

FILED  
2013 MAY 13 PM 2:51  
STEPHEN A. WALES  
CLK. CT. CL.  
WOR. CO.

SVH LIBER 238 FOLIO 71  
RECORDED  
05/13/2013

MINOR SUBDIVISION  
ON LANDS OF  
**STUART D. & ELIZABETH M. COOPER**

CAMPBELLTOWN ROAD - BISHOPVILLE, MD - 21813  
PARCEL 12, TAX MAP 9 - WORCESTER COUNTY, MARYLAND - TAX DISTRICT 5

**GENERAL NOTES**  
PROPERTY / OWNER INFORMATION:  
TAX ID NUMBER: 05 - 032792  
TAX MAP NO. 9 - PARCEL NO. 12  
STUART D. & ELIZABETH M. COOPER  
MAILING ADDRESS: 12263 COOPER LANE  
BISHOPVILLE, MARYLAND 21813  
PARCEL ADDRESS: CAMPBELLTOWN ROAD  
DEED ON RECORD: 5627-214  
REFERENCE PLAT: N/A

NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

TOTAL AREA OF SURVEY 33.61± ACRES  
TOTAL NUMBER OF LOTS = 3  
ZONED: A-1 AGRICULTURAL  
SETBACKS: FRONT = 35' or 60' from centerline  
SIDE = 20'  
REAR = 50'

WATERSHED - ISLE OF WIGHT BAY  
SUBWATERSHED - 021301030691  
CURRENT USE: AGRICULTURAL

THERE ARE NO STRUCTURES WITHIN 50 FEET AND NO AGRICULTURAL STRUCTURES WITHIN 200 FEET OF ANY NEW PROPERTY LINES.

THIS PROPERTY LIES BEYOND THE LIMITS OF THE CHESAPEAKE BAY AND ATLANTIC COASTAL BAYS CRITICAL AREAS.

COORDINATE INFORMATION SHOWN HEREON BASED WITHIN AN ASSUMED DATUM.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0025 A, DATED FEB. 15, 1979, THIS PARCEL IS LOCATED WITHIN ZONE C.

ANY DEVELOPMENT (CONSTRUCTION OF BUILDINGS / STRUCTURES, INSTALLATION OF UTILITIES, ETC.) OCCURRING WITHIN THE 100 YEAR FLOODPLAIN IS SUBJECT TO WORCESTER COUNTY'S FLOODPLAIN ORDINANCE.

LOTS TO BE SERVED BY INTERIM INDIVIDUAL WELL AND SEPTIC SYSTEM. MAINTENANCE OF SEPTIC AND WATER SYSTEMS IS TO BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

WELL LOCATIONS SHOWN HEREON ARE SUGGESTED LOCATIONS AND MAY BE RELOCATED WITH APPROVAL FROM WORCESTER COUNTY ENVIRONMENTAL PROGRAMS. NO DWELLING IS PERMITTED WITHIN 30' OF ANY WELL LOCATION. POTABLE WELLS MUST BE AT LEAST 50' FROM ANY POND.

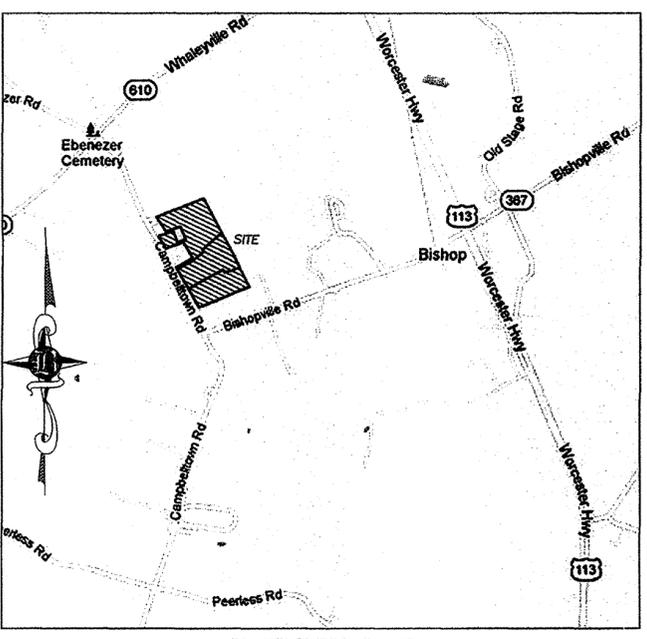
THESE LOTS ARE LOCATED WITHIN THE BIRCH BRANCH PUBLIC DRAINAGE ASSOCIATION (PDA), AND AFFECT A 20' MAINTENANCE EASEMENT (MEASURED FROM THE TOP OF BANK, BOTH SIDES OF DITCH).

THE PURPOSE OF THIS PLAT IS TO CREATE THREE RESIDENTIAL BUILDING LOTS FROM THE LANDS OF STUART D. & ELIZABETH M. COOPER, WITH NO REMAINING LANDS.

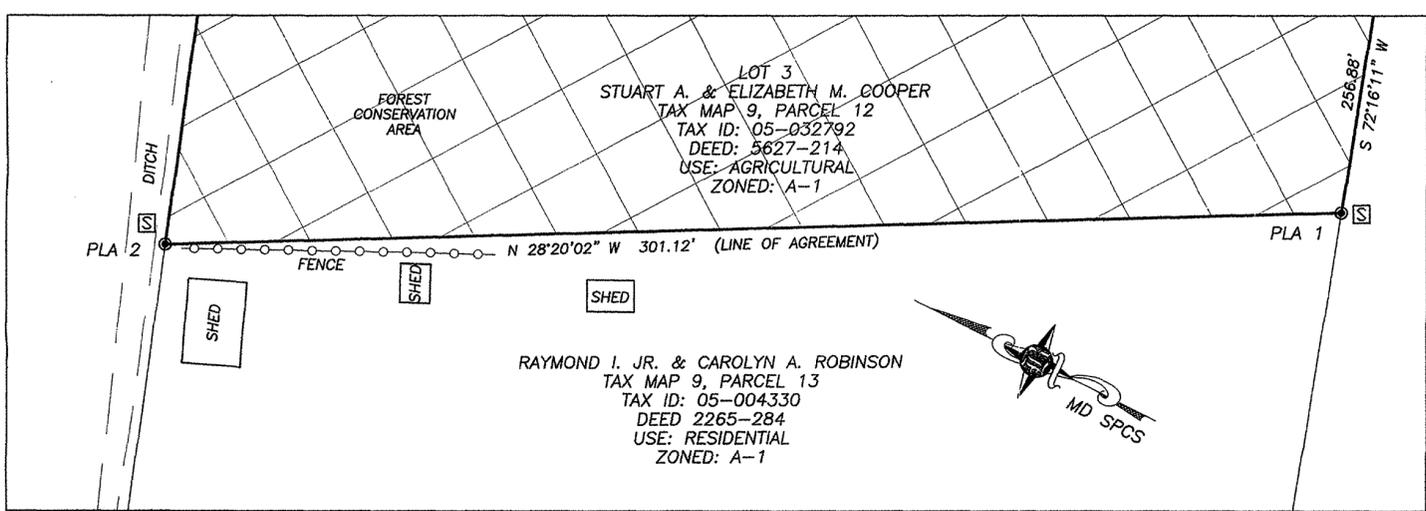
**PROPERTY LINE AGREEMENT**

WE THE PROPERTY OWNERS OF PARCELS 12 & 13, SHOWN ON THIS PLAT, REALIZING THE PROBLEMS WITH THE RECORDED DEEDS, WISH TO FORM A LINE OF AGREEMENT, DESCRIBED HEREON AS N 28° 20' 02" W 301.12' BETWEEN POINTS PLA 1, IRON PIPE TO BE SET, AND PLA 2, IRON PIPE TO BE SET, TO BE NOW AND FOREVER THE REAL PROPERTY LINES BETWEEN THE OWNERS, THEIR HEIRS AND ASSIGNS, WHOSE SIGNATURES ARE AFFIXED HERETO.

*Stuart D. Cooper* 4/20/13  
STUART D. COOPER DATE  
*Elizabeth M. Cooper* 4/20/13  
ELIZABETH M. COOPER DATE  
*Raymond I. Robinson Jr.* 4/20/13  
RAYMOND I. ROBINSON JR. DATE  
*Carolyn A. Robinson* 4/20/13  
CAROLYN A. ROBINSON DATE



VICINITY MAP  
1" = 2000'±



DETAIL: PROPERTY LINE AGREEMENT  
1" = 30'

S.R.A. 1

DESC.	NORTHING	EASTING
SP1-1	282335.06	1817903.91
SP1-2	282401.87	1817974.45
SP1-3	282487.89	1817946.12
SP1-4	282423.44	1817871.01
SRA1-1	282331.35	1817903.89
SRA1-2	282400.75	1817982.69
SRA1-3	282498.98	1817945.59
SRA1-4	282429.58	1817866.80

S.R.A. 2

DESC.	NORTHING	EASTING
SP2-1	281671.90	1817964.82
SP2-2	281721.29	1818048.66
SP2-3	281805.38	1817999.02
SP2-4	281756.36	1817914.84
SRA2-1	281670.27	1817964.05
SRA2-2	281720.80	1818050.35
SRA2-3	281807.10	1817999.82
SRA2-4	281756.57	1817913.52

S.R.A. 3

DESC.	NORTHING	EASTING
SP3-1	281341.65	1818351.09
SP3-2	281283.96	1818190.48
SP3-3	281260.64	1818285.65
SRA3-1	281352.50	1818347.45
SRA3-2	281293.04	1818187.11
SRA3-3	281236.79	1818207.97
SRA3-4	281296.24	1818368.31

**BOUNDS LAND SURVEY LLC**  
MARYLAND & DELAWARE LAND AND HYDROGRAPHIC SURVEYING  
PO Box 20 • Newark, Maryland 21841  
p. 410.726.2767 • coard.bounds@gmail.com



*Stuart D. Cooper* 4/20/13  
STUART D. COOPER DATE  
*Elizabeth M. Cooper* 4/20/13  
ELIZABETH M. COOPER DATE  
*Raymond I. Robinson Jr.* 5/7/13  
RAYMOND I. ROBINSON JR. DATE

COARD S. BOUNDS, PROF. LAND SURVEYOR  
MD. 21516 LICENSE EXPIRES JULY 15, 2013

*Stuart D. Cooper* 4/20/13  
STUART D. COOPER DATE  
*Elizabeth M. Cooper* 4/20/13  
ELIZABETH M. COOPER DATE

**OWNER & SURVEYOR CERTIFICATION**  
I/WE HEREBY CERTIFY THAT, TO THE BEST OF MY/OUR KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATE CODE OF MARYLAND, REAL PROPERTY, SECTION 3-14 (LATEST EDITION) SO FAR AS IT CONCERNS THE MAINTENANCE OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.  
Date: May 13, 2013 Time: 12:53 pm

IN ACCORDANCE WITH 25 2-303(b)(18)(C) A 10' WIDE STRIP ACROSS THE FRONT OF LOTS 3, 4 & 5 AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF CAMPBELLTOWN 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. (AREA = 10,487± S.F.)

**WORCESTER COUNTY FOREST CONSERVATION NOTE:**  
THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 12-30. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE RECORDS OF WORCESTER COUNTY, MARYLAND.  
Book: 238 Page: 71  
PLAT SURVEY  
RECORDING FEE AMOUNT 18.00

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

LOTS 3, 4 & 5 ARE APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL 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 ALTERATIONS OR CHANGES MADE 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 OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

*Stuart D. Cooper* 5-7-13  
STUART D. COOPER DATE  
*Elizabeth M. Cooper* 5-7-13  
ELIZABETH M. COOPER DATE

**WORCESTER COUNTY PLANNING 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 PRACTICALITY, BUILD ABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

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 HEREON IS NOT SUFFICIENT APPROVAL FOR A FUTURE BUILDING AND/OR WASTEWATER DISPOSAL PERMIT.

*Stuart D. Cooper* 5/13/2013  
STUART D. COOPER DATE  
*Elizabeth M. Cooper* 5/13/2013  
ELIZABETH M. COOPER DATE

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