Maryland State Archives

S.V.H. 234/56

MINOR SUBDIVISION
OF THE LANDS OF SEWELL S. & MABEL E. CROPPER

LEGEND

- = IRON PIPE SET
- = FOREST CONSERVATION SIGN
- = UNMARKED POINT
- = WOODS LINE
- = FOREST CONSERVATION EASEMENT AREA

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, PROSPECTORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ROAD DEDICATION

THE FOLLOWING ROADS, AMENITIES, IMPROVEMENTS ARE HEREBY FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS, A 10' WIDE DEDICATION STRIP ALONG FIVE MILE BRANCH ROAD ACROSS THE FRONT OF LOT 2 AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE ROAD WIDENING OF AFORESAID ROAD.

SEWELL SIDNEY CROPPER — DATE 8/10/2010

MABEL ELOISE CROPPER — DATE 8-10-2010

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3 - 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, (LATEST EDITION) AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

HAROLD C. SCRIMGEOUR — DATE 8-10-2010
PROFESSIONAL LAND SURVEYOR
MARYLAND #21286

STEPHEN V. HALES
CLK.CT.CT.
WOR.CO
AUG 1
FILED

FOREST CONSERVATION LAW STATEMENT

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN # 2010-17. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A PERPETUAL PROTECTIVE AGREEMENT- DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

FOREST CONSERVATION COMPUTATIONS

ZONED A-1

TOTAL TRACT AREA =	3.01 AC ±
EXISTING FOREST =	1.79 AC ±
FOREST ABOVE AFFORESTATION THRESHOLD =	1.19 AC ±
FOREST ABOVE REFORESTATION THRESHOLD =	0.29 AC ±
BREAK EVEN POINT (FOREST TO REMAIN) =	1.56 AC ±
CLEARING PERMITTED WITH NO MITIGATION =	0.23 AC ±
PROPOSED FOREST TO BE CLEARED =	0.23 AC ±
AFFORESTATION / REFORESTATION REQUIRED =	0.00 AC ±
AFFORESTATION / REFORESTATION PROVIDED =	0.00 AC ±

ANY DEVELOPMENT (CONSTRUCTION OF BUILDINGS/STRUCTURES, INSTALLATION OF UTILITIES, ETC.) OCCURRING WITHIN THE 100 YEAR FLOOD PLAIN IS SUBJECT TO WORCESTER COUNTY'S FLOOD PLAIN MANAGEMENT ORDINANCE.

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 OR DEVELOPER OF THIS SUBDIVISION.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS LOT 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 EASEMENTS 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 REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

THIS SUBDIVISION IS APPROVED FOR 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 COMMUNITY SYSTEM(S) WHEN AVAILABLE.

8-16-10 — DATE — APPROVING AUTHORITY- WORCESTER COUNTY

SRA Coordinate Table			
Point #	Raw Description	Northing	Easting
350	1	210998.2783'	1789521.1479'
353	2	211047.8204'	1789514.3965'
352	3	211074.8258'	1789712.5649'
351	4	211025.2837'	1789719.3163'

FCA Easement Coordinate Table			
Point #	Raw Description	Northing	Easting
550	FC-1	210776.1323'	1789400.3282'
551	FC-2	210836.8794'	1789401.2488'
552	FC-3	210859.2193'	1789563.9616'
553	FC-4	210877.0793'	1789694.1489'
554	FC-5	211012.8351'	1789702.0267'
555	FC-6	211016.7255'	1789730.5750'
556	FC-7	211086.0844'	1789721.1231'
557	FC-8	211109.4453'	1789891.1128'
558	FC-9	210844.1410'	1789895.6814'

SITE DATA:

1. OWNER OF RECORD:
   SEWELL SIDNEY & MABEL ELOISE CROPPER
   7538 WHITON ROAD
   SNOW HILL MARYLAND 21863-3136
2. PROPERTY INFO: TAX MAP 48, GRID 10, PARCEL 22 LOT 2
   TAX ID 003063
3. DEED REFERENCE: SVH/ 2828/ 519
4. NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
5. BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP 240083 100B DATED 6/15/1983 THIS LOT IS LOCATED IN ZONE C AREAS OF MINIMAL FLOODING.
6. BUILDING IS SERVICED BY WELL AND SEPTIC AS SHOWN HEREON.
7. AREA WOODED: 1.79 acres
   AREA CLEARED: 1.22 acres
8. PROPERTY IS ZONED A-1
   BUILDING SETBACKS:
   FRONT- 35' FROM PROPERTY LINE OR 60' FROM CENTER LINE OF ROAD
   SIDE- 20'
   REAR- 50'
9. THIS LOT IS LOCATED WITHIN THE UPPER POCOMOKE SUB-WATER SHED (2130203).
10. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR ATLANTIC COSTAL BAY ZONE.
11. BASED ON THE WORCESTER COUNTY SOIL SURVEY THIS SITE CONTAINS OTHELLO SILT LOAM SOILS.
12. THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL BUILDING LOT, TO BE KNOWN AS LOT 2, WITH ±185.57 ACRES REMAINING, BASED SOLELY ON TAX ASSESSMENTS.
13. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF THE SUBJECT LOT
14. THERE ARE NO DITCHES ON OR ADJACENT TO THE SUBJECT PROPERTY THAT ARE PART OF THE PUBLIC DRAINAGE ASSOCIATION

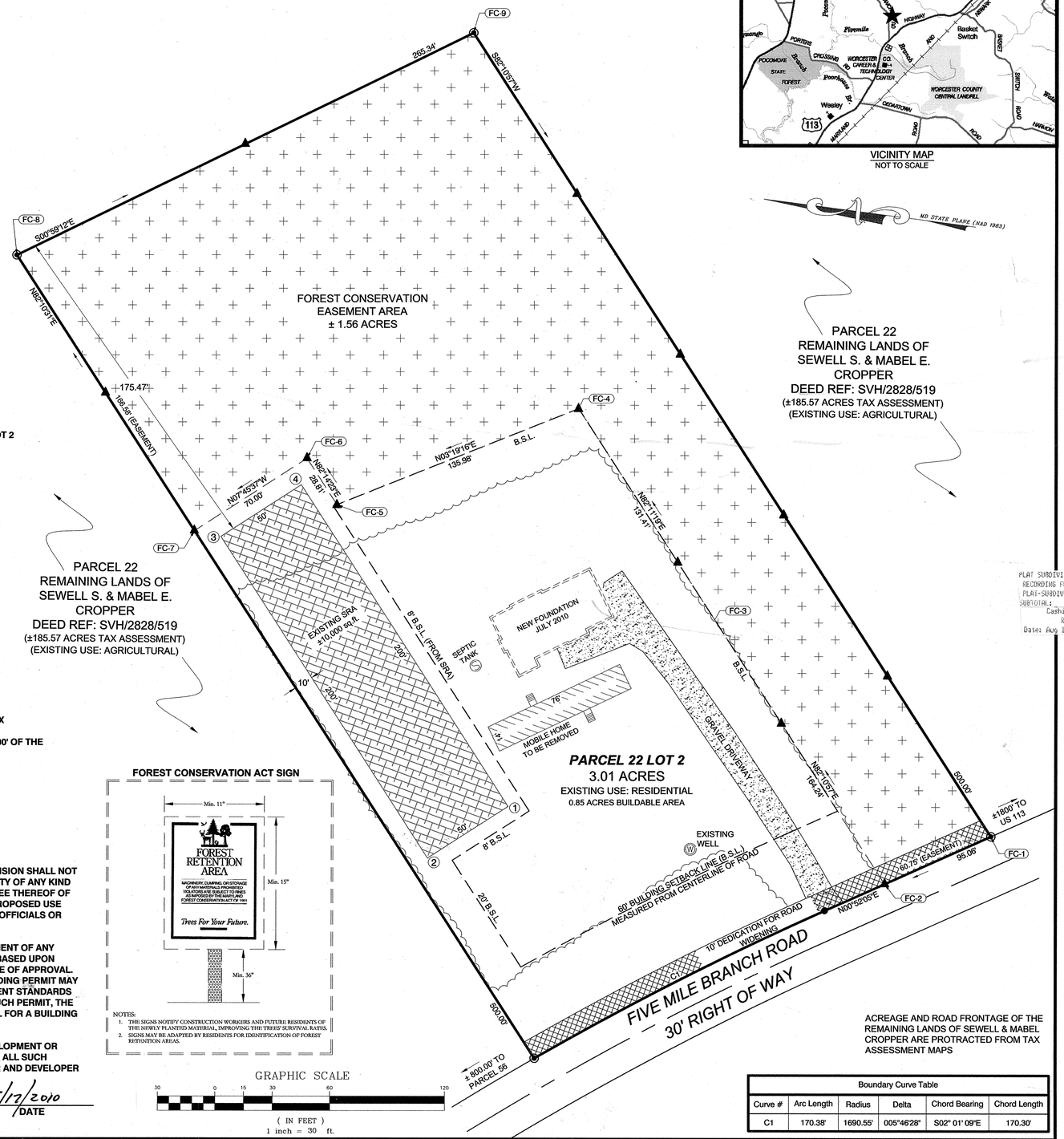
WORCESTER COUNTY PLANNING COMMISSION

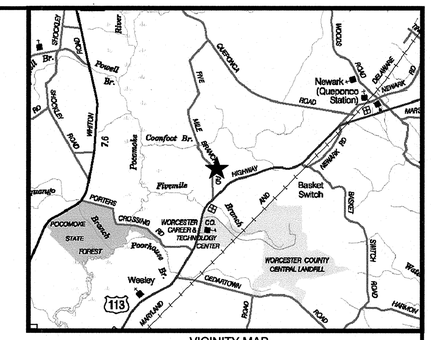
1. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY, OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO LIABILITY UPON THE COUNTY, IT'S OFFICIALS OR EMPLOYEES.

2. 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 THAT THE 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.

3. 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.

WORCESTER PLANNING COMMISSION — DATE 8/17/2010





VICINITY MAP
NOT TO SCALE

FOREST CONSERVATION ACT SIGN

NOTES:
1. THIS SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES' SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ACREAGE AND ROAD FRONTAGE OF THE REMAINING LANDS OF SEWELL & MABEL CROPPER ARE PROTRACTED FROM TAX ASSESSMENT MAPS

Boundary Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	170.38'	1690.55'	005°46'26"	S02° 01' 09"E	170.30'

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THIS PLAT IS NOT VALID UNLESS AN ORIGINAL SIGNATURE AND DATE SIGNED IN RED INK ARE PROVIDED HEREON AND EMBOSSED WITH THE RAISED SEAL OF THE LAND SURVEYOR RESPONSIBLE FOR THE PLAT.

REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

SCRIMGEOUR & ASSOCIATES LLC
SURVEYING · MAPPING AND · LAND PLANNING SERVICES
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PH: 410.251.6926
FAX: 410.632.2170

PLAT SUBDIVISION AMOUNT
RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
SUBTOTAL: 5.00
Cashier S347 Reg # W081
Rcpt # 4493
Date: Aug 18, 2010 Time: 09:49 am

MINOR SUBDIVISION
Lands of
Sewell Sidney & Mabel Eloise Cropper
6830 Five Mile Branch Road
FOURTH TAX DISTRICT
Newark, Maryland 21841
Tax Map 48, Grid 10, Parcel 22

Final Plat

PROJECT STATUS:	
SCALE: 1"= 30'	PROJECT NUMBER: 2010-150
DRAWN BY: EJF	DRAWING NUMBER: 1 of 1
ISSUE DATE: 05/31/2010	
LAST REVISION DATE: 07/26/2010	

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