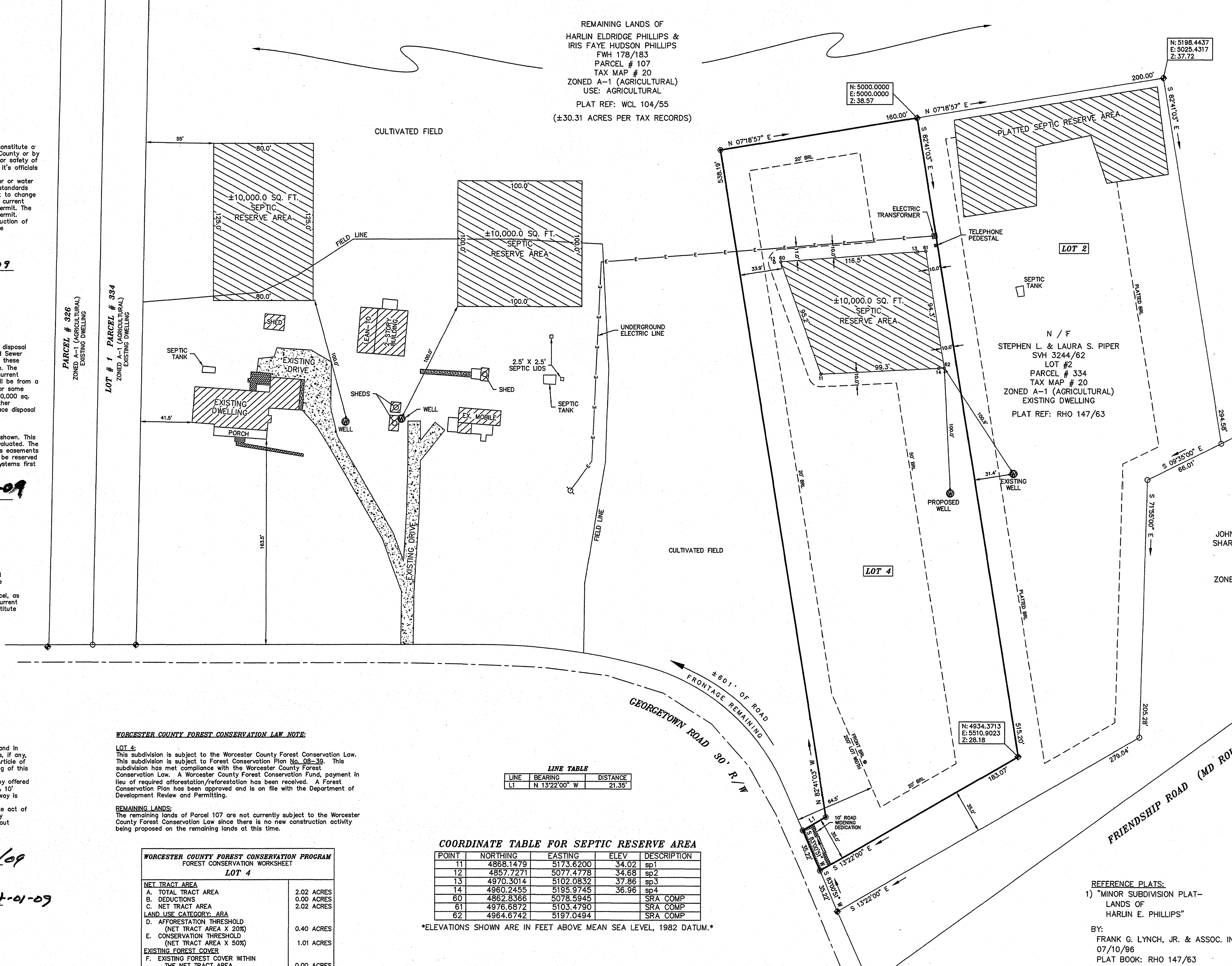
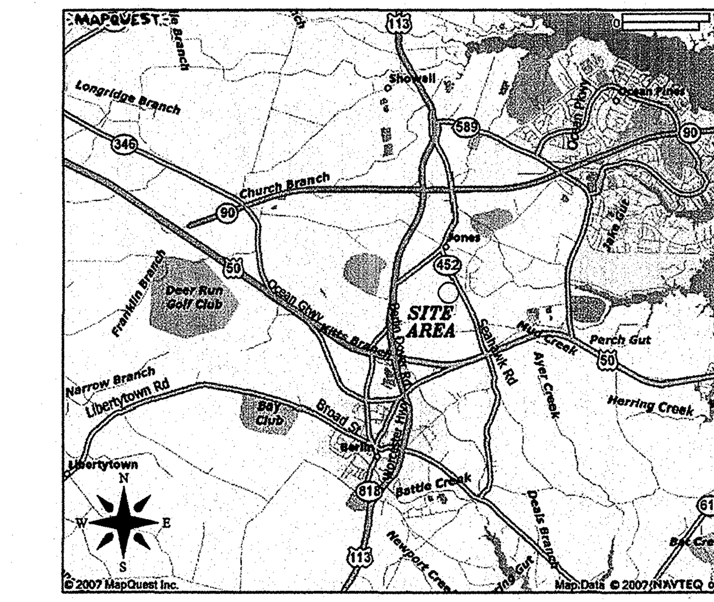
S.V.H. 231/2





VICINITY MAP

WORCESTER COUNTY PLANNING 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, it's 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 approvals. 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 approval 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.

Worcester County Planning Commission — 4/23/2009 — Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

LOT 4:
This subdivision is approved for interim water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage).

REMAINING LANDS:
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. The 10,000 sq. ft., sewage reserve area must remain free of buildings easements right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs.

Worcester County - Approving Authority — R.S. — 4-21-09 — Date:

PURPOSE STATEMENT:

The purpose of this plat is to subdivide a ±2.017 acre residential building lot from the lands of Harlin Eldridge Phillips and Iris Faye Hudson (Parcel 107), creating Lot 4.
This subdivision constitutes the fourth division of the original parcel, as of July 25, 1967, shown as Parcel 107 on Tax Map 20. Under current zoning and associated regulations, the remaining lands shall constitute the fifth and final division.

FILED
2009 APR 24 A 9:47
STEPHEN V. HALES
CLK.CT.CT.
WOR.CO.

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, therefor. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of markers have been complied with.
The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10' wide strip across the front of Parcel # 107, and the adjoining roadway is offered in dedication for the future widening of Georgetown 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 consent of the County Commissioners.

Harlin Eldridge Phillips — 4/01/09 — Date

Iris Faye Hudson Phillips — 4-01-09 — Date

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 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.

L. E. Bunting, Jr. PROP. L.S. # 142 — 3/31/09 — Date

STATE OF MARYLAND — LAYTON E. BUNTING, JR. — NO. 142 REGISTERED — PROPERTY LINE SURVEYOR

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

LOT 4:
This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to Forest Conservation Plan No. 08-39. This subdivision has met compliance with the Worcester County Forest Conservation Law. A Worcester County Forest Conservation Fund, payment in lieu of required afforestation/reforestation has been received. A Forest Conservation Plan has been approved and is on file with the Department of Development Review and Permitting.

REMAINING LANDS:
The remaining lands of Parcel 107 are not currently subject to the Worcester County Forest Conservation Law since there is no new construction activity being proposed on the remaining lands at this time.

WORCESTER COUNTY FOREST CONSERVATION PROGRAM
FOREST CONSERVATION WORKSHEET
LOT 4

NET TRACT AREA	
A. TOTAL TRACT AREA	2.02 ACRES
B. DEDUCTIONS	0.00 ACRES
C. NET TRACT AREA	2.02 ACRES
LAND USE CATEGORY: ARA	
D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%)	0.40 ACRES
E. CONSERVATION THRESHOLD (NET TRACT AREA X 50%)	1.01 ACRES
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.00 ACRES
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00 ACRES
BREAK EVEN POINT	
H. BREAK EVEN POINT	0.00 ACRES
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0.00 ACRES
PROPOSED FOREST CLEARING	
J. TOTAL AREA OF FOREST TO BE CLEARED	0.00 ACRES
K. TOTAL AREA OF FOREST TO BE RETAINED	0.00 ACRES
PLANTING REQUIREMENTS	
L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 ACRES
N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 ACRES
P. TOTAL REFORESTATION REQUIRED	0.00 ACRES
Q. TOTAL AFFORESTATION REQUIRED	0.40 ACRES
R. TOTAL PLANTING REQUIREMENT	0.40 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°22'00" W	21.35'

COORDINATE TABLE FOR SEPTIC RESERVE AREA

POINT	NORTHING	EASTING	ELEV	DESCRIPTION
11	4868.1479	5173.6200	34.02	sp1
12	4857.7271	5077.4778	34.68	sp2
13	4970.3014	5102.0832	37.86	sp3
14	4960.2455	5195.9745	36.96	sp4
60	4862.8366	5078.5945		SRA COMP
61	4976.6872	5103.4790		SRA COMP
62	4964.6742	5197.0494		SRA COMP

ELEVATIONS SHOWN ARE IN FEET ABOVE MEAN SEA LEVEL, 1982 DATUM.

LOT AREA CALCULATIONS

LOT 4

TOTAL AREA = ±2.017 ACRES
NET AREA = ±2.003 ACRES
BUILDABLE AREA = ±0.824 ACRES

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Reg# WO01 Rcpt # 8193
SVH 5347 Blk # 253
Apr 24, 2009 09:47 am

OWNERS:
HARLIN ELDRIDGE PHILLIPS &
IRIS FAYE HUDSON PHILLIPS
10457 GEORGETOWN ROAD
BERLIN, MARYLAND 21811
PHONE # (410)-641-1155

DEED REFERENCE:
FWH 178/183
PARCEL # 107
TAX MAP # 20

PROPERTY ZONED: A-1
MIN. FRONT YARD 35'
60' FROM CENTER OF ROAD
MIN. REAR YARD 50'
MIN. SIDE YARD 20'

REFERENCE PLATS:
1) "MINOR SUBDIVISION PLAT- LANDS OF HARLIN E. PHILLIPS"
BY:
FRANK G. LYNCH, JR. & ASSOC. INC.
07/10/96
PLAT BOOK: RHO 147/63

2) "SUBDIVISION FOR HARLIN E. PHILLIPS" FOR CONVEYANCE TO CINDY TORPEY"
BY:
LOEWER & ASSOCIATES
04/07/86
PLAT BOOK: WCL 104/55

3) "SUBDIVISION FOR HARLIN E. PHILLIPS" FOR CONVEYANCE TO RANDY HOFFMAN"
BY:
LOEWER & ASSOCIATES
08/29/84
PLAT BOOK: WCL 93/58

NOTES:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED 02-15-79., THIS PROPERTY IS SITUATED IN ZONE C.

THIS PROPERTY IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM.

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE, OR ANY OTHER STRUCTURE WITHIN 50' OF A NEW PROPERTY LINE.

THERE ARE NO PUBLIC DRAINAGE ASSOCIATION DITCHES ADJOINING OR WITHIN THIS LOT.

THIS SITE IS CURRENTLY A CULTIVATED FIELD.

LEGEND:
⊕ DENOTES RE-BAR, FOUND
◉ DENOTES IRON PIPE, SET

0' 40' 80' 120'
GRAPHIC SCALE

LOT 4
MINOR SUBDIVISION
OF LANDS OF
HARLIN PHILLIPS & IRIS HUDSON PHILLIPS
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 03/31/09
JOB NO: 8793MS3/09

P163844 MSA CSU 2157 8525