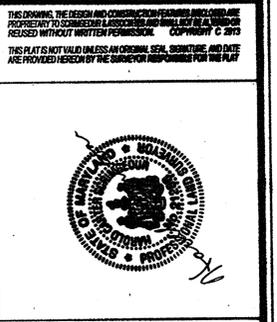
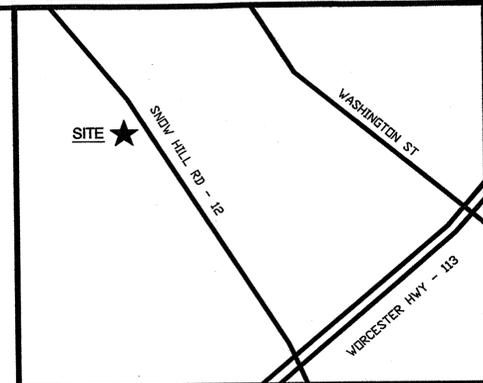


MINOR SUBDIVISION - LOT 1 OF THE LANDS OF JOYCE SHOCKLEY AND ANN JONES



**SCRIMGEOUR & ASSOCIATES
LLC**

SURVEYING • MAPPING AND • LAND PLANNING SERVICES

PH: 410.632.0553
FAX: 410.632.2170

5728 Georges Island Landing Road
Shoemans, Maryland 21829
bscrimg@home.com

LR - Plat Fee - General \$ 5.00
Homeowner/Bank Name: SHOCKLEY & JONES
Reference/Control #: 239/61
Total: 85.00
#243357-5
02/04/2014 09:32
#243357 CC0104 - CC23-RW
Worcester
County CC01.04.01
Record - 01 411

**MINOR
SUBDIVISION - LOT 1**
Lands of
Joyce Shockley and Ann Jones

4665 Snow Hill Road
SECOND TAX DISTRICT
Snow Hill, Maryland 21863
Tax Map 63, Grid 17, Parcel 27

PROJECT STATUS: **FINAL**

SCALE: 1" = 30'

DATE: 09/06/2013

LAST REVISION DATE: 01/07/2014

PROJECT NUMBER: 2013-01

DRAWN BY: BTW

1 of 1

LEGEND

- IRON PIPE SET
- ▲ FOREST CONSERVATION SIGN
- UNMARKED POINT
- CONCRETE MONUMENT FOUND
- ⊗ IRON AXLE FOUND
- ⊕ CITY WATER HOOKUP
- WOODS LINE
- - - - OVERHEAD ELECTRIC LINE
- ▨ FOREST CONSERVATION EASEMENT AREA
- ▩ SEWAGE RESERVE AREA

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, PROSPECTORS, AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Joyce I. Shockley 1-15-2014
DATE

Ann Jones 1-15-2014
DATE

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 1-23-14
Date
Professional Land Surveyor # 21286 (exp. 1/22/2016)

FOREST CONSERVATION LAW STATEMENT

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN # 13-32. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE WORCESTER 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 LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

FOREST CONSERVATION COMPUTATIONS

ZONED R-2	2.01 AC ±
NET TRACT AREA =	1.54 AC ±
EXISTING FOREST =	1.24 AC ±
FOREST ABOVE AFFORESTATION THRESHOLD =	1.14 AC ±
BREAK EVEN POINT (FOREST TO REMAIN) =	.63 AC ±
CLEARING PERMITTED WITH NO MITIGATION =	0.91 AC ±
PROPOSED FOREST TO BE CLEARED =	0.91 AC ±
AFFORESTATION / REFORESTATION REQUIRED =	0.00 AC ±
AFFORESTATION / REFORESTATION PROVIDED =	0.00 AC ±

THE REMAINING LANDS ARE NOT BEING APPROVED AT THIS TIME FOR BUILDING PURPOSES. THE REMAINING LANDS WILL REMAIN FOR AGRICULTURAL USE ONLY AND MAY NOT BE USED FOR RESIDENTIAL PURPOSES UNTIL THE FOREST CONSERVATION LAW HAS BEEN SATISFIED AND THE LAND HAS BEEN APPROVED FOR A WELL AND SEPTIC SYSTEM

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

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 OR DEVELOPER OF THIS SUBDIVISION.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

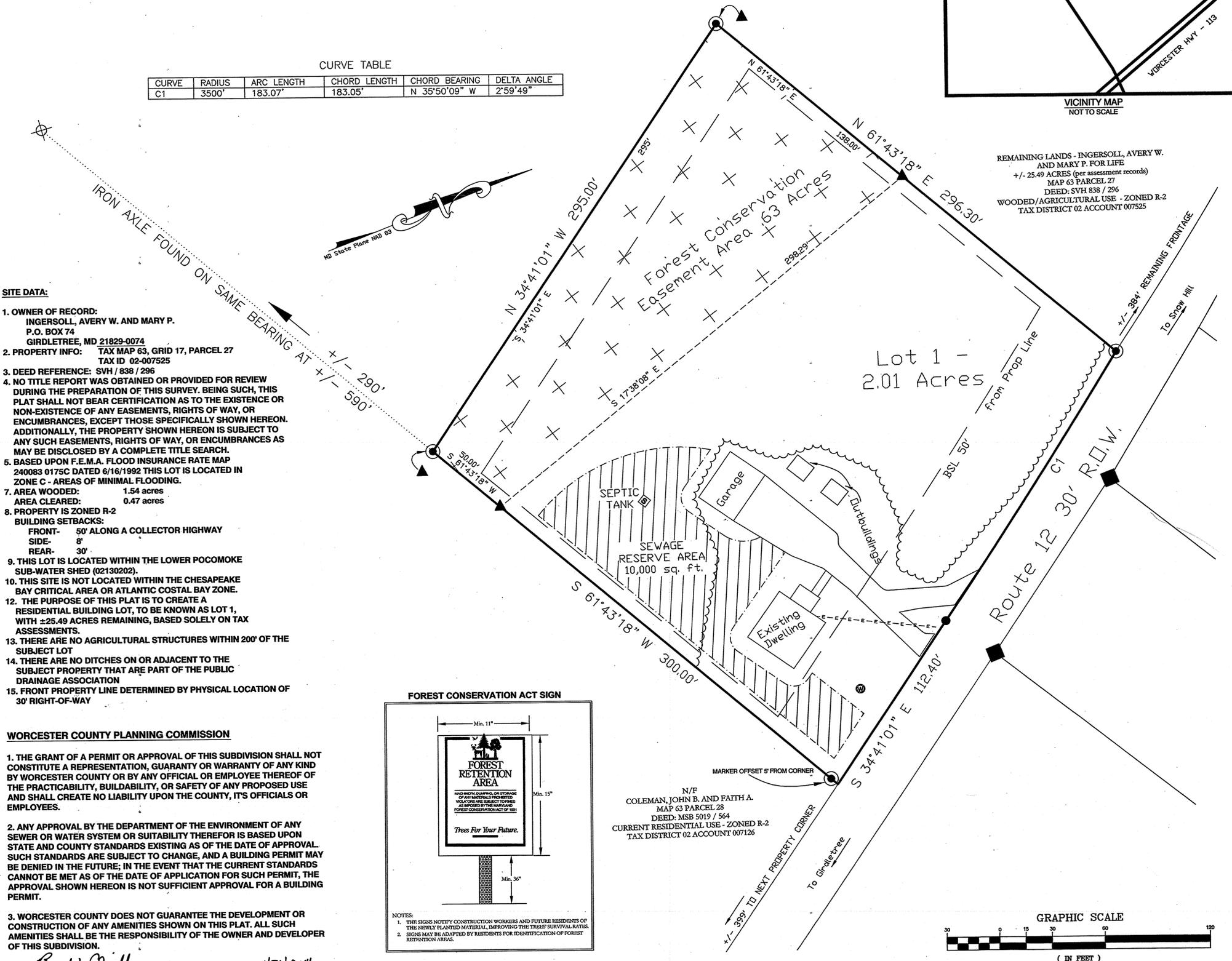
THIS SUBDIVISION IS APPROVED WITH AN EXISTING SEPTIC SYSTEM OF WHICH THE TANK IS SHOWN AND A PUBLIC WATER SUPPLY PROVIDED BY THE TOWN OF SNOW HILL. THIS DOES NOT INDICATE THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. THE 10,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, UTILITIES, AND ANY OTHER PHYSICAL OR PERMANENT OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. HOWEVER, WHEN REPLACEMENT ON-SITE DISPOSAL IS REQUIRED, AN EVALUATION AND PERMIT BY THIS OFFICE IS NECESSARY BEFORE ANY WORK IS COMPLETED.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL SEWAGE SYSTEM(S) AND A CENTRAL WATER SYSTEM IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEM(S) AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE.

DATE: 1-30-14
APPROVING AUTHORITY- WORCESTER COUNTY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3500'	183.07'	183.05'	N 35°50'09" W	2°59'49"



- SITE DATA:**
- OWNER OF RECORD: INGERSOLL, AVERY W. AND MARY P. P.O. BOX 74 GIRDLETREE, MD 21829-0074
 - PROPERTY INFO: TAX MAP 63, GRID 17, PARCEL 27 TAX ID 02-007525
 - DEED REFERENCE: SVH / 838 / 296
 - NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION OF 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 EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
 - BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP 240083 0175C DATED 6/16/1992 THIS LOT IS LOCATED IN ZONE C - AREAS OF MINIMAL FLOODING.
 - AREA WOODED: 1.54 acres
AREA CLEARED: 0.47 acres
 - PROPERTY IS ZONED R-2
 - BUILDING SETBACKS:
FRONT- 50' ALONG A COLLECTOR HIGHWAY
SIDE- 8'
REAR- 30'
 - THIS LOT IS LOCATED WITHIN THE LOWER POCOMOKE SUB-WATER SHED (02130202).
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR ATLANTIC COSTAL BAY ZONE.
 - THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL BUILDING LOT, TO BE KNOWN AS LOT 1, WITH ±25.49 ACRES REMAINING, BASED SOLELY ON TAX ASSESSMENTS.
 - THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF THE SUBJECT LOT
 - THERE ARE NO DITCHES ON OR ADJACENT TO THE SUBJECT PROPERTY THAT ARE PART OF THE PUBLIC DRAINAGE ASSOCIATION
 - FRONT PROPERTY LINE DETERMINED BY PHYSICAL LOCATION OF 30' RIGHT-OF-WAY

- WORCESTER COUNTY PLANNING COMMISSION**
- THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY 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 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 THE 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.
- DATE: 1/31/2014
WORCESTER PLANNING COMMISSION

