

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 SYSTEMS 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.
 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/DEVELOPER.

APPROVING AUTHORITY Bruce D. Dayle DATE 8/26/10

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME. IN ORDER TO CONVERT SAID LOT TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.

APPROVING AUTHORITY Robby May, R.S. DATE 8/25/10

WORCESTER COUNTY FOREST CONSERVATION

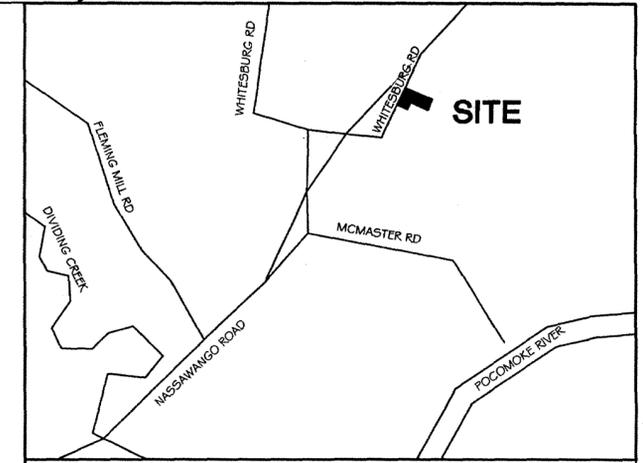
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B)(13) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATION ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A THREE ACRE AGRICULTURAL PARCEL FROM PARCEL 31. IT WILL BE NECESSARY TO RECORD A REVISED SUBDIVISION PLAT IF AND WHEN AGRICULTURAL PARCEL 1 IS EVER CONVERTED INTO A RESIDENTIAL BUILDING LOT, DENOTING THE APPROVED SEWAGE RESERVE AREA AND WELL LOCATIONS.

CRITICAL AREA NOTE

AGRICULTURAL PARCEL 1 WAS FOUND TO BE OUTSIDE OF THE ATLANTIC COASTAL BAY CRITICAL AREA AND THE CHESAPEAKE BAY CRITICAL AREA.



LOCATION MAP NOT TO SCALE



RECORDING FEE	2.50
PLAT-SUBDIVISION	2.50
TOTAL	5.00
Res# M001	RCP# 4779
SUV# 5347	BL# 1650
Aug 27, 2010	12:52 PM

GENERAL NOTES

1. WORCESTER COUNTY, TAX MAP NO. 69 GRID 22 P. 31, TAX ACCOUNT ID 006020
2. DEED REF: 2354/132
3. PLAT REF: N/A
4. SEVENTH TAX DISTRICT
5. BASED UPON A PROTRACTION OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0150A, DATED 02/15/1979, AG PARCEL 1 IS LOCATED IN FLOOD ZONE 'C'
6. OWNER INFORMATION: GLADMAR DAIRY LAND COMPANY, INC. 3847 DIVIDING CREEK ROAD POCOMOKE, MD 21851
7. ZONED: A-1
8. COUNTY SETBACKS FOR A-1 ZONING: FRONT - 60' FROM CENTERLINE OF ROAD RIGHT OF WAY. SIDE - 20'. REAR - 50'.
9. ALL AGRICULTURAL STRUCTURES WITHIN 200' ARE SHOWN.
10. OTHER THAN THE STRUCTURES SHOWN, THERE ARE NO STRUCTURES WITHIN 50' OF NEW PROPERTY LINES.
11. COORDINATES BASED ON ASSUMED DATUM

LEGEND

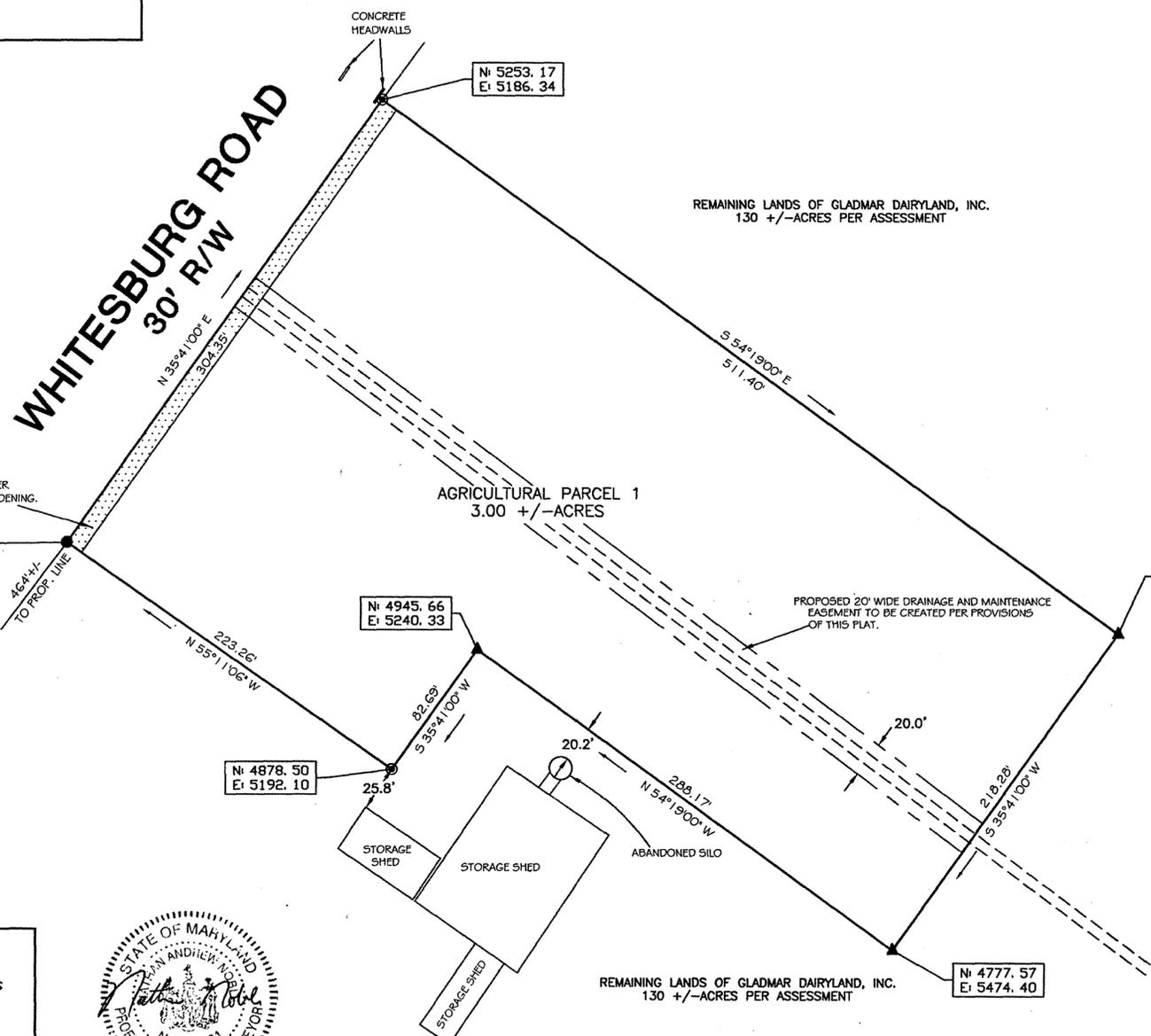
- IRON PIPE FOUND
- ▲ PROPERTY CORNER
- IRON ROD WITH CAP SET
- IRON ROD WITH CAP SET
- PROPOSED DRAINAGE AND MAINTENANCE EASEMENT LINE
- DITCH



MINOR SUBDIVISION
LANDS OF
GLADMAR DAIRYLAND COMPANY, INC.
WORCESTER COUNTY, MARYLAND

SCALE 1" = 60'	SURVEYED NAN	JOB NO. HOLLAND, DANNY
DATE 07/20/10	DRAWN NAN	FIELD BOOK X PAGE X
REVISED 8/12/10	CAD FILE REV.	SHEET 1 OF 1

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



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; right of ways; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. No title search was provided for this survey. No title guarantee is intended or implied by this survey.

Nathan Andrew Noble, Lic. #21431, either personally prepared this 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
 2010 AUG 27 P 12:51
 STEPHEN V. HALES
 CLERK OF COURT
 WOR. CO.

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.

Nathan Andrew Noble
 NATHAN ANDREW NOBLE
 REG. # 21431

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, 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, SETTING OF MARKERS AND THE REQUIREMENTS OF THE PLAN AS SHOWN HEREON HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF AGRICULTURAL PARCEL 1 (AS SHOWN ON THIS PLAT) AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF WHITESBURG RD. 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.

Jan Holland 8-18-10
 AUTHORIZED DESIGNEE OF GLADMAR DAIRYLAND, INC. DATE

