FILED
2012 SEP 27 AM 10: 44
STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

SVH LIBER 238 FOLIO 2
RECORDED
09/27/2012

WORCESTER COUNTY
ENVIRONMENTAL PROGRAMS

PARCEL 122 LOT 1 AND PARCEL 42 ARE 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 SQFT., 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 SEWAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEMS WHEN AVAILABLE.

THE SUBDIVISION OF REMAINING LANDS 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.

R.S. 9/24/12
APPROVING AUTHORITY – WORCESTER COUNTY DATE

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 OR 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 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.

9/27/2012
PLANNING COMMISSION DATE

OWNER/DEVELOPER'S CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF.

THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

WORCESTER COUNTY DEDICATION

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONER FOR WORCESTER COUNTY. A 10'- WIDE STRIP ACROSS THE FRONT OF LOT 1 AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF HILLMAN ROAD. 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.

9/17/12
LE T. UNG DATE
1459 HILLMAN ROAD
POCOMOKE, MARYLAND 21851

(DECEASED)
THACH N. UNG DATE
1459 HILLMAN ROAD
POCOMOKE, MARYLAND 21851

WORCESTER COUNTY
FOREST CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV ,SECTION 1-403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1 AND C-1 ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE 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.

NOTES:

1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0225 A, DATED 2/15/79, THE LOT SHOWN IS LOCATED IN ZONE A.
5) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
6) THE EXISTING PLUMBING AND PLUMBING FIXTURES IN THE HOUSE ON PARCEL 42 ARE TO BE REMOVED AND THE HOUSE IS TO BE CONVERTED INTO A STORAGE BUILDING.
7) REFERENCE IS HEREBY MADE TO A PLAT PREPARED BY WILLIAM PUSEY DATED 11/16/1999 AND FILED IN PLAT BOOK SVH 161/52 IN THE LAND RECORDS OF WORCESTER COUNTY MARYLAND.
8) NO DITCHES ON SITE ARE A PART OF A PUBLIC DRAINAGE ASSOCIATION.
9) ZONING: A-1
   POULTRY HOUSE SETBACKS: FRONT YARD = 50'
   SIDE YARD = 20'
   REAR YARD = 20'
   RESIDENTIAL SETBACKS: FRONT YARD = 35'
   SIDE YARD = 20'
   REAR YARD = 50'

STATE OF MARYLAND
GEORGE EDWIN YOUNG III
No. 10804
REGISTERED
PROFESSIONAL LAND SURVEYOR

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
2317 STOCKTON ROAD
POCOMOKE MARYLAND 21851
PHONE: (410)-957-2149
(410)-632-2434
FAX: (410)-957-2928

SCALE:	1" = 100'	REVISIONS: 08/16/12
DRAWN BY:	BMD	08/23/12 COUNTY COMMENTS
DATE DRAWN:	1/24/2012	09/06/12 COUNTY COMMENTS
CADD NAME:	M12008HOLLAND	SHEET 2 OF 2
JOB # :	M12008	

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