

SVH 231/35

2009 MAY 20 P 1:50
FILED
STEPHEN V. HALES
CLERK, CLERK
WOR. CO.

LOT 3 MINOR SUBDIVISION OF LANDS OF BRADFORD PARCEL 60, TAX MAP 48

FOURTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DATE: 09/03/08



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, 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 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.

Bradley 5/20/09
Worcester County Planning Commission Date

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:

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.

PURPOSE STATEMENT

The purpose of this plat is to subdivide a residential building lot from lands of Louis T. Bradford, Betty M. Groton, and Susan Bradford Age (Parcel 60), creating Lot 3. This subdivision constitutes the fifth division of the original parcel, as of July 25, 1967, shown as Parcel 16 on Tax Map 39 and Parcel 60 on Tax Map 48. Since this parcel of land is located in an A-1 Agricultural Zoning District, minor subdivisions are permitted and major subdivisions are not. This subdivision represents the final division of this parcel and no further divisions can be approved under current zoning regulations.

OWNERS:

LOUIS T. BRADFORD
BETTY M. GROTON
SUSAN BRADFORD AGE
213 COULBOURNE LANE
SNOW HILL, MARYLAND 21863

DEED REFERENCE:

RHO 2173/592
WCL 1351/14
PARCEL # 60
TAX MAP # 48

PROPERTY ZONED: A-1 (AGRICULTURAL)

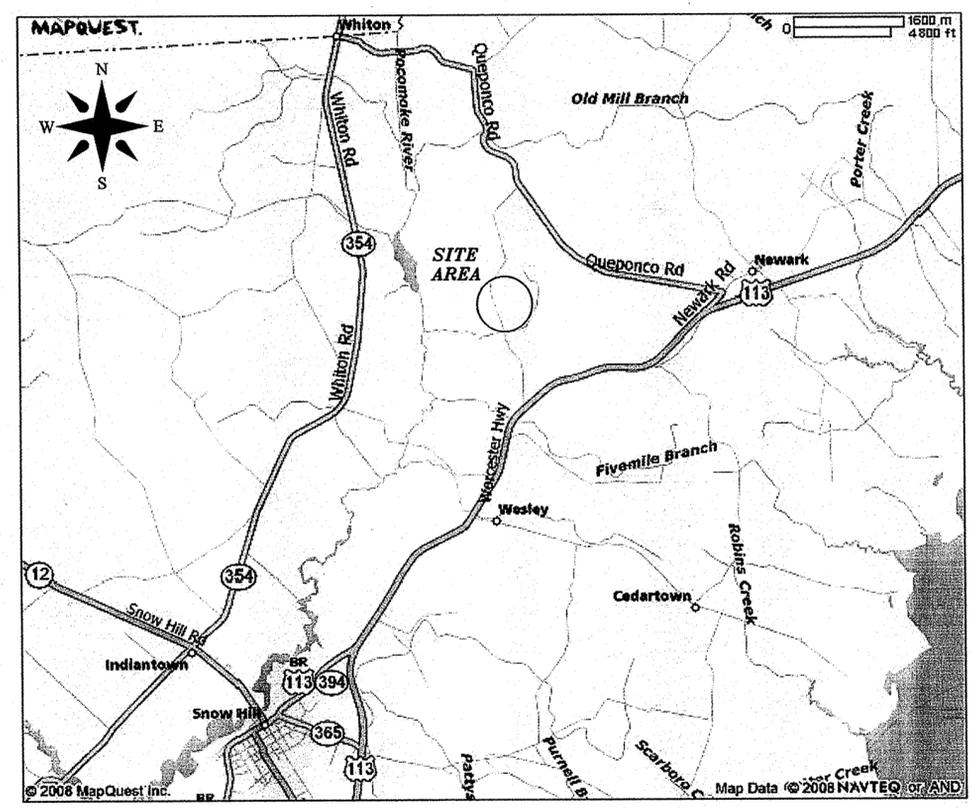
MIN. FRONT YARD 35'
60' FROM CENTER LINE
MIN. REAR YARD 50'
MIN. SIDE YARD 20'

REFERENCE PLAT:

"BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL 52- LOT 2 &
PARCEL 60 TAX MAP 48"

BY:
MADISON J. BUNTING, JR.
01/26/2005

PLAT BOOK SVH 198/47



VICINITY MAP

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.

J. E. Bunting 9/17/08
L. E. Bunting, Jr. PROP. # 142 Date

RECORDING FEE
TOTAL \$ 10.00
Res# 4082
SVH 3470
Map 20/ 2003
Rep# 68923
Blk # 1003
01:50 PM

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, therefore. 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 Lot #3, and the adjoining roadway is offered in dedication for the future widening of Five Mile Branch 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.

Betty M. Groton 2/10/09
Betty M. Groton Date
Louis T. Bradford 12/30/08
Louis T. Bradford Date
Susan Bradford Age 2/10/09
Susan Bradford Age Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

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).

Madison J. Bunting, Jr. 5-20-09
Worcester County - Approving Authority Date

NOTES:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE, RATE MAP COMMUNITY-PANEL NUMBER 240083-0100-B, DATED 6/15/83, THIS PROPERTY IS SITUATED IN ZONE C.

THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY 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.

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

MSA CSU 2157 8538-1
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