

FILED
 2009 JUN 9 9 AM 10:03
 CLERK OF COURT
 WORCESTER COUNTY
 MARYLAND

Maryland State Archives
 1 2 3 4 5 6



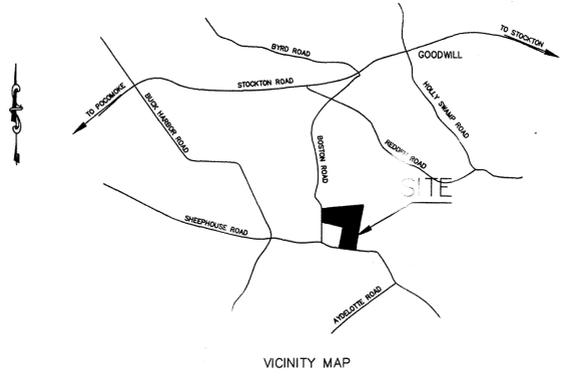
10' STRIP OF LAND DEDICATED TO WORCESTER COUNTY FOR FUTURE ROAD WIDENING.

BOSTON ROAD
 30' R/W

HENRY TRAN & NERI CHAU TRAN
 TAX MAP 92 PARCEL 194
 4573/449
 PLAT BOOK SVH 173/5
 ZONE A-1
 USE RESIDENTIAL & AGRICULTURAL

DEPARTMENT OF ENVIRONMENTAL PROGRAMS
 THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE 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 (A MINIMUM OF 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS OF WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THIS OFFICE.

Robert H. Smith, R.S. 1-26-09
 APPROVING AUTHORITY DATE



RECORDING FEE 2.70
 PLAT FEE 0.00
 TOTAL 2.70
 RECD MDL REC'D 100000
 SVH 0152 DIX 7 659
 JUN 09 08:28C 10:01 AM

TOTAL AREA: 26.55+- ACRES
 TOTAL AREA OF LOTS: 26.55+- ACRES
 TOTAL AREA REMAINING: 0.00+- ACRES
 ZONE A-1
 SETBACKS FOR SINGLE FAMILY DWELLING
 FRONT YD 60' FROM CENTER OF ROAD
 SIDE YD 20'
 REAR YD 50'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER 240083 0225 A DATE 02/15/79, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C.
 CURRENT LAND USE - AGRICULTURAL
 PROPOSED LAND USE - RESIDENTIAL
 NO TAX DITCHES LOCATED ON-SITE
 NO NON TIDAL WETLANDS LOCATED ON SITE
 WATERSHED: POCOMOKE 21302
 SUBWATERSHED: LOWER POCOMOKE RIVER 2130202

WORCESTER COUNTY PLANNING COMMISSION
 THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF 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 DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS 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 STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.
Mary J. Buehler 1/29/09
 CHAIRMAN DATE

FOREST CONSERVATION NOTE
 THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN # 07-27. THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW, BY OBTAINING A CREDIT FROM AN OFF-SITE FOREST CONSERVATION MITIGATION AREA. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION MITIGATION EASEMENT AREA, AND A PERPETUAL PROTECTIVE AGREEMENT WERE PREVIOUSLY RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTE:
 THIS SUBDIVISION RESULTS IN THE FIFTH DIVISION OF THE ORIGINAL PARCEL AS OF JULY 25, 1967, SHOWN AS PARCEL 36 ON TAX MAP 92. UNDER CURRENT ZONING AND ASSOCIATED REGULATIONS, THIS THREE LOT SUBDIVISION IS THE FINAL DIVISION OF PARCEL 36.
 LOTS 3, 4 & 5 ARE CURRENTLY IN AGRICULTURAL USE WITH A PROPOSED USE OF RESIDENTIAL. LOTS 3, 4 & 5 ARE CURRENTLY VACANT.

THE PURPOSE OF THIS PLAT IS TO CREATE THREE RESIDENTIAL LOTS TO BE KNOWN AS LOT 3, LOT 4 AND LOT 5, WITH NO REMAINING LANDS. THIS SUBDIVISION CONSTITUTES THE FIFTH DIVISION OF THE ORIGINAL PARCEL, AS OF JULY 25, 1967, SHOWN AS PARCEL 36 ON TAX MAP 92. SINCE THIS PARCEL OF LAND IS LOCATED IN AN A-1 ZONING DISTRICT, MINOR SUBDIVISIONS ARE PERMITTED AND MAJOR SUBDIVISIONS ARE NOT. THIS DIVISION IS THE FINAL DIVISION OF THIS PARCEL AND NO FURTHER SUBDIVISIONS WILL BE ALLOWED BY CURRENT ZONING REGULATIONS.

OWNER: WAYNE LAMBERTSON, ETAL
 1750 BOSTON ROAD
 POCOMOKE, MD 21851

FOREST CONSERVATION PLAN NO FCP # 07-27.
 TOTAL TRACT AREA: 26.55 ACRES
 NONTIDAL AREA: 0.00 ACRES
 NET TRACT AREA: 26.55 ACRES
 EXISTING FOREST AREA: 0.00 ACRES
 AFFORESTATION THRESHOLD: 5.31 ACRES
 CONSERVATION THRESHOLD: 13.28 ACRES
 FOREST AREA TO BE CLEARED: 0 ACRES
 FOREST CONSERVATION REQUIRED: 5.31 ACRES
 FOREST CONSERVATION PROVIDED: 10.62 ACRES
 (OFF SITE MITIGATION @ 2:1 = 10.62 ACRES)
 FOREST CONSERVATION MITIGATION EASEMENT AREA MP-06-05, BRANDON H. LAMBERTSON & JASON W. LAMBERTSON



OWNERS AND SURVEYORS CERTIFICATION
 WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODES OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS 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 5' WIDE STRIP ACROSS THE FRONT OF LOT 3 AND LOT 4, SAID ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF BOSTON ROAD AND A 10' WIDE STRIP ACROSS THE FRONT OF LOT 5, SAID ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SHEEPHOUSE 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.

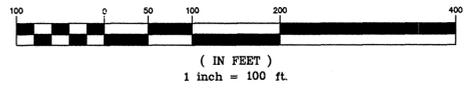
Chris D. Custer 12/31/08
 CHRIS D. CUSTER 599 (SURVEYOR) DATE
M. Wayne Lambertson 12/21/08
 M. WAYNE LAMBERTSON (OWNER) DATE
Jason W. Lambertson 12/21/08
 JASON W. LAMBERTSON (OWNER) DATE
Susan B. Lambertson 12/21/08
 SUSAN B. LAMBERTSON (OWNER) DATE

SRA NO. & DESCRIPTION	NORTHING	EASTING	ELEVATION
SRA 1	N 1196.21	E 1179.10	ELV 101.6
SRA 2	N 1336.24	E 1236.56	ELV 101.5
SRA 3	N 1360.41	E 1174.46	ELV 101.4
SRA 4	N 1222.29	E 1117.28	ELV 101.7
SRA 5	N 1250.48	E 1641.82	ELV 101.0
SRA 6	N 1108.16	E 1582.87	ELV 100.8
SRA 7	N 1141.44	E 1522.73	ELV 101.3
SRA 8	N 1267.42	E 1572.84	ELV 100.9
SRA 9	N 2046.15	E 1649.36	ELV 101.5
SRA 10	N 1989.94	E 1706.99	ELV 101.5
SRA 11	N 1910.71	E 1591.35	ELV 101.3
SRA 12	N 1874.02	E 1660.92	ELV 101.5

COORDINATES AND ELEVATIONS BASED ON ASSUMED DATUM

RICHARD E. & RUTH I. OWENS
 TAX MAP 93 PARCEL 5
 3356/539
 ZONE A-1
 USE AGRICULTURAL/RESIDENTIAL

GRAPHIC SCALE



REV 12/31/08
 REV 11/11/08
 REV 10/20/08
 REV 05/07/08

TITLE: MINOR SUBDIVISION OF THE LANDS OF M. WAYNE LAMBERTSON, JASON W. LAMBERTSON & SUSAN B. LAMBERTSON

COUNTY WORCESTER STATE MD SCALE 1" = 100'

TAX DISTRICT 01

TAX MAP 92 GR 6 PARCEL 36

DEED REF. 5121/389

PLAT REF. 173/05

DATE 05/07/08

LEGEND:
 ● IRON PIPE FD
 ○ IRON ROD SET
 ■ CONC. MONU. FD.
 □ CONC. MONU. TO BE SET
 ▲ UNMARKED POINT
 = DITCH

CHRIS D. CUSTER SURVEYING & DESIGNS
 P.O. BOX 7
 PRINCESS ANNE, MARYLAND 21853
 PHONE 410.726.3576
 FAX 410.548.9788

MSA Cw 2157 8540

P163881