	GRID 16	● IRON PIPE FD ○ IRON PIPE SET ■ CONC. MONU. FD. □ CONC. MONU. SET △ UNMARKED POINT - - - - - DITCH
DEED REF. 1230/205	PARCEL 49	
PLAT REF. /		CHRIS D. CUSTIS P.L.S. SURVEYING & LAND PLANNING 11775 N. SOMERSET AVENUE PRINCESS ANNE, MARYLAND 21853 PHONE 1-410-651-2331
DATE 06/10/96	REV 07/20/96	