

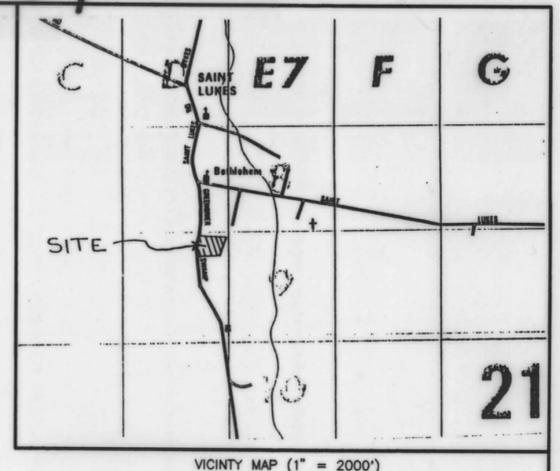
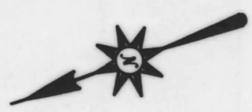
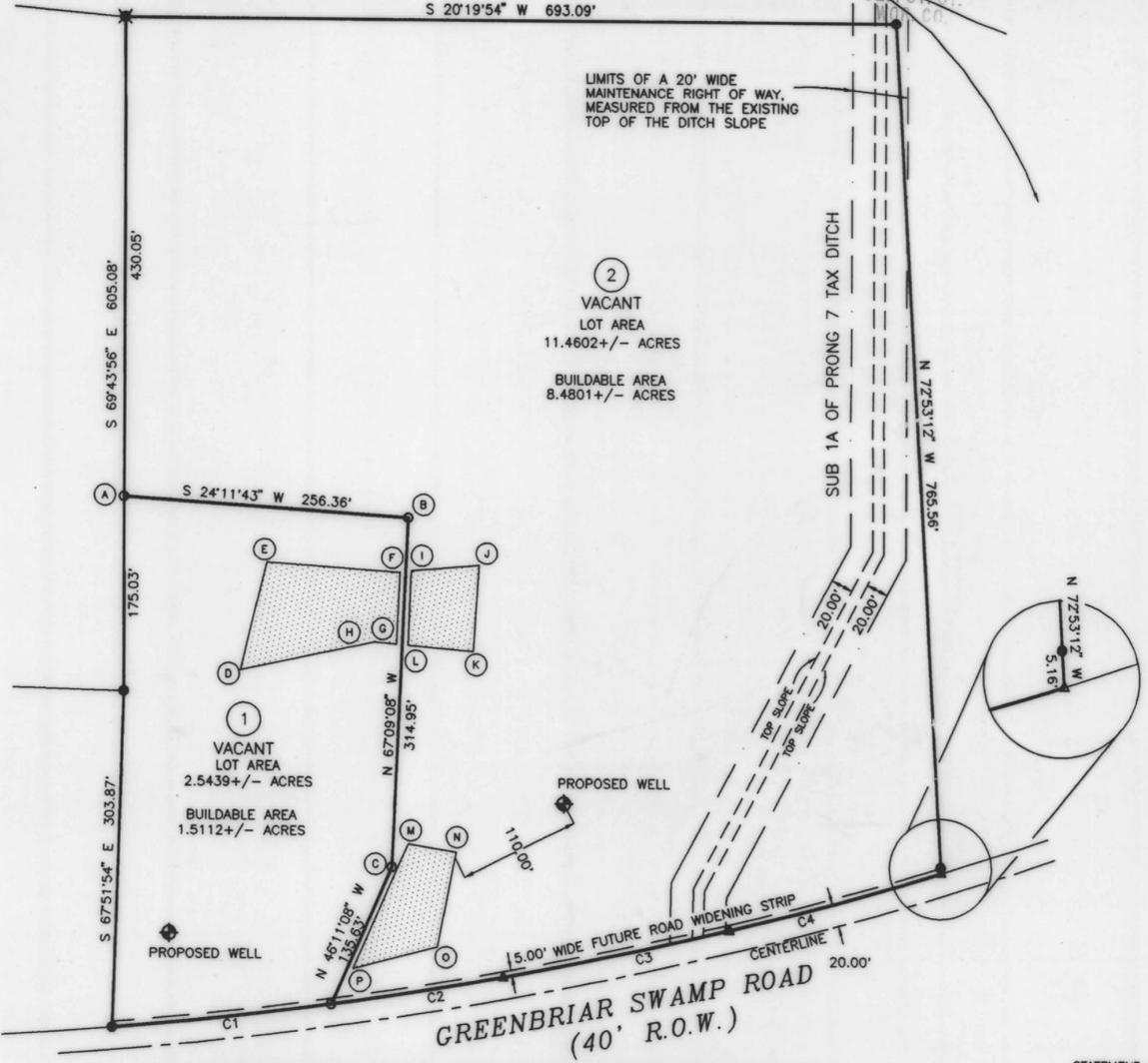
R.H.O. 148/54

FILED
Oct 18 9 04 AM '96

COORDINATE TABLE
(ASSUMED DATUM)

COORD. POINT	NORTHING	EASTING
A	8086.368	4184.173
B	7852.523	4079.103
C	7974.812	3788.865
D	8041.782	4002.113
E	7986.442	4084.460
F	7876.505	4035.063
G	7901.576	3975.560
H	7920.266	3984.325
I	7866.545	4032.947
J	7807.697	4016.910
K	7839.013	3946.219
L	7892.515	3971.310
M	7953.697	3803.651
N	7915.790	3781.657
O	7961.071	3707.208
P	8039.339	3714.390

PART OF PARCEL 126
LOT 1
N/F
EDWARD AND MABEL LONG
R.H.O. 1764/510
ZONED: AGRICULTURAL
CURRENT USE: RESIDENCE



PARCEL 51
N/F
CHARLES LEE AND
HARRIET ELIZABETH
RUARK
F.W.H. 122/594
ZONED: AGRICULTURAL
CURRENT USE: AGRICULTURAL

②
VACANT
LOT AREA
11.4602 +/- ACRES

BUILDABLE AREA
8.4801 +/- ACRES

①
VACANT
LOT AREA
2.5439 +/- ACRES

BUILDABLE AREA
1.5112 +/- ACRES

PARCEL 19
WILLIAM A. AND
EVA J. LONG
F.W.H. 467/415
ZONED: AGRICULTURAL
CURRENT USE: RESIDENCE

MINOR SUBDIVISION
LANDS OF
CAROL LONG ELLIS
AND
REBECCA LONG RUARK

SEVENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 36, PARCEL 123, ORIGINAL AREA = 14.00 ACRES ±
DEED REFERENCE : 2167/353
PLAT REFERENCE : R.H.O. 130/51
CURRENTLY ZONED : A-1
ZONING SETBACKS : FRONT= 35' OR 60' FROM CENTERLINE
OF ROAD
SIDES= 20', REAR= 50'
PROPERTY LOCATED IN FLOOD ZONE C, PER F.E.M.A. MAP
NO. 240083 0075 A, DATED FEB. 15, 1979.

NOTE:
THIS PROPERTY IS LOCATED WITHIN THE DIVIDING CREEK PUBLIC DRAINAGE WATERSHED AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, AND EASEMENTS THEREOF.
THERE ARE NO PRE-EXISTING STRUCTURES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200' OF ADJOINING PARCELS.
THE OUTER BOUNDARY OF PARCEL 123 AS SHOWN HEREON IS AS DESCRIBED ON A PLAT ENTITLED "PROPERTY SURVEY AND SUBDIVISION OF THE LANDS OF HUGHIE J. LONG" PREPARED BY BRIAN M. DENNIS, DATED MARCH 14, 1991 AND RECORDED IN PLAT BOOK R.H.O. 130/51.
THIS PLOT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN AS SHOWN HEREON.

RECORDING FEE
PLAT-SUBDIVIS
TOTAL
Recd # 0001 Rpt # 23033
RHO 1064 Blk # 114
Oct 18 1996 08:58 am

LEGEND

- These standard symbols will be found in the drawing.
- ✕ FOUND IRON PIPE
 - FOUND IRON ROD
 - SET IRON ROD
 - △ UNMARKED POINT
 - ▨ SEWAGE AREA

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3564.19'	198.58'	198.55'	S 13°50'35" W	356°48'28"	99.31'
C2	3564.19'	156.52'	156.51'	N 10°59'20" E	02°30'58"	78.27'
C3	3903.05'	207.54'	207.52'	N 08°12'26" E	03°02'48"	103.80'
C4	2954.06'	197.64'	197.60'	N 04°46'04" E	03°50'00"	98.86'

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 plot. 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 5' wide strip across the front of LOTS 1 AND 2 and the adjoining roadways are offered in dedication for the future widening of GREENBRIAR SWAMP 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.

STATEMENT # 1 :

In accordance with Subtitle IV, Section 1-403(b)(9) 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 parcel is being created for the purpose of constructing a dwelling house intended 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 the setting of markers have been complied with.

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.

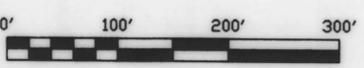
Madison J. Bunting 10/5/96
MADISON J. BUNTING, JR. DATE
LICENSE NO. 365

Rebecca Long Ruark 10-5-96
REBECCA LONG RUARK DATE
7491 TITLEIST DRIVE
SALISBURY, MARYLAND 21801

Carol Long Ellis 10/5/96
CAROL LONG ELLIS DATE
8018 GREENBRIAR ROAD
SALISBURY, MARYLAND 21801

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

SCALE:	1" = 100'	DATE:	08/28/1996
DRAWN BY:	R.T.H.	JOB NO.:	1612/96



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.

Richard A. Jones 10/15/96
APPROVING AUTHORITY WORCESTER COUNTY DATE

John G. Johns 10-17-96
WORCESTER COUNTY PLANNING COMMISSION DATE

