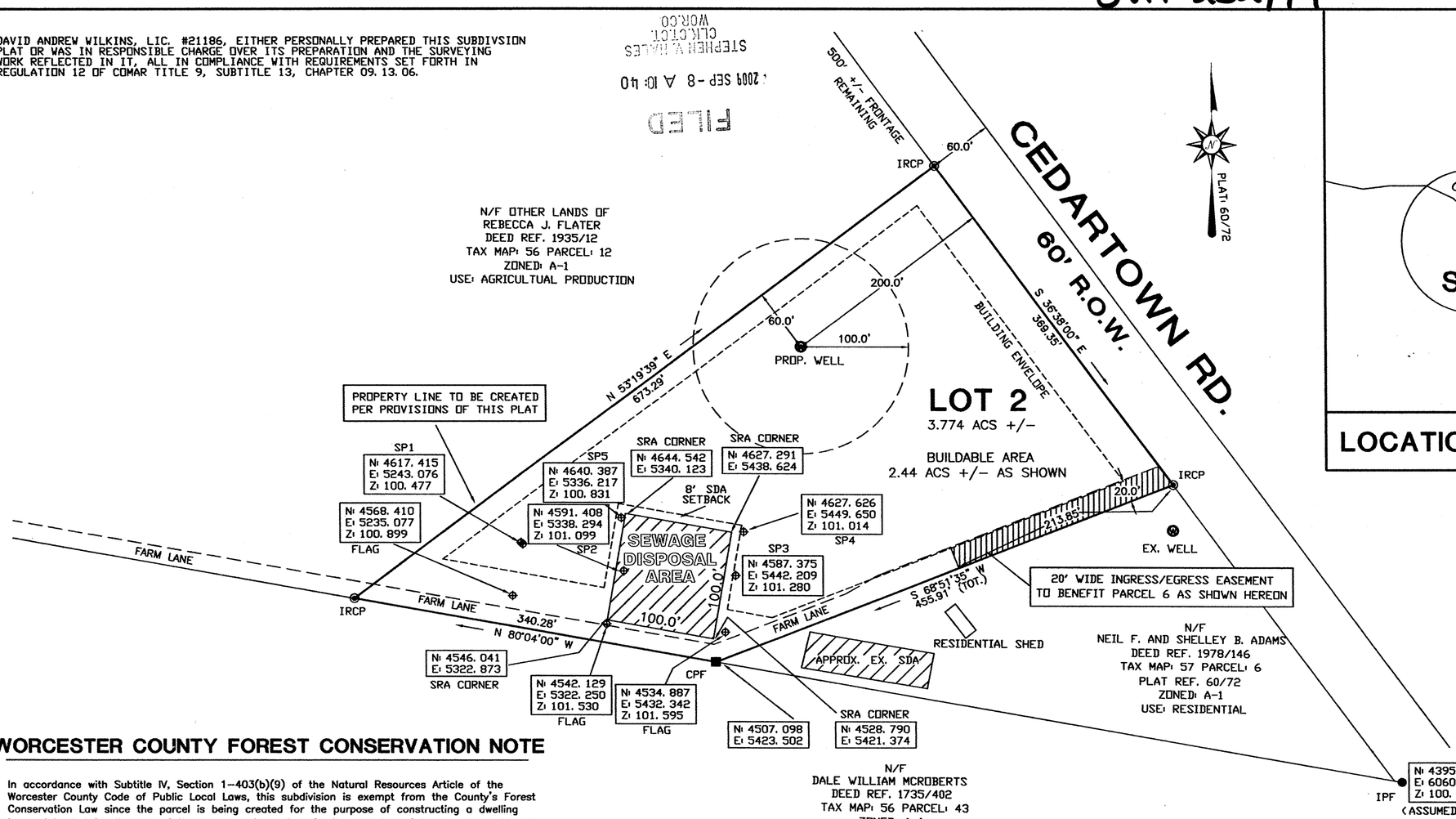
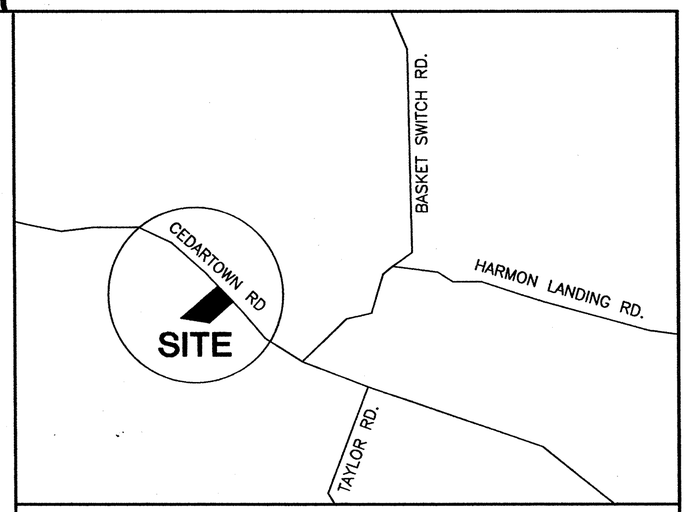
SVH 232/19

DAVID ANDREW WILKINS, LIC. #21186, EITHER PERSONALLY PREPARED THIS SUBDIVSION PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.

FILED
2009 SEP -8 A 10:40
STEPHEN V. MILES
CLK.CT.CT.
WOR.CO





LOCATION MAP • NOT TO SCALE

GENERAL NOTES

1. WORCESTER COUNTY TAX MAP NO. 56, P.12
2. ZONED: A-1
3. DEED REF: 1935/12
4. PLAT REF: 60/72
5. SECOND TAX DISTRICT
6. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0175 C, DATED 6/16/1992, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE 'C'.
7. TOTAL ARE OF PARCEL 12 = 53.23 +/- ACRES (PER ASSESSMENT) REMAINING AREA = 49.46 +/- ACRES (PER ASSESSMENT)
8. SETBACKS: FRONT = 35' REAR = 50' SIDE = 20'
9. LOT 2 IS CURRENTLY IN AGRICULTURAL PRODUCTION
10. NO CONSTRUCTION OR STRUCUTRES ALLOWED IN THE SEWAGE RESERVE AREA
11. OWNERS MAILING ADDRESS: 4420 ISLAND VIEW RD SNOW HILL, MD 21863-4214
12. NO DITCHES WITHIN THIS SUBDIVSION LIE WITHIN A PUBLIC DRAINAGE ASSOCIATION.

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rec# N082 Rcpt # 63467
SVH 6304 Blk # 276
Sep 08, 2009 10:44 am

WORCESTER COUNTY FOREST CONSERVATION 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 memeber 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 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.

LEGEND

⊕	EX. HEALTH DEPARTMENT POIINT
Ⓦ	PROPOSED WELL LOCATION
● IPF	IRON PIPE FOUND
■ CPF	CONCRETE POST FOUND
◉ IRCP	IRON ROD W/ CAP PLACED
N: 5291.297 E: 4849.710	COORDINATES
▨	SEWAGE DISPOSAL AREA
- - - - - - - -	BUILDING ENVELOPE

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 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.

D. ANDREW WILKINS
REG. # 21186

STATE OF MARYLAND
D. ANDREW WILKINS
No. 21186
PROFESSIONAL LAND SURVEYOR

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, PROPERIETORS, 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Rebecca J. Flater 8/26/09
OWNER: REBECCA J. FLATER DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved interim individual 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 coummunity 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 aquifer. (For each dewelling 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). Soil evaluations were completed based on existing elevations. Any alterations of elevations or changes in grade are prohibited without prior approval of this office.

9-3-09 R.S.
DATE APPROVING AUTHORITY- WORCESTER COUNTY

WORCESTER COUNTY PLANNING COMMISSION

A. 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, BUILD ABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR 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 APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

9/8/09
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION DATE

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 3.774 ACRES +/- RESIDENTIAL LOT FROM PARCEL 12, LEAVING 49.46 ACRES +/- REMAINING.

0' 80' 160' 240'

LANDS OF
REBECCA J. FLATER

IMMEDIATE FAMILY MINOR SUBDIVISION PLAT

SCALE 1" = 80'	SURVEYED DAW	JOB NO. FLATER
DATE 7/01/09	DRAWN DAW	FIELD BOOK X PAGE X
REVISED	CAD FILE TOM JOHNSON	SHEET 1 OF 1

WILKINS-NOBLE LLC
LAND SURVEYING
11755 SOMERSET AVE. 410-621-0321
PRINCESS ANNE, MD 21853 410-621-0320 (FAX)

MSA CSU 9157 8569
P167673

Maryland State Archives