S.V.H. 235/54

Maryland State Archives

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FILED
2011 APR 20 P 12: 48
STEPHEN V. MALES
CLK.CT.CT.
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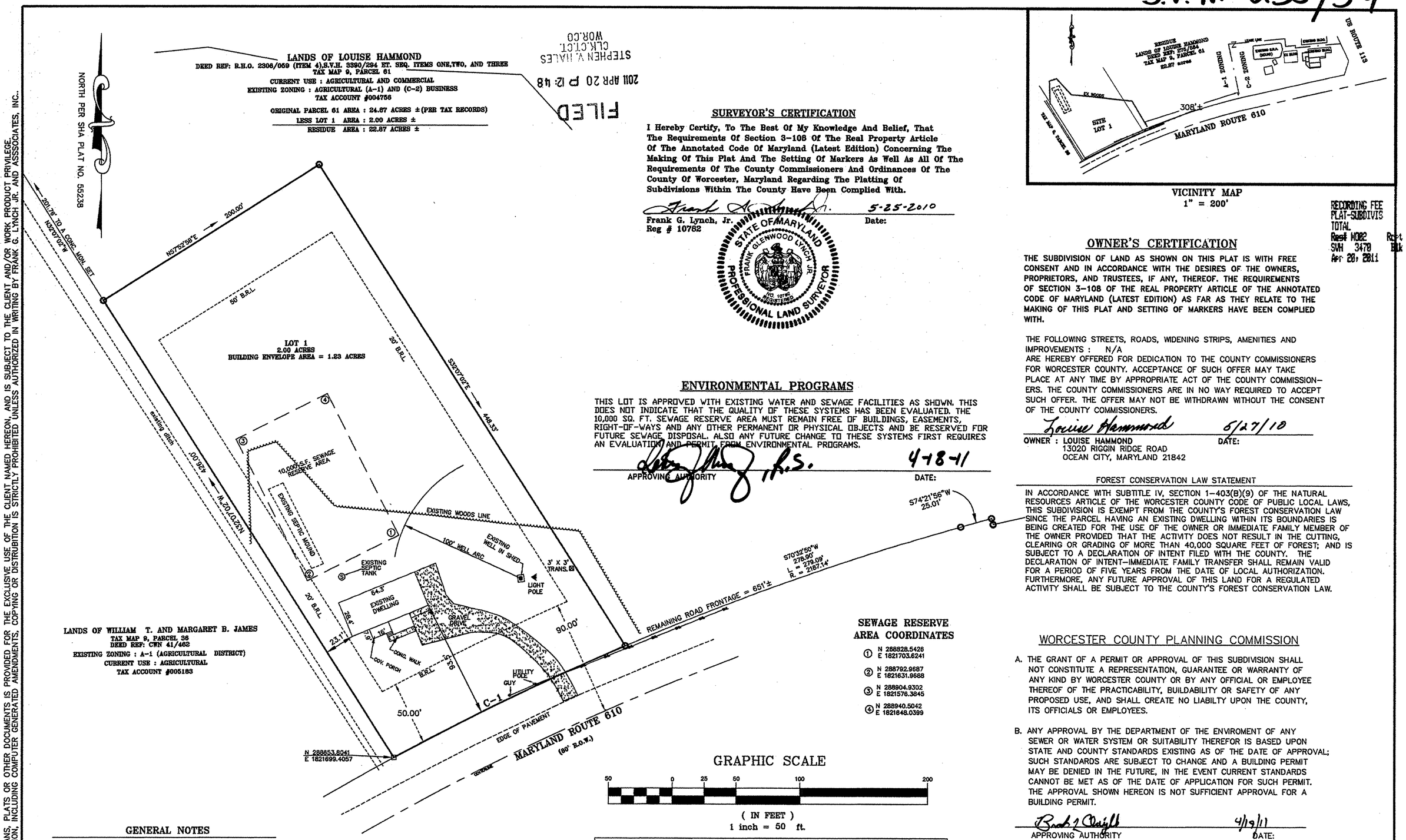

SURVEYOR'S CERTIFICATION

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 (Latest Edition) Concerning The Making Of This Plat 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.

Frank G. Lynch, Jr. — Date: 5-25-2010
Reg # 10782

STATE OF MARYLAND — FRANK GLENWOOD LYNCH JR. — NO. 10782 REGISTERED PROFESSIONAL LAND SURVEYOR

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 CHANGE TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

APPROVING AUTHORITY — DATE: 4-18-11

VICINITY MAP
1" = 200'

RECORDING FEE	2.50
PLAT-SUBDIVIS	2.50
TOTAL	5.00
Rec# NO82	Rct # 74634
SVH 3470	Blk # 1186
Apr 20, 2011	12:50 PM

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 (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS : N/A
ARE HEREBY OFFERED 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Louise Hammond — DATE: 5/27/10
OWNER : LOUISE HAMMOND
13020 RIGGIN RIDGE ROAD
OCEAN CITY, MARYLAND 21842

FOREST CONSERVATION LAW STATEMENT

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 HAVING AN EXISTING DWELLING WITHIN ITS BOUNDARIES IS BEING CREATED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER 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 TO A 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.

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, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILTY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIROMENT 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.

APPROVING AUTHORITY — DATE: 4/19/11
WORCESTER COUNTY PLANNING COMMISSION

C/JOB FILES 2009/ST#2/10675-09.DWG

GENERAL NOTES

1. PARCEL 61 - TAX MAP 9
2. ORIGINAL PARCEL AREA: 24.87 ACRES ±
3. EX. ZONING: A-1 (FOR LOT 1)
   ZONING SETBACKS: FRONT: 50' ALONG A COLLECROR HIGHWAY
   REAR = 50' SIDES = 20'
4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0025 A, DATED 2-15-1979 THIS SUBDIVISION IS LOCATED IN ZONE C
5. NO AGRICULTURAL STRUCTURE EXISTS WITHIN 200 ' OF THIS SUBVISION AND NO OTHER STRUCTURES EXIST WITHIN 50' OF THIS SUBDIVISION.
6. THERE ARE NO TAX DITCHES WITHIN THIS SUBDIVISION.
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE RESIDENTIAL LOT FROM THE PARENT PARCEL 61, LEAVING 22.87 ACRES REMAINING.

○ DENOTES IRON ROD TO BE SET
⊡ DENOTES CONCRETE MONUMENT SET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C-1	201.31	2187.14	05°16'26"	100.73	S64°15'17"W	201.24

MINOR SUBDIVISION
LANDS OF LOUISE W. HAMMOND

FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
TAX MAP 9- PARCEL 61
DEED REFERENCE : R.H.O. 2306/059 - Lot 1 is part of Item 4

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY		FILE #	10675-09
DRAWN BY	F.G.L. JR.	DATE	5-17-2010	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 50'		

MSA CSU 2157 8707

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