

S.V.H. 231/3

EASEMENT LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S17°25'53"W	100.33'
L2	S16°39'56"W	141.46'
L3	S41°58'40"W	27.97'
L4	N18°39'56"E	141.59'
L5	N17°25'53"E	109.57'
L6	S48°05'00"E	21.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	565.92'	138.88'	138.53'	S09°38'07"W	14°03'38"
C2	565.92'	52.30'	52.29'	S00°02'34"E	05°17'44"
C3	585.92'	50.26'	50.24'	N02°10'43"W	04°54'53"
C4	585.92'	167.58'	167.01'	N08°28'20"E	16°23'13"

FILED
1009 APR 24 A 9 50
STEPHEN HALE'S

COORDINATE LISTING

CO-#	NORTHING	EASTING
CO-1	7166.5699	10171.2066
CO-2	6340.2939	9427.8029
CO-3	5179.4944	10436.8705
CO-4	5185.9285	10448.9856
CO-5	5220.5178	10458.6254
CO-6	5516.2731	10505.6960
CO-7	5633.0128	10536.8669
CO-8	5697.0189	10554.2531
CO-9	6059.5654	10660.7202
CO-10	6839.2714	9970.8946
CO-11	7119.8073	10223.2938

SRA CORNER COORDINATES

ID	NORTHING	EASTING	ELEVATION
2A	8224.695	10150.882	6.38
2B	8302.984	10134.418	6.85
2C	8276.188	10005.740	7.26
2D	8197.853	10021.982	7.50
3A	8229.678	10575.763	7.78
3B	8197.348	10531.507	7.01
3C	8047.176	10640.214	7.99
3D	8078.438	10684.798	7.77
4A	8407.267	10240.151	9.30
4B	8343.116	10295.916	8.29
4C	8307.033	10254.407	8.55
4D	8371.194	10198.642	8.65

RING/PERC TEST COORDINATES

ID	NORTHING	EASTING	ELEVATION
R12B	8298.786	10123.091	7.34
R12D	8202.368	10030.789	7.83
R73B	8189.075	10539.849	7.62
R73C	8115.845	10595.483	7.11
PT12	8327.727	10273.758	10.59
PT18	8371.117	10219.080	9.71
PT26	8368.862	10201.676	9.65

PIEZOMETER COORDINATES

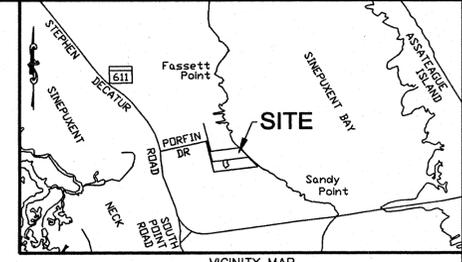
ID	NORTHING	EASTING	ELEVATION
P2	8274.523	10093.981	9.64
P3	8179.807	10550.804	9.63

LOT COVERAGE TABLE

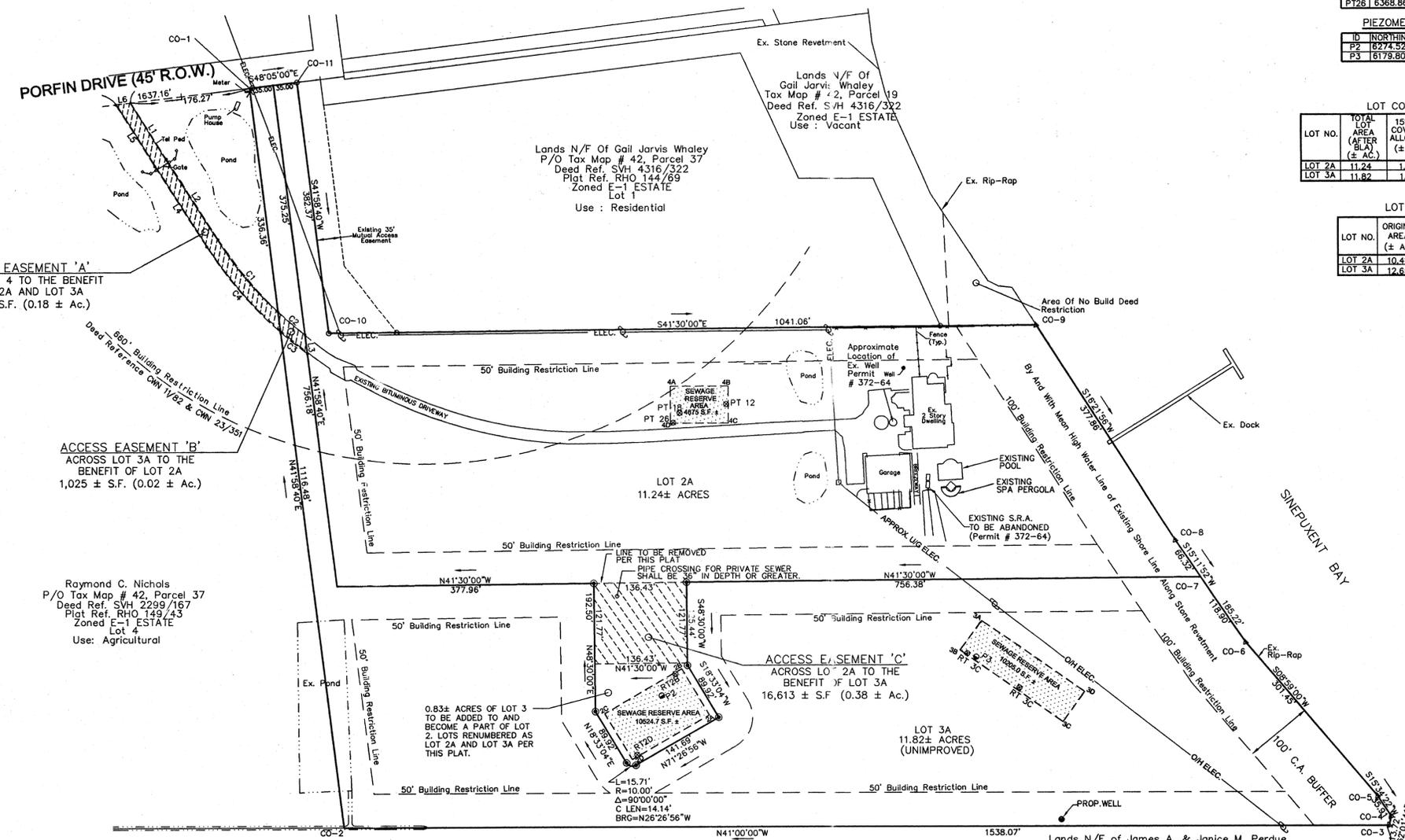
LOT NO.	TOTAL AREA (± AC.)	15% LOT COVERAGE ALLOWANCE (± AC.)	EXISTING COVERAGE (± AC.)	REMAINING COVERAGE ALLOWANCE (± AC.)
LOT 2A	11.24	1.69	0.87	0.82
LOT 3A	11.82	1.77	0.03	1.74

LOT AREA TABLE

LOT NO.	ORIGINAL AREA (± AC.)	DELETION (± AC.)	REVISED LOT ACREAGE (± AC.)
LOT 2A	10.41	+ 0.83	11.24
LOT 3A	12.65	- 0.83	11.82



- GENERAL NOTES:
- OWNER: RAYMOND C. NICHOLS
P. O. BOX 516
BEL AIR, MD 21014
 - TAX MAP # 42, P/O PARCEL 37
DEED REF. RHO 2299/167
PLAT REF. 149/43
ZONED E-1 ESTATE
USE: RESIDENTIAL & AGRICULTURAL
 - TOTAL AREA = 23.05± ACRES
 - SETBACKS: FRONT = 50'
REAR = 50'
SIDE = 50'
 - FLOOD ZONE DESIGNATION: ZONED A11 (EL.9.0), B & V15 (EL.10.0) AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 240083-0115-C, DATED JUNE 15, 1983.
 - THE PURPOSE OF THIS PLAT IS TO INCORPORATE ONE OF THE SEWAGE RESERVE AREAS LOCATED ON LOT 3 INTO LOT 2. A 0.83± AC. PORTION OF LOT 3 HAS BEEN ADDED TO AND BECOME A PART OF LOT 2. THE LOTS HAVE BEEN RENUMBERED AS LOTS 2A AND 3A, EACH CONTAINING ONE OF THE TWO SEWAGE RESERVE AREAS LOCATED ON THE FORMER LOT 3. ADDITIONALLY AN ACCESS EASEMENT HAS BEEN CREATED ON LOT 2A TO THE BENEFIT OF LOT 3A.
 - THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DRAINAGE ASSOCIATION ON THIS SITE.
 - THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF NEW PROPERTY LINES



WORCESTER COUNTY ATLANTIC COSTAL BAY CRITICAL AREA LAW

THIS PROPERTY LIES WITHIN THE LIMITED DEVELOPMENT AREA (LDA) OF THE WORCESTER COUNTY ATLANTIC COSTAL BAY CRITICAL AREA, ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES) SUBTITLE 1 (ATLANTIC COSTAL BAY CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

- LEGEND**
- DENOTES CONCRETE MONUMENT FOUND
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON ROD W/CAP SET
 - ▲ DENOTES UNMARKED POINT
 - ⊙ DENOTES PERC/RING TEST
 - ⊙ DENOTES PIEZOMETER

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS 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: 4/23/2009

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.

LESLIE C. SHERRILL RPLS # 21358 DATE: 4/23/09

4/17/09
DATE APPROVING AUTHORITY: WORCESTER COUNTY
Raymond C. Nichols

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 PRACTICALITY, BUILD ABILITY, 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 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 THIS DATE OF APPLICATION FOR SUCH 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.

Mary C. Buntz 4/23/2009
WORCESTER COUNTY PLANNING COMMISSION DATE

DESIGNED BY: LCS	DRAWN BY: LCS	CHECKED BY: JWS3	BOUNDARY LINE ADJUSTMENT AND ACCESS EASEMENT PLAT	
			LANDS OF RAYMOND C. NICHOLS MARYLAND ROUTE 611 PARCEL 37, MAP 42 WORCESTER COUNTY MARYLAND	
SCALE: 1" = 100' DATE: 10-02-08 DRAWING No.: 153-01-001 SHEET No.: 1 of 1			J. W. SALM ENGINEERING, INC. P.O. BOX 397, 9842 MAIN STREET, SUITE 3 BERLIN, MD 21811	

NSA CSN 2157 8526
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