

# Minor Subdivision

LANDS OF  
**JERRY DON LAMBERTSON & MIDA JANE LAMBERTSON**

**Worcester County Planning and Zoning 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 therefore 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.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

*Maureen E. Ott* 8/2/12  
Worcester County Planning Commission Date

**Worcester County Environmental Programs**

Lot 1 of Item 1 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. In addition, any future changes to these systems first require an evaluation and permit from Environmental Programs.

This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available.

Remaining Lands of Item 1 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.

*Harold Scrimgeour* 7-31-12  
Approving Authority - Worcester County, MD Date

**Forest Conservation Law Statement (ITEM 1 Lot #1 as shown)**

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 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 future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

**Forest Conservation Law Statement (ITEM 1 Remaining Lands as shown)**

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 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 future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

**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 (1981) 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 Worcester County, Maryland regarding the platting of subdivisions within the county have been complied with. This plat was prepared under my direct control and supervision.

*Harold Scrimgeour* 7-29-2012  
Harold Scrimgeour Date  
Professional Land Surveyor # 21286 (exp. 01/22/2014)

**General Notes:**

- Owner of Record: Jerry Don Lambertson Jr. & Mida Jane Lambertson
- Property information: 4627 Onley Road Girdletree, Maryland  
Tax Map: 78, Grid: 18, Parcel: 31, Item I & Item II
- Deed Reference: RHO 2600/083
- Plat Reference: Undated and Unrecorded Plat prepared by Herman Lloyd Purnell Registered Property Line Surveyor Titled: "A Farm Survey for Jerry Don Jr. & Mida Jane Lambertson"
- Additional Deeds: FHP 16/299  
FHP 9/453 (Mitchell Lot Description)  
WET 2/140 (Un-named Lot Description)  
A-1
- Zoning: Setbacks: 35' / 60' From Center of Road Right-of-Way  
Front: 20'  
Side: 20'  
Rear: 50'
- Parcel 31:  
Item I Lot 1 Area: 13.10 Acres  
Buildable Area: 10.48 Acres  
Item I Remaining Lands: Area: 8.23 Acres
- The purpose of this plat is to create Lot 1 with 8.25 acres remaining.
- This property is located within Flood Zone C, (Areas of minimal flooding) according to FEMA Flood Insurance Rate Map Community Panel Number 240083 0225 A dated February 15, 1979.
- No title abstract was provided prior to this survey.
- All dimensions are shown to the actual foundation and do not include overhangs.
- This site is not located within the Chesapeake Bay Critical Area or Atlantic Coastal Bay Zone.
- There are no animal containment structures within 200' or any other structure within 50' of any new property line.
- Coordinates shown hereon are in reference to Maryland State Plane Coordinate System NAD 1983  
State Grid Point Scale of 1.00004167  
Base stations used in NGS OPUS solution PID; DL3889, DK7741, AI3494

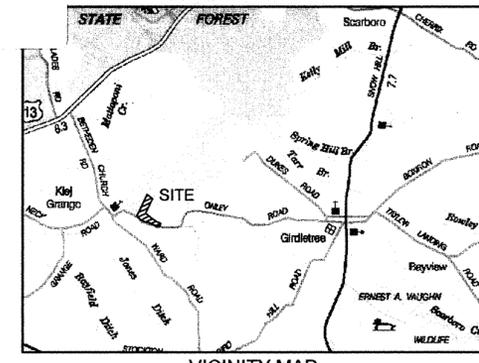
**Owner's Certification**

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 as far as they relate to the making of this plat and the setting of markers have been compiled with.

**Road Dedication**

The following roads, amenities, improvements are hereby 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, A 10' wide dedication strip along Onley Road across the front of Parcel 31 Item I and adjoining the existing roadway is offered for the future road widening of aforesaid road.

*Jerry Don Lambertson* Date  
*Mida Jane Lambertson* Date



VICINITY MAP  
N.T.S.

**SCRIMGEOUR & ASSOCIATES  
LLC**

SURVEYING • MAPPING AND • LAND PLANNING SERVICES

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Minor Subdivision  
lands of  
**Jerry Don Lambertson & Mida Jane Lambertson**  
4627 Onley Road, Girdletree  
Worcester County, Maryland  
Tax Map 78, Grid 18, Parcel 31 Item I

RECORDING FEE  
PLAT-SUBDIVISION  
TOTAL  
\$ 1,100.00  
RHO 2600/083  
SVH 3347  
AUG 06 2012

Map: 78  
Grid: 18  
Parcel: 31  
Tax District: 08  
ID: 2408000204  
Deed: RHO 2600/0083

REVISION DATE:  
05/18/2012, 07/10/2012  
DRAWN BY: E.J.F. DATE: 05/01/2012  
JOB NUMBER: 2012-011  
SCALE: 1" = 150'  
1 of 1

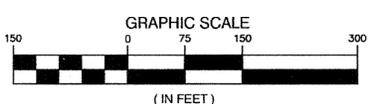
- LEGEND**
- = IRON PIPE WITH CAP SET (IPCS)
  - = IRON ROD FOUND (IRF)
  - = IRON PIPE FOUND (IPF)
  - = CONCRETE MONUMENT FOUND (CMF)
  - ▲ = IRON RAIL FOUND (RAIL)
  - = POINT
  - = CORNER TREE
  - = PROPERTY LINE
  - - - = ADJOINING PROPERTY
  - - - - = DITCH

MAP 71 PARCEL 30  
ACCOUNT ID 2402011719  
N/F STATE OF MARYLAND DEPARTMENT OF  
FORESTS & PARKS  
DEED REF: 18/44  
ZONING RP  
EXEMPT USE

PARCEL 31  
ITEM I LOT 1  
RESIDENTIAL USE  
13.10 Acres

MAP 78 PARCEL 30  
ACCOUNT ID 2408000611  
N/F JOHN T. PAYNE SR. REVOCABLE TRUST &  
FRANCES G. PAYNE REVOCABLE TRUST  
DEED REF: 5236/15  
ZONING A-1  
AGRICULTURAL USE

MAP 78 PARCEL 31 ITEM II  
ACCOUNT ID 2408000204  
N/F JERRY DON LAMBERTSON &  
MIDA JANE LAMBERTSON  
DEED REF: RHO 3242/385  
AGRICULTURAL USE



Line #	Bearing	Length
L2	S58°23'38"E	102.54'
L3	S21°12'10"W	93.24'
L4	S58°54'26"E	374.88'
L5	N22°16'43"E	741.91'

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C10	269.49'	892.79'	017°17'42"	N55°40'07"W	268.47'
C11	44.84'	1496.13'	001°43'02"	N48°35'20"W	44.84'
C12	36.72'	1496.13'	001°24'22"	N50°09'02"W	36.71'

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