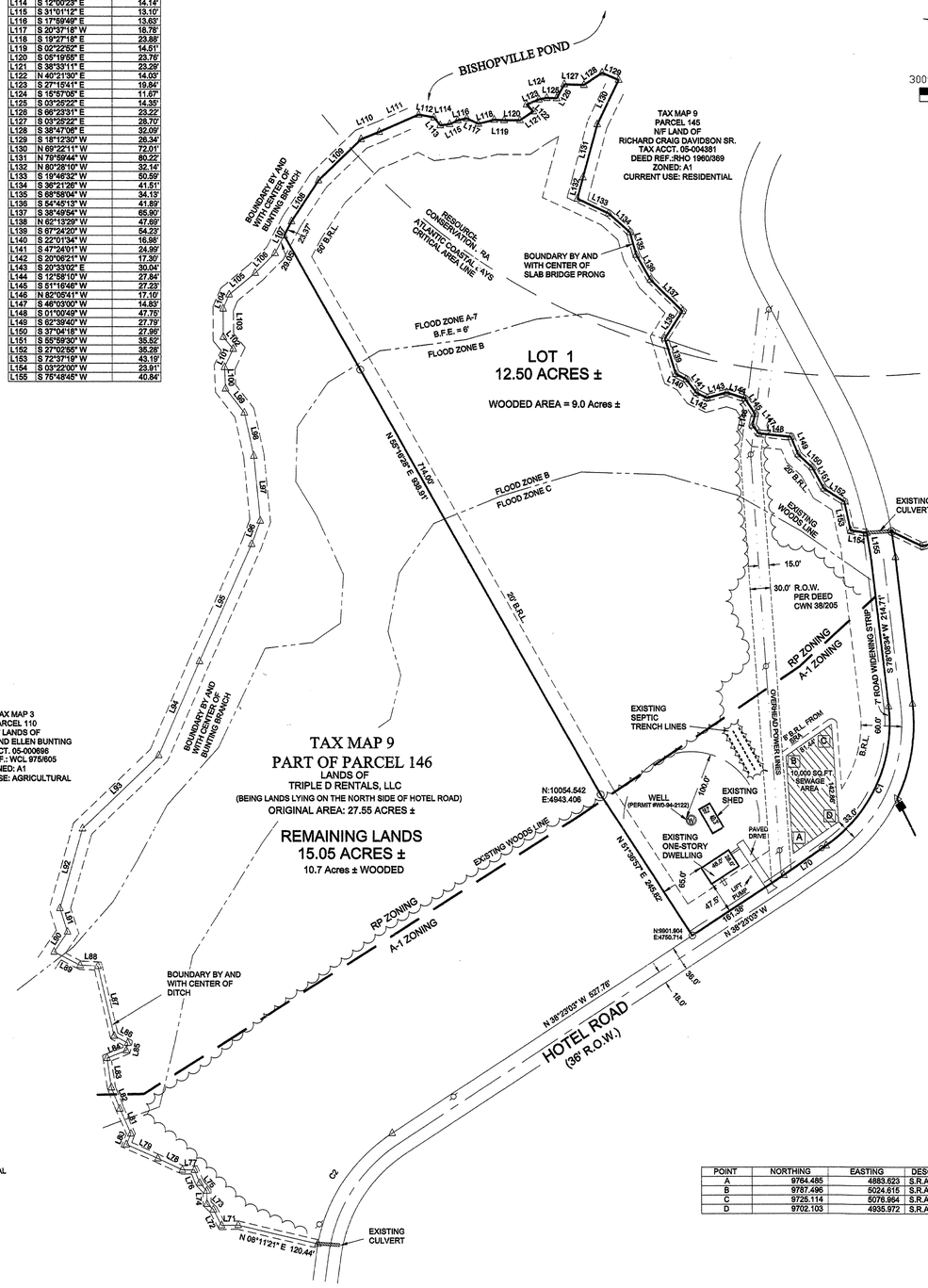
SVH LIBER 238 FOLIO 19
RECORDED
12/ 3/2012

FILED
2012DEC -3 PM 2:08
STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

LINE	BEARING	DISTANCE
L70	N 40°00'08" W	75.96'
L71	N 06°20'46" W	24.47'
L72	N 67°24'23" E	26.18'
L73	N 36°48'00" E	12.38'
L74	N 84°00'23" E	19.14'
L75	N 42°20'02" E	15.67'
L76	N 62°41'04" E	20.51'
L77	N 05°07'04" W	17.77'
L78	N 19°14'32" E	39.44'
L79	N 18°11'13" E	50.80'
L80	S 72°49'31" E	17.28'
L81	N 60°45'35" E	39.95'
L82	N 63°03'04" E	33.46'
L83	N 76°41'37" E	43.60'
L84	S 26°35'05" E	30.45'
L85	S 84°29'39" E	11.08'
L86	N 22°25'44" E	22.52'
L87	N 71°47'58" E	104.99'
L88	N 02°28'45" W	25.94'
L89	N 22°05'18" E	42.90'
L90	S 60°52'48" E	35.07'
L91	N 67°02'34" E	38.46'
L92	S 79°06'14" E	121.11'
L93	S 48°52'09" E	155.27'
L94	S 71°35'38" E	150.04'
L95	S 71°01'41" E	188.08'
L96	S 74°59'16" E	36.18'
L97	N 79°16'36" E	95.33'
L98	N 72°23'46" E	64.55'
L99	N 46°46'18" E	44.68'
L100	N 82°01'05" E	31.33'
L101	S 69°55'27" E	29.54'
L102	N 44°59'38" E	22.36'
L103	N 84°17'59" E	41.49'
L104	S 71°57'18" E	22.53'
L105	S 44°46'44" E	49.67'
L106	S 49°54'38" E	41.05'
L107	S 67°24'37" E	52.42'
L108	S 61°44'11" E	71.75'
L109	S 49°23'52" E	86.11'

LINE	BEARING	DISTANCE
L110	S 26°41'25" E	28.72'
L111	S 28°48'51" E	63.37'
L112	S 05°10'24" W	22.38'
L113	S 46°38'27" W	14.79'
L114	S 12°00'23" E	14.14'
L115	S 31°01'12" E	13.10'
L116	S 17°59'49" E	13.63'
L117	S 20°37'18" W	18.78'
L118	S 19°27'18" E	23.88'
L119	S 0°22'52" E	14.51'
L120	S 05°19'55" E	23.76'
L121	S 38°33'11" E	23.29'
L122	N 40°21'30" E	14.05'
L123	S 27°15'41" E	19.84'
L124	S 16°57'05" E	11.67'
L125	S 03°25'22" E	14.35'
L126	S 66°23'31" E	23.22'
L127	S 03°25'22" E	28.70'
L128	S 38°47'06" E	32.09'
L129	S 18°12'30" W	26.34'
L130	N 69°22'11" W	72.01'
L131	N 79°59'44" W	80.22'
L132	N 80°28'10" W	32.14'
L133	S 19°46'32" W	50.59'
L134	S 36°21'26" W	41.51'
L135	S 88°58'04" W	34.13'
L136	S 54°45'13" W	41.89'
L137	S 38°49'54" W	65.90'
L138	N 62°13'29" W	47.69'
L139	S 67°24'20" W	54.23'
L140	S 22°01'34" W	16.98'
L141	S 47°24'01" W	24.99'
L142	S 20°06'21" W	17.39'
L143	S 20°33'02" E	30.04'
L144	S 12°58'10" W	27.84'
L145	S 61°16'46" W	27.23'
L146	N 82°05'41" W	17.10'
L147	S 46°03'00" W	14.83'
L148	S 01°00'49" W	47.75'
L149	S 62°39'40" W	27.79'
L150	S 37°04'16" W	27.95'
L151	S 55°59'30" W	35.53'
L152	S 27°02'55" W	35.28'
L153	S 72°37'16" W	43.19'
L154	S 03°22'00" W	23.91'
L155	S 75°46'45" W	40.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	217.00'	234.27'	223.06'	N 70°55'47" W	61°51'18"
C2	248.00'	200.95'	195.50'	N 61°35'49" W	46°25'31"



NORTH PER RECORDED SVH 237/69

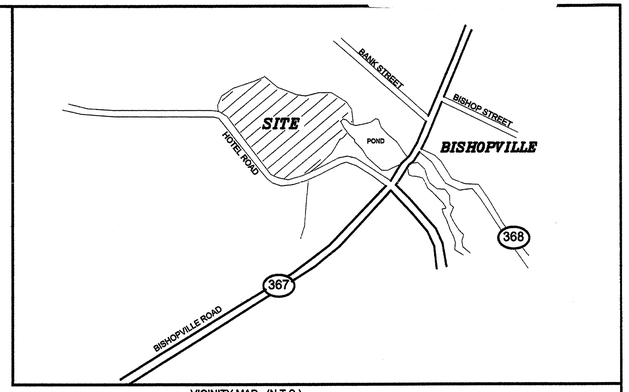
300' 200' 100' 0'

(IN FEET)
1" = 100'
MIN. ACCURACY = 0.1'±

LEGEND

These standard symbols will be found in the drawing.

- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- IRON ROD TO BE SET
- UNMARKED POINT
- EXISTING WELL
- UTILITY POLE



VICINITY MAP (N.T.S.)

GENERAL NOTES:

1. OWNER(S) OF RECORD: TRIPLE D RENTALS, LLC
   9028 WORCESTER HIGHWAY
   BERLIN, MD 21811
2. TAX MAP 9, PARCEL 146, TAX ACCOUNT NO. 004608
   TOTAL AREA OF PARCEL 146 = 27.55 ACRES± (NORTHERLY SIDE OF HOTEL ROAD)
3. DEED REFERENCE:SVH 5968/157
   PLAT REFERENCE:SVH 237/69
4. ZONED: A-1/RP
   SETBACKS: FRONT = 60' FROM CENTER OF ROAD
   SIDES= 20'
   REAR = 50'
   BUILDABLE AREA IS GREATER THAN 2,500 SQ.FT.
5. A 7' WIDE STRIP IS HEREBY OFFERED TO WORCESTER COUNTY FOR FUTURE ROAD WIDENING AND UTILITY PURPOSES.
6. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE. ALL STRUCTURES WITHIN 50' OF A NEW PROPERTY LINE HAVE BEEN SHOWN.
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240083-0025 A, REVISED DATEDFEB. 15, 1979. THIS SUBDIVISION IS LOCATED IN ZONE A7 (BFE=6'), ZONE B AND ZONE C.
8. THERE ARE NO DITCHES LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A.) ON THIS PROPERTY.
10. ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP A PORTION THIS PROPERTY IS SITUATED WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA - ZONE RCA (RESOURCE CONSERVATION AREA)
11. EXISTING WELL WAS INSTALLED UNDER PERMIT NUMBER WO-94-2122.
12. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, A 12.50± ACRE LOT FROM PARCEL 146, FOR RESIDENTIAL PURPOSES.
13. A SPECIAL EXCEPTION TO CREATE A MINOR SUBDIVISION IN A RESOURCE PROTECTION ZONING WAS GRANTED ON NOVEMBER 6, 2012, CASE NO. 12-42.

WORCESTER COUNTY FOREST CONSERVATION NOTE

LOT 1

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 OR 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 RE-SUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THE SUBSECTION. FURTHERMORE, ANY APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

REMAINING LANDS OF TAX MAP 9 - PARCEL 146

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403 (B)(13) 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 SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

WORCESTER COUNTY PLANNING COMMISSION:

A. 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, BUILDABLITY OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES

B. 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.

12/3/2012
APPROVING AUTHORITY - WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

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 REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

11/28/12
APPROVING AUTHORITY - WORCESTER COUNTY DATE

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND, LATEST EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

C. THE FOLLOWING LISTED WIDENING STRIPS, AMENITIES AND IMPROVEMENTS 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 WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

1. A 7' FOOT STRIP ALONG HOTEL ROAD IS OFFERED AS A WIDENING STRIP FOR FUTURE WIDENING OF SAID ROAD.

N/A 11/28/12
OWNER: TRIPLE D RENTALS, LLC DATE
9028 WORCESTER HIGHWAY
BERLIN, MD 21811

SURVEYOR'S CERTIFICATION

I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATE CODE OF THE STATE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND THE ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

11/19/12
RUSSELL T. HAMMOND DATE
PROFESSIONAL LAND SURVEYOR #21329

POINT	NORTHING	EASTING	DESCRIPTION
A	9764.485	4883.623	S.R.A. CORNER
B	9787.496	5024.615	S.R.A. CORNER
C	9725.114	5076.964	S.R.A. CORNER
D	9702.103	4935.972	S.R.A. CORNER

RECORDING FEE 2.50
PLAT 2.50 DIVIS
TOTAL 5.00
Rec# 10081 Rcpt # 24693
SVH 8152 Blk # 31
Dec 03, 2012 02:03 PM

MINOR SUBDIVISION

- LOT 1 -

LANDS OF TRIPLE D RENTALS, LLC

TAX MAP 9 - PARCEL 146
FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

PROFESSIONAL SEAL

RUSSELL T. HAMMOND Surveying, LLC
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410)726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H./R.S.	FILE #	2012-0260
DRAWN BY	R.T.Hammond	DATE	09/22/2012	SHEET 1 OF 1	
CHECKED BY	R.T.Hammond	SCALE	1" = 100'		

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

"©PROFESSIONAL CERTIFICATION©: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2013.

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY RUSSELL T. HAMMOND SURVEYING L.L.C.

Maryland State Archives
MSA CSM 2157 8846
A196843