

SVH 233/70

FILED
 007000
 CLM.CIT.1
 STEPHEN V. HALES
 2010 MAR 26 P 2 47

N / F
 TRIPLE D FARMS, LLC
 SVH 3666 / 154
 PARCEL # 17
 TAX MAP # 39
 TAX ACCOUNT #00404
 ZONED: A-1
 USE: AGRICULTURAL / DWELLING

REMAINING LANDS OF
 JAMES BROOKS BOUNDS
 SVH 5119 / 471
 PARCEL # 23
 TAX MAP # 48
 ZONED: RP (RESOURCE PROTECTION)
 WOODED

PARCEL ONE
 AREA = ±83.037 ACRES

N / F
 LOUIS T. BRADFORD, TRUSTEE
 JANE P. BRADFORD, TRUSTEE
 RHO 2476 / 424
 RHO 2179 / 530
 PARCEL # 16
 TAX MAP # 39
 ZONED: A-1

N / F
 BETTY M. GORDY, TRUSTEE
 LOUIS T. BRADFORD, TRUSTEE
 SUSAN B. AGE, TRUSTEE
 RHO 2173 / 592
 WCL 1351 / 14
 PARCEL # 60
 TAX MAP # 48
 ZONED: A-1

N / F
 LEE EDWARD BRADFORD
 SVH 5290 / 159
 PARCEL # 52 - LOT 3
 TAX MAP # 48
 ZONED: A-1

N / F
 BRANDON M. AGE
 TRACEY A. AGE
 SVH 4649 / 311
 SVH 3141 / 150
 PARCEL # 52 - LOT 2A
 TAX MAP # 48
 ZONED: A-1

REMAINING LANDS OF
 JAMES BROOKS BOUNDS
 SVH 5119 / 471
 PARCEL # 23
 TAX MAP # 48
 ZONED: A-1
 AGRICULTURAL FIELD

OWNER'S CERTIFICATION:
 The subdivision of land as shown on this plot 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 as far as they relate to the making of this plot 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, Maryland. A 10' wide strip across the front of Parcel One of P #23 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 The offer may not be withdrawn without consent of the County Commissioners.

James R. Bergey
 JAMES R. BERGEY
 POWER OF ATTORNEY FOR JAMES BROOKS BOUNDS
 5-25-10
 Date

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 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 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 plot. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Barry Powell
 Barry Powell
 Worcester County - Approving Authority
 5/25/10
 Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:
 Parcel One 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, enclosures, 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.

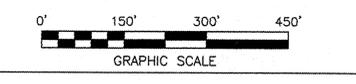
Rafael R.S.
 Rafael R.S.
 Worcester County - Approving Authority
 5-25-10
 Date

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE:
 In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this minor subdivision located in the A-1 zoning district as defined in the Worcester County Zoning and Subdivision Control Article is exempt from the County's Forest Conservation Law since the proposed lot contained within its boundaries a building, structure, or use of land that required a zoning or building permit and existed as of July 29, 1994, if the subdivision does not result in any cutting, clearing, or grading of a forest; and it is not a resubdivision of a lot previously subdivided on an exemption pursuant to this subsection. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 12°19'06" E	158.49	L21	N 08°11'11" E	43.57
L2	N 06°17'26" E	142.22	L22	N 04°04'52" E	97.92
L3	N 58°44'33" W	34.51	L23	N 02°28'36" W	40.53
L4	S 81°28'09" W	163.32	L24	N 06°16'33" W	68.59
L5	N 80°04'20" W	58.47	L25	N 12°34'26" W	177.95
L6	N 69°20'56" W	190.49	L26	N 09°19'41" W	120.74
L7	N 44°46'16" W	106.23	L27	N 12°31'18" W	53.58
L8	N 15°10'48" W	444.77	L28	N 00°02'33" E	220.34
L9	N 22°15'07" W	81.78	L29	N 05°49'59" E	44.25
L10	N 03°09'48" E	305.17	L30	N 10°51'07" E	87.06
L11	S 82°03'26" E	225.67	L31	S 62°54'06" E	127.47
L12	S 85°55'36" E	137.12	L32	S 66°29'42" E	298.50
L13	S 88°49'10" E	147.74	L33	S 55°32'56" E	55.59
L14	N 84°30'24" E	275.37	L34	S 59°36'10" E	121.25
L15	N 66°45'24" E	18.81	L35	N 10°51'07" E	87.06
L16	N 26°41'32" E	46.77	L36	S 42°41'00" E	288.99
L17	N 15°12'23" E	167.62	L37	S 39°03'21" E	97.59
L18	N 26°46'19" E	81.86	L38	S 46°07'53" E	223.19
L19	N 31°31'55" E	112.04	L39	S 42°38'39" E	66.99
L20	N 19°01'18" E	40.48	L40	S 20°50'41" E	109.81

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	710.89'	134.99'	S 60°59'19" E
C2	897.47'	212.64'	S 52°48'55" E
C3	284.13'	103.07'	S 08°33'04" W
C4	835.58'	106.51'	S 05°30'34" E
C5	777.62'	147.70'	S 14°36'09" E

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT, SHOWN AS PARCEL ONE - ±83.037 ACRES, FROM EXISTING PARCEL #23 OF WORCESTER COUNTY TAX MAP #48.



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 (1988) concerning the making of this plot 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.
 L. E. Bunting, Jr. PROP. L.S. # 42
 5/18/10
 Date

L. E. BUNTING SURVEYS, INC.
 MARYLAND & VIRGINIA
 LAND SURVEYING
 24 BROAD STREET
 BERLIN, MARYLAND 21811
 (410) 841-3313

GENERAL NOTES:
 BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY- PANEL NUMBER 240083-0100-B, DATED 06-15-1983, THIS PROPERTY IS SITUATED IN ZONE C.
 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.

PROPERTY ZONED: A-1 (AGRICULTURAL)
 MIN. FRONT YARD 35' (60' from c/l road right of way)
 MIN. REAR YARD 50'
 MIN. SIDE YARD 20'

LEGEND:
 ● DENOTES IRON PIPE/CAP SET
 △ DENOTES UNMARKED POINT

PARCEL 23
 OWNER:
 JAMES BROOKS BOUNDS
 #715 FIVE MILE BRANCH ROAD
 NEWARK, MARYLAND 21841

DEED REFERENCE:
 SVH 5119 / 471
 PARCEL # 23
 TAX MAP # 48
 ACCOUNT #002962
 ZONED: A-1 AGRICULTURAL

PARCEL ONE
 MINOR SUBDIVISION OF LAND OF
 JAMES BROOKS BOUNDS
 PART OF PARCEL 23, TAX MAP 48
 FOURTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 SCALE: 1" = 150'
 DATE: 04/30/10
 JOB NO.: 8933SUBD3/10

MSA CSu 21578632