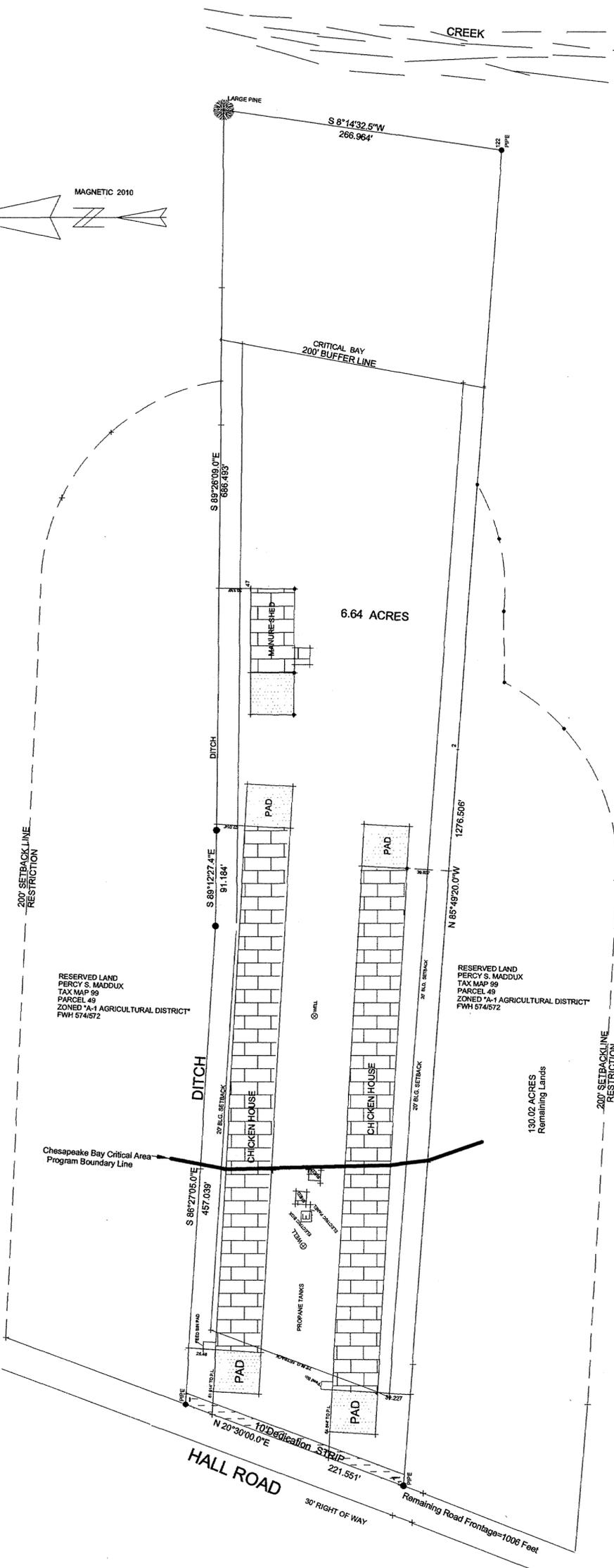
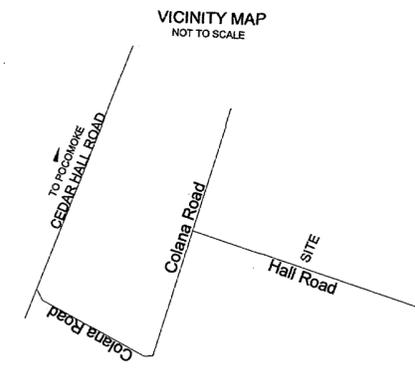


Maryland State Archives



PLANNING COMMISSION
 A. 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, its officials or employees.
 B. Any approval by the Environmental Programs Division of any potable water or wastewater system or suitability thereof is based upon state and county standards existing as of the date of approval. Such standards are subject to change and a permit may be denied in the future. In the event that current standards cannot be met as of the date of application for such permit, the approval shown hereon is not sufficient approval for a permit.
 C. The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County:
 A. 10' foot-wide strip across the front of Agricultural Parcel 1 and the adjoining roadway is offered in dedication for the future widening of HALL 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 The offer may not be withdrawn without the consent of the County Commissioners.
 Date: 2/10/11
 Planning Commission

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
 This subdivision is approved for an agricultural use requiring an on-site water supply. This lot is NOT APPROVED for onsite sewage disposal. Any future approval for on-site sewage will first require a seasonal soil evaluation based on the regulations in effect at that time. Water supply here is currently approved for agricultural use only. Future use for human consumption will first require that the supply be tested for potability standards.
 In order to convert said lot to buildable status, a revised subdivision plat must be approved and recorded in the Land Records of Worcester County.
 Date: 2/10/11
 Approving Authority - Worcester County

WORCESTER COUNTY FOREST CONSERVATION LAW
 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 regulated activity shall be subject to the County's Forest Conservation Law.

SURVEYOR'S CERTIFICATE
 I, H. William Pusey, a registered Property Line Surveyor of the State of Maryland, do certify the land shown hereon has been laid out and plat thereof prepared in accordance with the Provisions of Real Property Article 3-108 of the Annotated Code of Maryland.
 Date: 1/30/11
 H. William Pusey, Registered Professional Surveyor No 188
 4912 Flemming Mill Road
 Pocomoke City, MD 21851

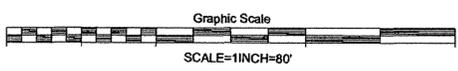
OWNER/DEVELOPER'S CONSENT
 This survey of land shown on this plat is with the free consent and in accordance with the desires of the owners thereof. The land shown hereon has been laid out and provisions of Real Property Article 3-108 of The Annotated Code of Maryland.
 Date: 2/10/11
 Percy S. Maddux
 OWNER/DEVELOPER

CHESAPEAKE BAY CRITICAL AREA LAW STATEMENT:
 A portion of this property lies within the Worcester County Chesapeake Bay Critical Area. Any and all proposed development activities must meet the requirements of Title 3 (Land and Water Resources), Subtitle II (Chesapeake Bay Critical Area) of the Worcester County Code of Public Local Laws, as from time to time amended, in effect at the time of the proposed development activities. Dwelling unit densities are limited to one per twenty acres. Any future subdivisions of the parent parcel will result in a cumulative calculation including the acreage of this lot.

- GENERAL NOTES:**
- 1) DEED REFERENCE: FWH 574/572
 - 2) TAX MAP: 99 PARCEL: 49 TAX ACCOUNT ID 01-01 2533
 - 3) ZONED: A-1 AGRICULTURAL DISTRICT
 - 4) PROPOSED USE: AGRICULTURAL
 - 5) THE LAND SHOWN HEREON ARE IN POSSESSION OF AND AS INDICATED BEING A PART OF DEED REF: 574/572
 - 6) 75' FROM CENTER LINE RIGHT OF WAY ROAD SET BACK
50' REAR YARD SETBACK
20' SIDE SETBACK
 - 7) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 6.64+/- ACRES OF LAND AWAY FROM PARCEL 49, TO CREATE AGRICULTURAL PARCEL 1. THIS PARCEL IS NOT BEING APPROVED FOR RESIDENTIAL PURPOSE
 - 8) NO DITCHES ARE LOCATED IN THE PUBLIC DRAINAGE ASSOCIATION
 - 9) REMAINING LAND IN DEED 574/572
 - 10) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 240083-0224A DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE A
 - 11) BUILDABLE AREA FOR PROPOSED LOT: 4.21 ACRES

LOT COVERAGE TABLE	
IN CRITICAL AREA	232388.66 S.F.
OUT CRITICAL AREA	56925.28 S.F.
LOT COVERAGE	34858 S.F.

LEGEND:
 ● DENOTES IRON PIPE
 ○ DENOTES LARGE PINE TREE



(AGRICULTURAL PARCEL 1)
**MINOR SUBDIVISION
 LANDS OF
 PERCY S. MADDUX
 TAX MAP 99 PARCEL 49
 1ST TAX DISTRICT
 HALL ROAD
 POCOMOKE 21851
 WORCESTER COUNTY, MD**

HARVEY WILLIAM PUSEY
 PROPERTY LINE SURVEYOR
 4912 FLEMMING MILL ROAD
 POCOMOKE CITY, MD
 WORCESTER COUNTY, MD

FILED

2011 FEB 10 P 1:07

STEPHEN W. MALES
 CLERK OF COURT
 WOR. CO.

SWH 235/29

MSA CSW 2167 8693 P186248