

MINOR SUBDIVISION OF THE LANDS: CLIFTON C., CARLTON A., & JAY C. MURRAY

TAX MAP 2, GRID 2, PARCEL 19, WCL/ 1224/ 517
TAX MAP 2, GRID 2, PARCEL 4, WCL/ 1224/ 502
FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

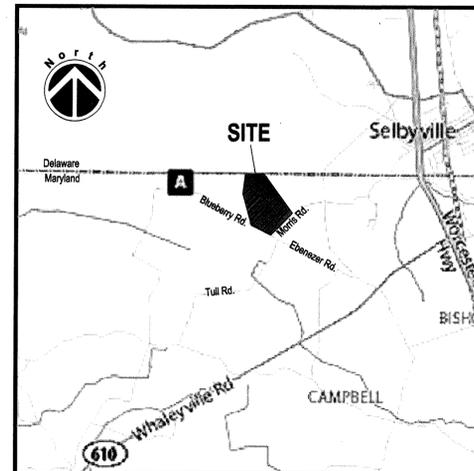
FILED
2012 MAY -3 PM 3:02
STEPHEN V. HALES
CLERK OF CT.

SYMBOL LEGEND

- = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND
- ⊙ = IRON ROD & CAP SET
- ⊗ = IRON ROD FOUND
- = POINT
- ⊕ = UTILITY POLE
- ⊖ = IRRIGATION LINE
- ⊗ = WELL
- = POST

HATCH LEGEND

- AREA = ±1.54 ACRES = PORTION OF THE 35 FOOT WIDE ACCESS EASEMENT (PLAT WCL 86/48) CROSSING PARCEL 19 TO THE BENEFIT OF PARCEL 4 (LOT 1) AND TO THE BENEFIT OF LOT 2.
- AREA = ±7,632 sq. ft. = PORTION OF THE 35 FOOT WIDE ACCESS EASEMENT (PLAT WCL 86/48) CROSSING LOT 2 TO THE BENEFIT OF PARCEL 4 (LOT 1) AND TO THE BENEFIT OF PARCEL 19.
- AREA = ±19,107 sq. ft. = PORTION OF THE 35 FOOT WIDE ACCESS EASEMENT (PLAT WCL 86/48) CROSSING PARCEL 19 TO THE BENEFIT OF PARCEL 4 (LOT 1).



VICINITY MAP
SCALE 1"=4500'

WORCESTER COUNTY PLANNING COMMISSION

The grant of a permit or approval of this subdivision herein and consent to the division of the same and to compliance with the requirements of Title 3, section 108 of the Real Property article of the annotated code of the State of Maryland as far as it concerns the making of this plat and the setting of markers. The approval shown hereon is not sufficient approval for a building permit.

Barry Wright 5/3/2012
CHAIRMAN DATE

OWNER'S CERTIFICATION

We do hereby acknowledge ownership of the property shown hereon and consent to the division of the same and to compliance with the requirements of Title 3, section 108 of the Real Property article of the annotated code of the State of Maryland as far as it concerns the making of the survey hereon and the setting of markers has been complied with.

Carlton A. Murray 4-24-12
CARLTON A. MURRAY DATE
Clifton C. Murray 4-24-12
CLIFTON C. MURRAY DATE
Jay C. Murray 4/24/12
JAY C. MURRAY DATE

FLOOD MAP DATA

This property appears to fall in Flood Zone C on FIRM Map 2400630025A dated: 2-15-1979. Flood Zone determination is based on the Flood Insurance Rate Maps and does not imply that this property will or will not be free from flooding or damage.

CRITICAL AREAS NOTE

This parcel was found to be outside the Atlantic Coastal Bay Critical Area and Chesapeake Bay Critical Area.

WETLAND NOTE

No wetland delineation was provided for our use by the owner. Based on soil types, elevations, slopes, and vegetation, any wetland areas are believed to be at least 25 feet outside of the site SRA area.

SURVEYOR'S CERTIFICATION

I certify that the requirements of Real Property section 3-108 of the annotated code of Maryland latest edition, as far as it concerns the making of this plat and the setting of markers, have been complied with, and the survey was prepared under the surveyors direct supervision.

Given under my hand this 16th day of April 2012.

Steven P. Turner
Steven P. Turner Registered Professional Land Surveyor No. 21361
Expires 7/17/2013

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

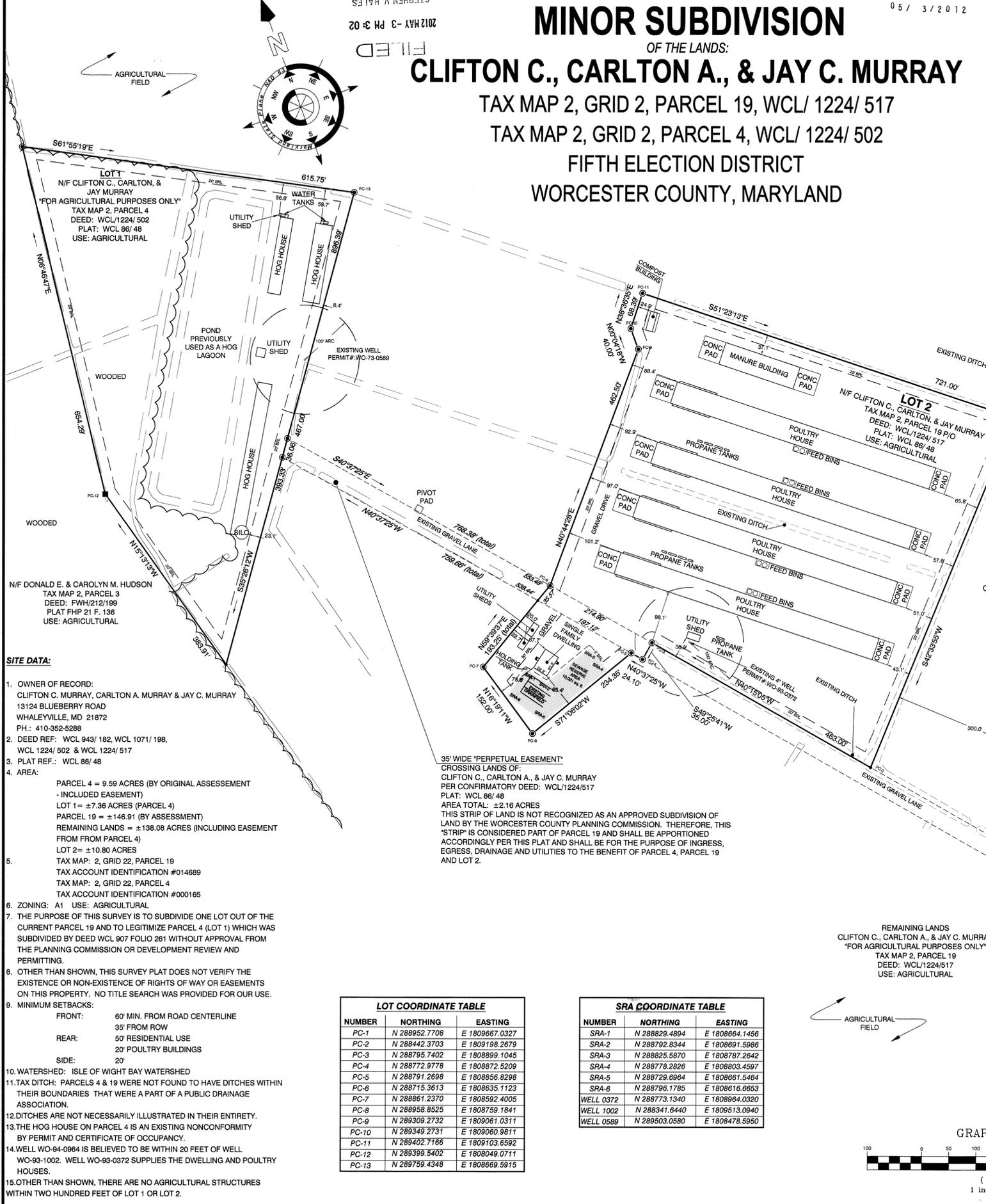
Lot 2 is approved with existing water and sewage facilities as shown. This does not indicate that the quality of these systems has been evaluated. The 10,000 sq. ft. sewage reserve area must remain free of buildings easements right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs.

The subdivision of lands of lot 1 and the remaining Parcel 19 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(s) to buildable status, a revised subdivision plat is required to be approved and recorded in the Land Records of Worcester County.

Robert Mitchell, R.S. 5/3/12
APPROVING AUTHORITY DATE

FOREST CONSERVATION LAW EXEMPTION NOTE

In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of Worcester County Code of Public Local Laws, this minor subdivision located in the A-1 and A-2 and RP zoning Districts as defined in the Worcester County Zoning and Subdivision Control Article is exempt from the County's Forest Conservation Law since the proposed lot contained within its boundaries a building, structure or use of land that required a zoning or building permit and existed as of July 29, 1994, if the subdivision does not result in any cutting, clearing, or grading of a forest; and it is not a resubdivision of a lot previously subdivided as an exemption pursuant to this subsection. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.



SITE DATA:

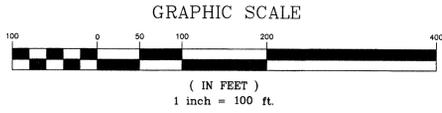
- OWNER OF RECORD: CLIFTON C. MURRAY, CARLTON A. MURRAY & JAY C. MURRAY
13124 BLUEBERRY ROAD
WHALEYVILLE, MD 21872
PH.: 410-352-5288
- DEED REF.: WCL 943/ 182, WCL 1071/ 198, WCL 1224/ 502 & WCL 1224/ 517
- PLAT REF.: WCL 86/ 48
- AREA:
PARCEL 4 = 9.59 ACRES (BY ORIGINAL ASSESSMENT - INCLUDED EASEMENT)
LOT 1 = ±7.36 ACRES (PARCEL 4)
PARCEL 19 = ±146.91 (BY ASSESSMENT)
REMAINING LANDS = ±138.08 ACRES (INCLUDING EASEMENT FROM FROM PARCEL 4)
LOT 2 = ±10.80 ACRES
TAX MAP: 2, GRID 22, PARCEL 19
TAX ACCOUNT IDENTIFICATION #014689
TAX MAP: 2, GRID 22, PARCEL 4
TAX ACCOUNT IDENTIFICATION #000165
- ZONING: A1 USE: AGRICULTURAL
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE LOT OUT OF THE CURRENT PARCEL 19 AND TO LEGITIMIZE PARCEL 4 (LOT 1) WHICH WAS SUBDIVIDED BY DEED WCL 907 FOLIO 261 WITHOUT APPROVAL FROM THE PLANNING COMMISSION OR DEVELOPMENT REVIEW AND PERMITTING.
- OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.
- MINIMUM SETBACKS:
FRONT: 60' MIN. FROM ROAD CENTERLINE
35' FROM ROW
REAR: 50' RESIDENTIAL USE
20' POULTRY BUILDINGS
SIDE: 20'
- WATERSHED: ISLE OF WIGHT BAY WATERSHED
- TAX DITCH: PARCELS 4 & 19 WERE NOT FOUND TO HAVE DITCHES WITHIN THEIR BOUNDARIES THAT WERE A PART OF A PUBLIC DRAINAGE ASSOCIATION.
- DITCHES ARE NOT NECESSARILY ILLUSTRATED IN THEIR ENTIRETY.
- THE HOG HOUSE ON PARCEL 4 IS AN EXISTING NONCONFORMITY BY PERMIT AND CERTIFICATE OF OCCUPANCY.
- WELL WO-94-0984 IS BELIEVED TO BE WITHIN 20 FEET OF WELL WO-93-1002. WELL WO-93-0372 SUPPLIES THE DWELLING AND POULTRY HOUSES.
- OTHER THAN SHOWN, THERE ARE NO AGRICULTURAL STRUCTURES WITHIN TWO HUNDRED FEET OF LOT 1 OR LOT 2.

LOT COORDINATE TABLE

NUMBER	NORTHING	EASTING
PC-1	N 288952.7708	E 1809667.0327
PC-2	N 288442.3703	E 1809198.2679
PC-3	N 288795.7402	E 1808899.1045
PC-4	N 288772.9778	E 1808872.5209
PC-5	N 288791.2698	E 1808856.8298
PC-6	N 288715.3613	E 1808635.1123
PC-7	N 288861.2370	E 1808592.4005
PC-8	N 288958.8925	E 1808759.1841
PC-9	N 289309.2732	E 1809061.0311
PC-10	N 289349.2731	E 1809060.9811
PC-11	N 289402.7166	E 1809103.6592
PC-12	N 289399.5402	E 1808049.0711
PC-13	N 289759.4348	E 1808669.5915

SRA COORDINATE TABLE

NUMBER	NORTHING	EASTING
SRA-1	N 288829.4894	E 1808664.1456
SRA-2	N 288792.8344	E 1808601.5986
SRA-3	N 288825.5870	E 1808787.2642
SRA-4	N 288778.2826	E 1808803.4597
SRA-5	N 288729.6964	E 1808861.5464
SRA-6	N 288796.1785	E 1808616.6683
WELL 0372	N 288773.1340	E 1808964.0320
WELL 1002	N 288341.6440	E 1808953.0940
WELL 0589	N 289503.0580	E 1808478.5950



03/08/2012
Scale: 1"=100'
Project No.: 103-12
File: S-103-12-Murray-01
Drawn By: BP
Approved By: SPT
Sheet: 1 of 1

Date: 3/30/12
Revision/Issue: IR & P Comments

MINOR SUBDIVISION PLAT
LANDS OF:
CLIFTON, CARLTON, & JAY MURRAY
TAX MAP 2 - GRID 2 - PARCELS 4 & 19
FIFTH ELECTION DISTRICT
WORCESTER COUNTY

Civil Engineers
Land Planners
Landscape Architects
Surveyors

Atlantic Group & Associates, Inc.

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph. 410.629.1160

PA3571 MSA Con 2157 8794