

04/04/2012

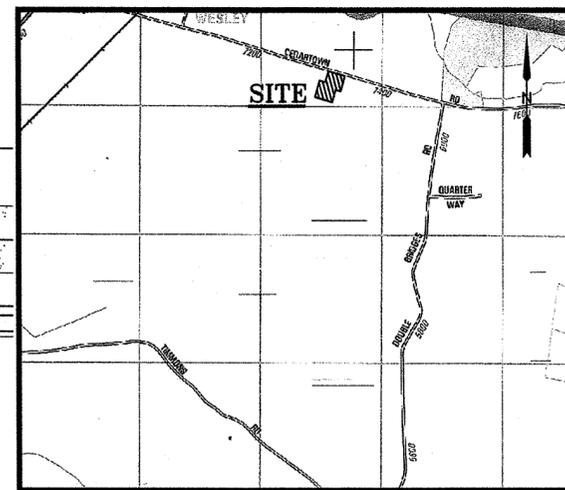
LOT 2
P/O P. 82, TAX MAP: 56
N/F
DOUBLE P & D INVESTMENTS, LLC
4871/290
ZONED: A-1
CURRENT USE: RESIDENTIAL
PLAT REF: 72/27

LOT 1A
P/O P. 82, TAX MAP: 56
N/F
FREDA ANN TRUITT
5086/534
ZONED: A-1
CURRENT USE: RESIDENTIAL
PLAT REF: 222/60

PROP. COR.
N:5011.936
E:5110.877

I.R.F.
N:4898.536
E:5339.284

CEDARTOWN ROAD - 60' R.O.W.



VICINITY MAP

1"=2000'

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW RESIDENTIAL BUILDING LOT FROM PARCEL 46 TO BE KNOWN AS LOT 1. THE CURRENT OWNER IS RETAINING THIS LOT FOR HER USE AND SINCE SHE INTENDS TO CONSTRUCT A NEW DWELLING ON THE LOT, A DECLARATION OF INTENT - IMMEDIATE FAMILY TRANSFER IS REQUIRED.

NOTES:

- OWNER OF RECORD:
ALICE MARIE TRUITT
7014 CEDARTOWN ROAD
SNOW HILL, MD. 21863-2606
- TAX MAP NO. 56, GRID 10, PARCEL 46, DISTRICT 02, ACCOUNT NUMBER 006510
- PLAT REFERENCE: 222/60 (LOT 1A, P. 82), 72/27 (LOT 1, P. 82), 217/48 (P. 47) & 135/39 (LOT 3A-3B, P. 89).
- DEED REFERENCE: 248/69
- ZONED: A-1
- SETBACKS FOR PRIMARY STRUCTURE: FRONT = 35', SIDE = 20' & REAR = 50'.
- ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WORCESTER COUNTY ZONING CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
- THERE ARE NO AGRICULTURAL BUILDINGS WITHIN 200' OF THIS PARCEL.
- COORDINATES ARE BASED ON ASSUMED DATUM.
- EXISTING DRAINFIELD IS SHOWN PER WORCESTER COUNTY ENVIRONMENTAL PROGRAMS RECORDS.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240083-0175-A, DATED JUNE 16, 1992, THIS SUBDIVISION IS LOCATED IN ZONE C. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- THERE ARE NO DITCHES LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A.) ON THIS PROPERTY.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS NOTE:

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 REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

Robert Mitchell, R.S. 3-26-12
APPROVING AUTHORITY - WORCESTER COUNTY DATE

WORCESTER COUNTY FOREST CONSERVATION NOTE:

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B)(9) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL IS BEING CREATED FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED 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 20,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF 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 FURTHER APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

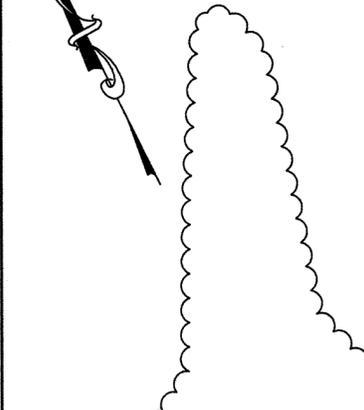
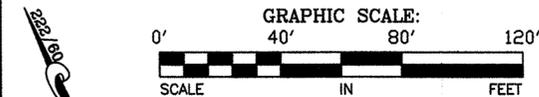
Diann Boudreau 3/27/12
APPROVING AUTHORITY - WORCESTER COUNTY DATE

WORCESTER COUNTY 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 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 BUILDING 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 BUILDING PERMIT.

David L. Campbell 3/27/2012
APPROVING AUTHORITY - WORCESTER COUNTY DATE



FILED
2012 APR -4 AM 10:29
STEPHEN V. HALES
CLK., CT. CL.
WOR. CO.
P/O
PARCEL 46

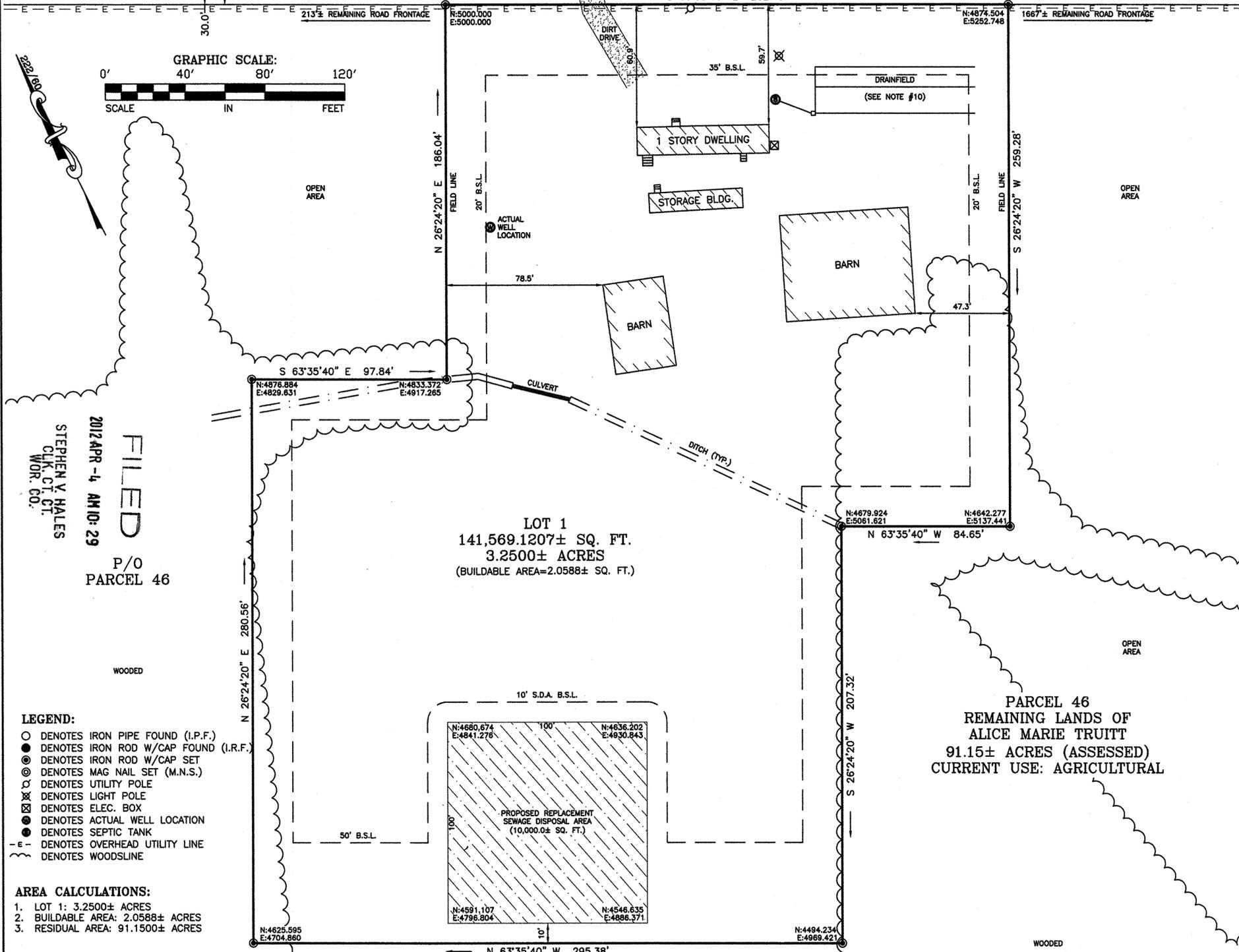
- LEGEND:**
- DENOTES IRON PIPE FOUND (I.P.F.)
 - DENOTES IRON ROD W/CAP FOUND (I.R.F.)
 - ⊙ DENOTES IRON ROD W/CAP SET
 - ⊗ DENOTES MAG NAIL SET (M.N.S.)
 - ⊕ DENOTES UTILITY POLE
 - ⊖ DENOTES LIGHT POLE
 - ⊗ DENOTES ELEC. BOX
 - ⊙ DENOTES ACTUAL WELL LOCATION
 - ⊙ DENOTES SEPTIC TANK
 - e - DENOTES OVERHEAD UTILITY LINE
 - ⌋ DENOTES WOODLINE

- AREA CALCULATIONS:**
- LOT 1: 3.2500± ACRES
 - BUILDABLE AREA: 2.0588± ACRES
 - RESIDUAL AREA: 91.1500± ACRES

OWNERS AND SURVEYORS CERTIFICATE:
WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY" SECT. 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST ADDITION, CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

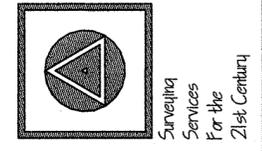
OWNER: *Alice Marie Truitt* DATE: 03-15-12
ALICE MARIE TRUITT

SURVEYOR: *F. Douglas Jones* DATE: 03/16/12
F. DOUGLAS JONES
PROPERTY LINE SURVEYOR #450



Maryland State Archives

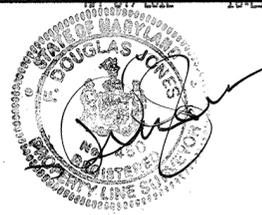
F. Douglas Jones
Surveying Associates
715-A East William Street
P.O. Box 2658
Salisbury, Maryland 21802
Phone: 410-543-2615
Fax: 410-543-8859



REVISIONS	Date	Issued for:
	02/14/12	ACTUAL WELL LOCATED
	02/29/12	D.R.P. COMMENTS
	03/09/12	FOREST CONS. REV.

MINOR SUBDIVISION
FOR THE LANDS OF
ALICE MARIE TRUITT
CEDARTOWN ROAD
SECOND TAX DISTRICT
WORCESTER COUNTY, MARYLAND

RECORDING FEE
PLAT-SUBDIVIS
TOTAL
Reg # 0001
SIN # 5347
APR 04 2012



EXP./RENEWAL DATE: 12/15/2012

SURVEYED BY: D.L.M. & M.L.T.	DATE: 01/18/12
DRAWN BY: M.L.T.	DATE: 01/19/12
CHECKED BY: F.D.J.	DATE: 01/20/12
JOB NUMBER: 12-4221	
SCALE 1"=40'	1 OF 1

P193502 MSA CA 2157 8786