

RHO 149/43

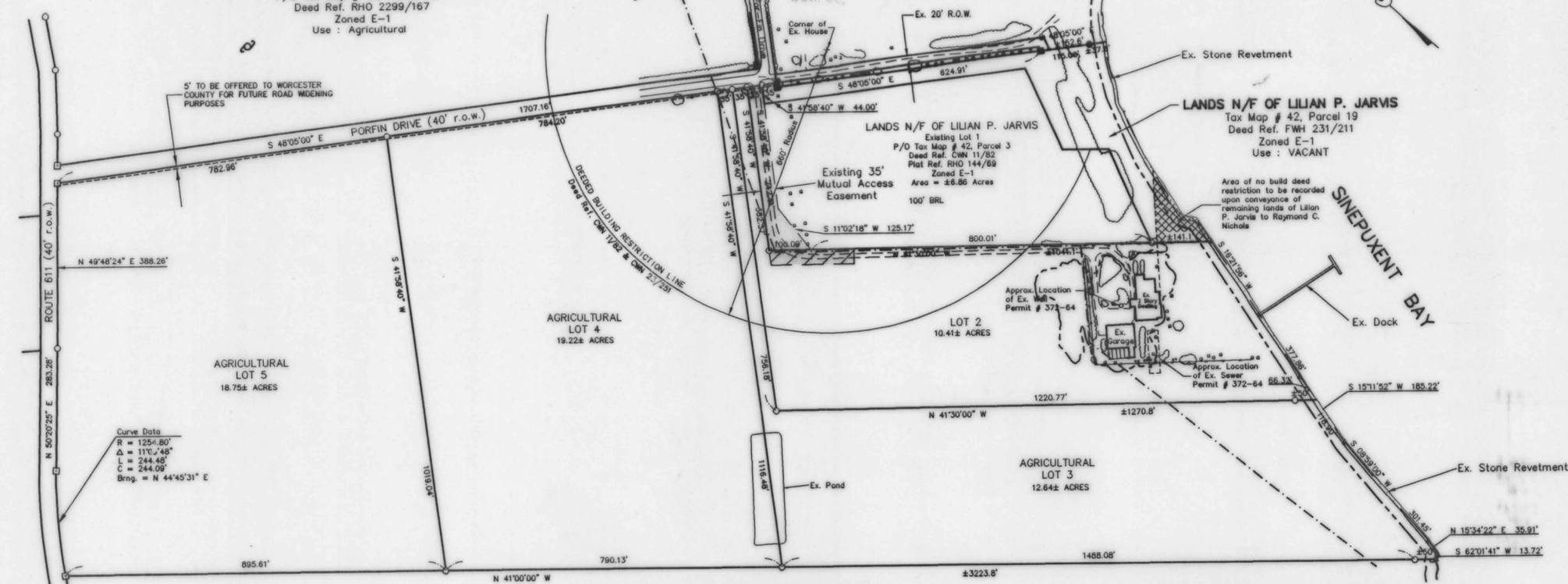
FILED

OTHER LANDS OF RAYMOND C. & ELAINE G. NICHOLS
(not a part of this subdivision)
P/O Tax Map # 42, Parcel 38
Deed Ref. RHO 2299/167
Zoned E-1
Use : Agricultural

Lands N/F of Ricks E. & Diane S. Savage
Tax Map # 42, Parcel 4
Deed Ref. FWH 204/199
Zoned E-1
Use : Residential

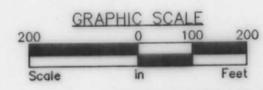
LANDS N/F OF LILIAN P. JARVIS
Tax Map # 42, Parcel 19
Deed Ref. FWH 231/211
Zoned E-1
Use : VACANT

Lands N/F of James A. & Janice M. Perdue
Tax Map # 42, Parcel 6
Deed Ref. RHO 2151/385
Zoned E-1
Use : Agricultural



NOTE:

- 1. OWNER/DEVELOPER: RAYMOND C. NICHOLS C/O BSC AMERICA...
2. TAX MAP # 42, PARCEL 38...
3. TOTAL AREA = 61.02 ACRES...
4. SETBACKS: FRONT = 50' MIN. REAR = 100' MIN. SIDE = 50' MIN...
5. FLOOD ZONE DESIGNATION: ZONED A11...
6. MINIMUM LOT WIDTH = 200' AT FRONT SETBACK...
7. LOT 2 IS CURRENTLY IMPROVED WITH A SINGLE-FAMILY DWELLING AND INCIDENTAL ACCESSORY STRUCTURES...



- Denotes Concrete Monument Found
Denotes Iron Pipe Found
Denotes Concrete Monument to be Set
Denotes Steel Re-Bar to be Set
Denotes Unmarked Point
Denotes Shoreline @ M.L.W. (El. 1.5)
Denotes Wetlands Line
Denotes 100 Year Flood Plain line
Denotes Existing Overhead Electric Line
Denotes Existing Access Easement as established per plot RHO 144/69
Denotes Portion of Existing Access Easement as established per plot RHO 144/69 to be abandoned...

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 or safety of any proposed use, and shall create no liability upon the county, its officials or employees.

Any approval by the Worcester County Health Dept. of any sewer 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 following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners of Worcester County. A 5 foot wide strip along the front of Lots 1-5 and the adjoining roadway is offered in dedication for the future widening of Por-Fin Drive.

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.

WORCESTER COUNTY PLANNING COMMISSION
Date: 2/3/97

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 plotting of subdivisions within the County have been complied with.

F. Douglas Jones, PLS # 450 Date: 1/15/97

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.

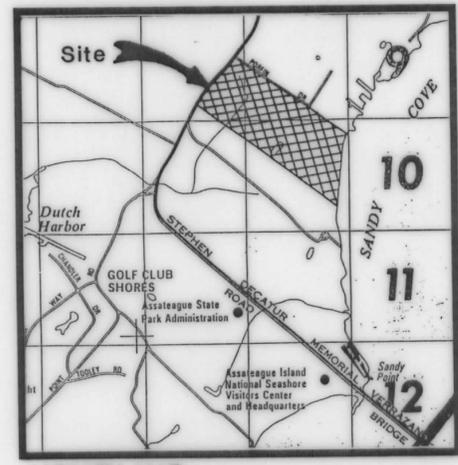
Raymond C. Nichols Date: 1/15/97
Elaine G. Nichols Date: 1/15/97

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 2
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.

LOTS 3, 4 AND 5
THIS SUBDIVISION OF LANDS IS APPROVED FOR AGRICULTURAL PURPOSES ONLY; RAISING OF VEGETABLES, FIELD AND NURSERY CROPS, TIMBER GROWING AND HARVESTING. ANY FUTURE APPROVAL FOR WATER AND SEWERAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME.

NOTE:
LOTS 3, 4 & 5 ARE NOT APPROVED AS BUILDABLE LOTS AT THIS TIME. ONCE ENVIRONMENTAL PROGRAMS HAS TESTED AND APPROVED THESE PARCELS, A REVISED PLAT WILL BE REQUIRED TO BE PLACED ON RECORD TO CONVERT SAID PARCELS FROM AN AGRICULTURAL STATUS TO A BUILDABLE STATUS.
LOT 2 IS IMPROVED WITH A PRE-EXISTING DWELLING AND HAS AN APPROVED/EXISTING SEWAGE SYSTEM IN THE VICINITY SHOWN.



VICINITY MAP

FOREST CONSERVATION NOTE (LOT 2):
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 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.

FOREST CONSERVATION NOTE (AGRICULTURAL LOTS 3, 4 & 5):
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(12) 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.

SOULE & ASSOCIATES, P.C. ENGINEERING / SURVEYING / PLANNING
122 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MARYLAND 21801
(410) 742-7797

Table with 2 columns: Date, Changes per War. Co. E. P.
Rows: 5/27/96, 7/17/96, 7/23/96, 10/29/96, 11/28/96

SUBDIVISION OF A PORTION OF THE LANDS OF RAYMOND C. & ELAINE G. NICHOLS
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND



Table with 2 columns: Surveyed By, Drawn By, Date, Job No., Sheet No.
Values: F.D.J., M.P.B., May 1996, 96-048, 1 of 1

Date Plotted: 1/9/97