FILED
2012 FEB 21 PM 3:43
STEPHEN Y. MATES
CLK. CT. CT.
WOR. CO.

STATE OF MARYLAND
FRANK G. LYNCH, JR.
No. 10762
PROFESSIONAL LAND SURVEYOR

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.

10-07-2011
Frank G. Lynch, Jr. Date:
Reg # 10762

WORCESTER COUNTY 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 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 PERMIT.

2/7/2012
APPROVING AUTHORITY — DATE:
WORCESTER COUNTY PLANNING COMMISSION

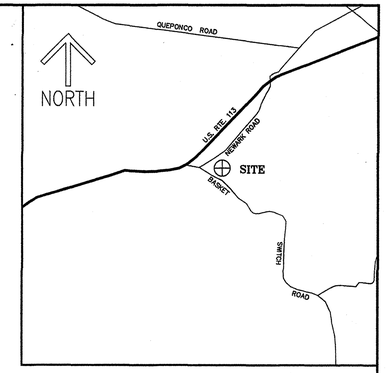
OWNER'S CERTIFICATION

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 : 10' FOOT WIDE STRIP ALONG BOWEN AND BASKETSWITCH ROADS 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.

Virginia T. Sturgis 11-9-11
OWNER : VIRGINIA T. STURGIS DATE:
216 E. FEDERAL STREET
SNOW HILL, MD. 21863-1337

SVH LIBER 236 FOLIO 67
RECORDED
FEB 21 2012

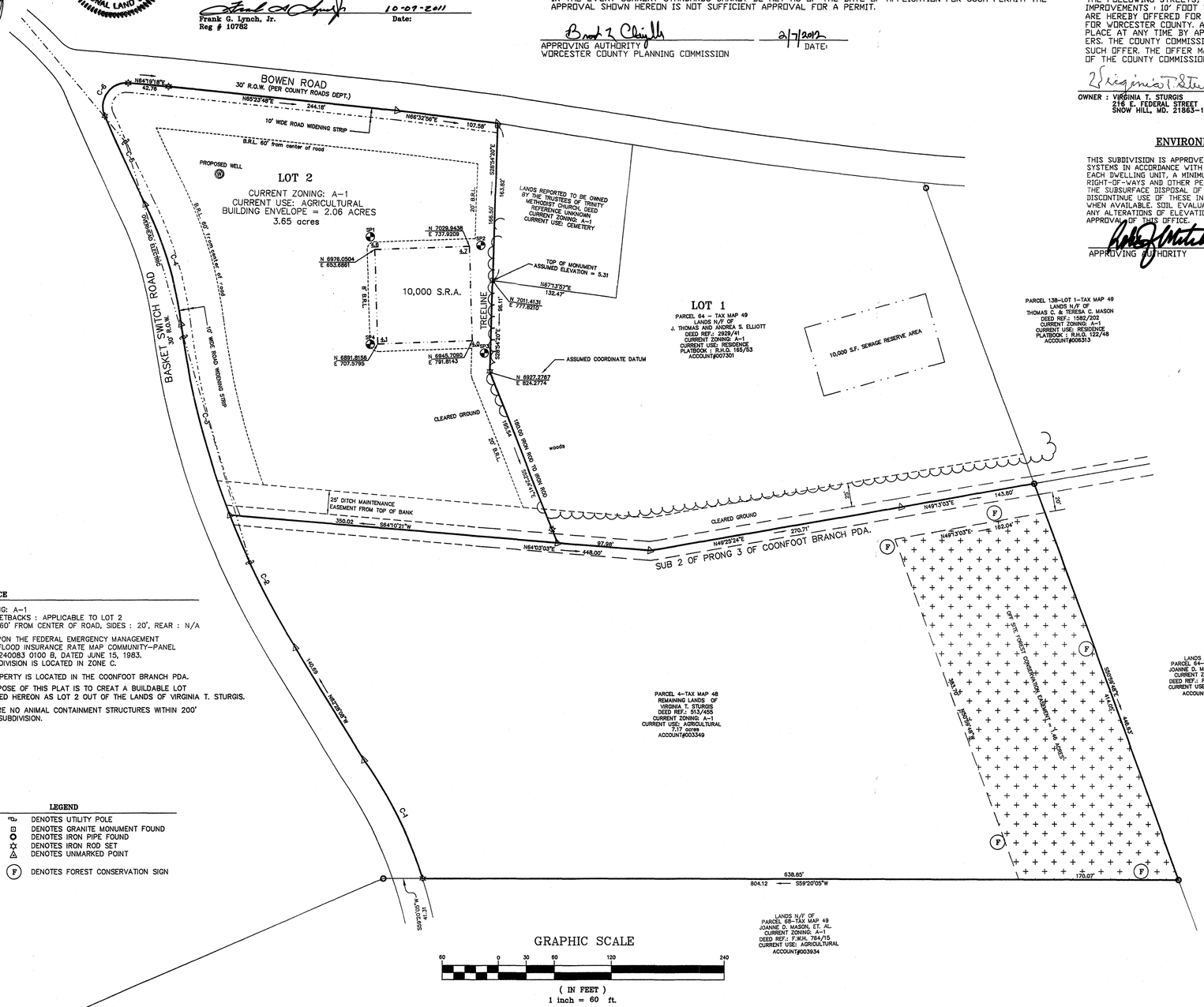


ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDING, EASEMENTS, RIGHT-OF-WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Robert J. Mitchell, R.S. 1-30-12
APPROVING AUTHORITY — DATE:

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rec# 10863 Rcpt # 82360
SVH , BIRD Blk # 1325
Feb 21, 2012 03:01 pm



FOREST CONSERVATION STATEMENT

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 11-28. THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW. AN OFF-SITE FOREST. CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION EASEMENT AREA AND 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 Worksheet 2.2

Net Tract Area			
A.	Total Tract Area	A =	3.65
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	3.65
Land Use Category			
	Input the number "1" under the appropriate land use zoning, and limit to only one entry		
	ARA 1, MDR 0, IDA 0, HDR 0, MPD 0, CIA 0		
D.	Afforestation Threshold (Net Tract Area x 20%)	D =	0.73
E.	Conservation Threshold (Net Tract Area x 50%)	E =	1.83
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	0.00
G.	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H.	Break Even Point	H =	0.00
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	0.00
K.	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	0.00
Q.	Total Afforestation Required	Q =	0.73
R.	Total Planting Requirement	R =	0.73

REFERENCE

1. EX. ZONING: A-1
   ZONING SETBACKS : APPLICABLE TO LOT 2
   FRONT : 60' FROM CENTER OF ROAD, SIDES : 20', REAR : N/A
2. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0100 B, DATED JUNE 15, 1983. THIS SUBDIVISION IS LOCATED IN ZONE C.
3. THIS PROPERTY IS LOCATED IN THE COONFOOT BRANCH PDA.
4. THE PURPOSE OF THIS PLAT IS TO CREAT A BUILDABLE LOT DESIGNATED HEREON AS LOT 2 OUT OF THE LANDS OF VIRGINIA T. STURGIS.
4. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THIS SUBDIVISION.

LEGEND

- DENOTES UTILITY POLE
- DENOTES GRANITE MONUMENT FOUND
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD SET
- DENOTES UNMARKED POINT
- (F) DENOTES FOREST CONSERVATION SIGN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C-1	139.80	465.00	17°13'33"	70.43	N56°51'04"W	139.27
C-2	157.25	851.00	10°35'13"	78.85	S57°12'39"E	157.02
C-3	209.25	851.00	14°05'19"	105.16	S44°52'23"E	208.73
C-4	132.68	400.00	19°00'19"	66.96	N47°19'53"W	132.07
C-5	103.43	2510.66	02°21'37"	51.72	S55°39'14"E	103.42
C-6	51.83	25.00	118°47'43"	42.27	S04°55'26"W	43.04

ST#2/c/job files 2011/10860-11.dwg

#	REVISION	DATE	CHKD

PROJECT

MINOR SUBDIVISION CREATING LOT 2 OUT OF THE LANDS OF VIRGINIA T. STURGIS
FOURTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND
PARCEL 4 - TAX MAP 48

PROFESSIONAL SEAL
EXPIRES 2-21-2012

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	B.O./F.G.L. 111	FILE NO.:	10860-11
DRAWN BY	F.G.L. JR.	DATE	6-28-2011	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 60'		

MSA CSU 2157 B764
P192308

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Maryland State Archives

\\S2\JOB FILES 2011\10860-11.dwg, Model