

SVH LIBER 238 FOLIO 34
RECORDED

01/02/2013

GENERAL NOTES:

1. OWNERS OF RECORD/PROPERTY INFO:

Parcel 47: Family Trust Under the Will and Testament of Mark O. Pilchard
3203 Betheden Church Road
Pocomoke City MD 21851
Deed: RHO 1707/252
Tax District: 08 - Tax ID # 08000719

Parcel 41: Pilchard, Shirley W and Others
3203 Betheden Church Road
Pocomoke City, MD 21851
Deed: FWH 289/260
Tax District 08 - Tax ID # 08000743

2. SUBDIVISION ADDRESS: N/S Johnson Neck Road
Pocomoke, MD 21851

3. AREA OF PARCEL 47:

Before boundary line adjustment: +/- 100 acres (Per Deed 1707/252)
area of subtraction: 31.46 acres (1,370,246.8 sq. ft.)
After boundary line adjustment: +/- 68.52 acres

4. AREA OF PARCEL 41:

Before boundary line adjustment: +/- 303.48 acres (Based on Deeded Acreage)
area of subtraction: 3.34 acres (145,404.9 sq. ft.)
After boundary line adjustment: +/- 300.14 acres

5. ZONING:

Parcel 47: A-1
Parcel 41: A-1
A-1 Setbacks: Single Family Dwelling
Min. Front Yard - 35'
or 60' Center Line of Road
Min. Side Yard - 20'
Min. Rear Yard - 50'
Total Buildable Area (for residential dwelling):
+/- 1,365,843.4 sq. ft.

6. 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 02/15/1979.

7. ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR THE ATLANTIC COASTAL BAYS CRITICAL AREA.

8. THERE ARE NO DITCHES WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A) ON THIS PROPERTY.

9. The purpose of this plat is to adjust the boundary line between Parcel 41 and Parcel 47 and to subdivide 34.79 acres from the revised Parcel 47 to create Lot 1

10. THERE ARE NO CONFINED ANIMAL CONTAINMENT STRUCTURES LOCATED WITHIN 200' OF THIS LOT.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

LOT 1

Demolished House SRA 1:
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. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each dwelling unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage). Soil evaluations were completed based on existing elevations. Any alternations of elevation or changes in grade are prohibited without prior approval of this office.

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 practicality, build ability, or safety or any proposed use, and shall create no liability upon the County, its officials, or employees.

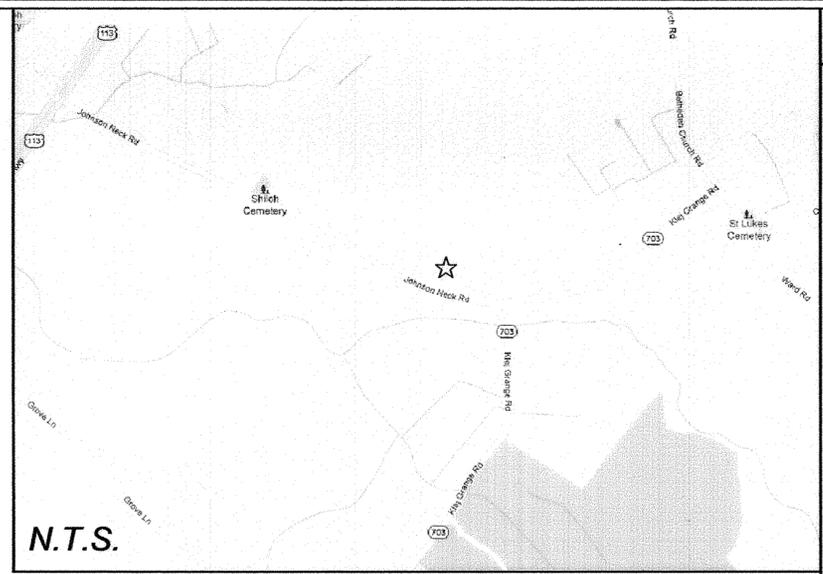
Any approval by the Department of the Environment of any sewer or water systems or suitability thereof is based upon State and County standards existing as of the date of this approval, such standards are subject to change and a building and /or wastewater disposal permit may be denied in the future. In the event current standards cannot be met as of the date of application for such permit, the approval shown here on is not sufficient approval for a future building and/or wastewater disposal permit.

Existing Trailer SRA 2:

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. 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.

Robert J. Mitchell, R.S. 12-31-12
Worcester County Approving Authority Date



Forest Conservation:

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 C-1 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 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.

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 has been complied with. This plat was prepared under my direct control and supervision.

Harold C. Scrimgeour 12-30-2012
Harold C. Scrimgeour Date
Professional Land Surveyor # 21286 (exp. 1/22/2014)

OWNER'S CERTIFICATIONS:

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, in 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 the markers have been complied 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 Johnson Neck Road across the front of Parcel 47 Lot 1 is offered for the future road widening of aforesaid road.

Gary Pilchard 12/30/12
Shimar Farms: Gary Pilchard, Trustee - Parcel 47 Date
Shirley Pilchard 12/30/12
Shimar Farms: Shirley Pilchard, Trustee - Parcel 47 Date
Gary Pilchard 12/30/12
Shimar Farms: Gary Pilchard, Trustee - Parcel 41 Date
Shirley Pilchard 12/30/12
Shimar Farms: Shirley Pilchard, Trustee - Parcel 41 Date
Shirley Pilchard 12/30/12
Shirley Pilchard - Parcel 47 Date
Shirley Pilchard 12/30/12
Shirley Pilchard - Parcel 41 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 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 such 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.

Barb L. Pugh 12/30/2012
Worcester County Planning Commission Date

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**Boundary Line Adjustment
and Minor Subdivision**
for the lands of
Pilchard, Shirley W. and Others
N/S Johnson Neck Road
Worcester County, Maryland
Tax Map 78, Grid 15, Parcel 41 and 47

RECORDING FEE
PLAT-SUBDIVISION
TOTAL
Real NCDC
Jan 02 2013 09:20

Map: 78
Grid: 15
Parcel: 47 and 41
Deed: RHO 1707/252 & FWH 289/260

REVISION DATE: 12/28/12
DRAWN BY: BTW DATE: 12/17/2012
JOB NUMBER: 2012-029
SCALE: 1" = 100'
1 of 2

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