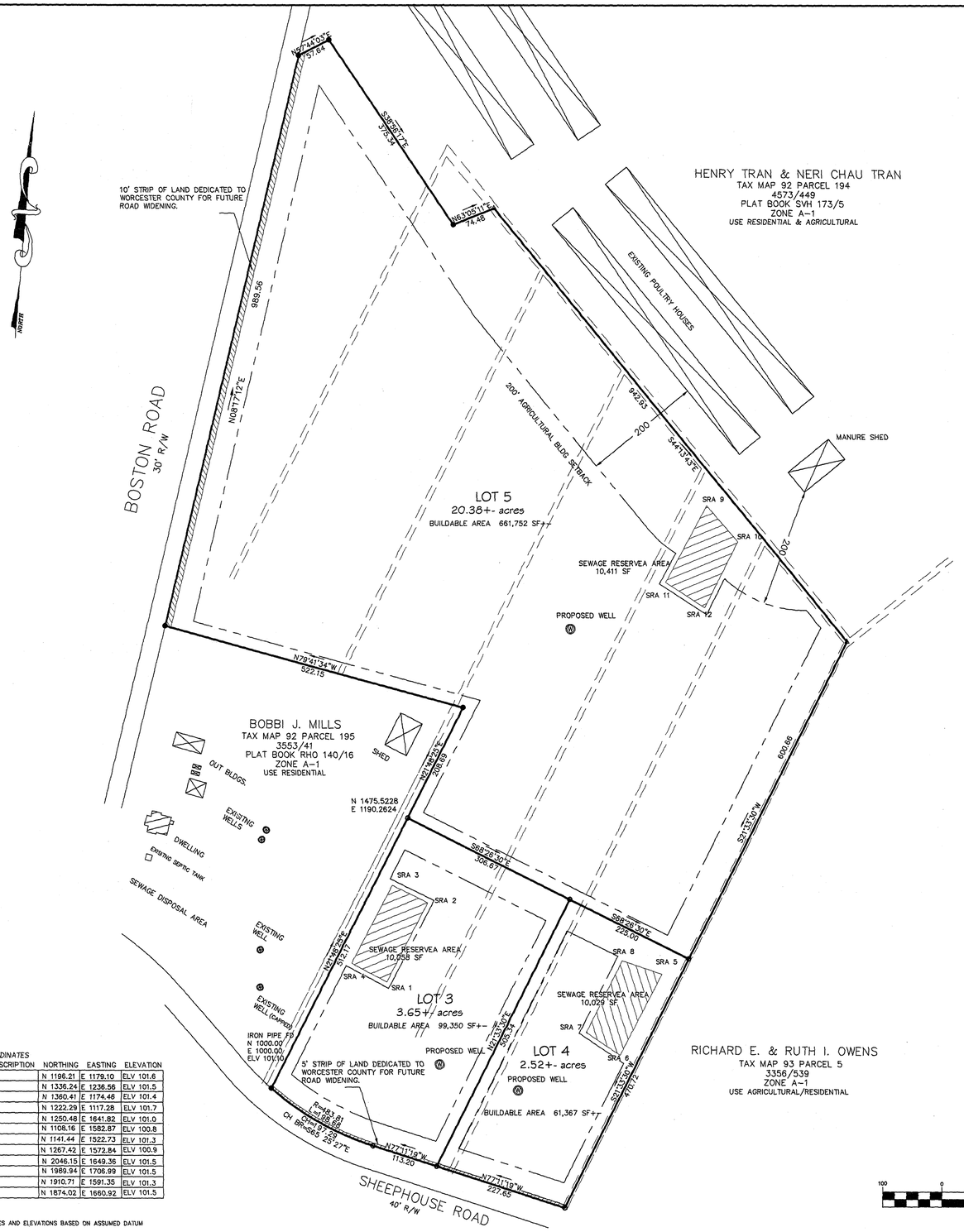
Filed 6-9-09 S.V.H. 231/39



SRA COORDINATES

NO. & DESCRIPTION	NORTHING	EASTING	ELEVATION
SRA 1	N 1196.21	E 1179.10	ELV 101.6
SRA 2	N 1336.24	E 1236.56	ELV 101.5
SRA 3	N 1360.41	E 1174.46	ELV 101.4
SRA 4	N 1222.29	E 1117.28	ELV 101.7
SRA 5	N 1250.48	E 1641.82	ELV 101.0
SRA 6	N 1108.16	E 1582.87	ELV 100.8
SRA 7	N 1141.44	E 1522.73	ELV 101.3
SRA 8	N 1267.42	E 1572.84	ELV 100.9
SRA 9	N 2046.15	E 1649.36	ELV 101.5
SRA 10	N 1989.94	E 1706.99	ELV 101.5
SRA 11	N 1910.71	E 1591.35	ELV 101.3
SRA 12	N 1874.02	E 1660.92	ELV 101.5

COORDINATES AND ELEVATIONS BASED ON ASSUMED DATUM

DEPARTMENT OF ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS 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 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 (A MINIMUM OF 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS 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 OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THIS OFFICE.

APPROVING AUTHORITY R.S. 1-26-09 DATE

TOTAL AREA: 26.55+- ACRES
TOTAL AREA OF LOTS: 26.55+- ACRES
TOTAL AREA REMAINING: 0.00+- ACRES
ZONE A-1
SETBACKS FOR SINGLE FAMILY DWELLING
FRONT YD 60' FROM CENTER OF ROAD
SIDE YD 20'
REAR YD 50'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER 240083 0225 A DATE 02/15/79, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C.
CURRENT LAND USE – AGRICULTURAL
PROPOSED LAND USE – RESIDENTIAL
NO TAX DITCHES LOCATED ON-SITE
NO NON TIDAL WETLANDS LOCATED ON SITE
WATERSHED: POCOMOKE 21302
SUBWATERSHED: LOWER POCOMOKE RIVER 2130202

FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN. # 07-27 .THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW, BY OBTAINING A CREDIT FROM AN OFF-SITE FOREST CONSERVATION MITIGATION AREA. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION MITIGATION EASEMENT AREA AND A PERPETUAL PROTECTIVE AGREEMENT WERE PREVIOUSLY RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTE:
THIS SUBDIVISION RESULTS IN THE FIFTH DIVISION OF THE ORIGINAL PARCEL AS OF JULY 25, 1967, SHOWN AS PARCEL 36 ON TAX MAP 92. UNDER CURRENT ZONING AND ASSOCIATED REGULATIONS, THIS THREE LOT SUBDIVISION IS THE FINAL DIVISION OF PARCEL 36.

LOTS 3, 4 & 5 ARE CURRENTLY IN AGRICULTURAL USE WITH A PROPOSED USE OF RESIDENTIAL. LOTS 3, 4 & 5 ARE CURRENTLY VACANT.

THE PURPOSE OF THIS PLAT IS TO CREATE THREE RESIDENTIAL LOTS TO BE KNOWN AS LOT 3, LOT 4 AND LOT 5, WITH NO REMAINING LANDS. THIS SUBDIVISION CONSTITUTES THE FIFTH DIVISION OF THE ORIGINAL PARCEL, AS OF JULY 25, 1967, SHOWN AS PARCEL 36 ON TAX MAP 92. SINCE THIS PARCEL OF LAND IS LOCATED IN AN A-1 ZONING DISTRICT, MINOR SUBDIVISIONS ARE PERMITTED AND MAJOR SUBDIVISIONS ARE NOT. THIS DIVISION IS THE FINAL DIVISION OF THIS PARCEL AND NO FURTHER SUBDIVISIONS WILL BE ALLOWED BY CURRENT ZONING REGULATIONS.

OWNER: WAYNE LAMBERTSON, ETAL
1750 BOSTON ROAD
POCOMOKE, MD 21851

FOREST CONSERVATION PLAN NO FCP # 07-27.

TOTAL TRACT AREA: 26.55 ACRES
NONTIDAL AREA: 0.00 ACRES
NET TRACT AREA: 26.55 ACRES
EXISTING FOREST AREA: 0.00 ACRES
AFFORESTATION THRESHOLD: 5.31 ACRES
CONSERVATION THRESHOLD: 13.28 ACRES
FOREST AREA TO BE CLEARED: 0 ACRES
FOREST CONSERVATION REQUIRED: 5.31 ACRES

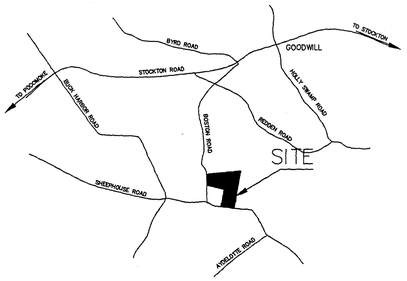
FOREST CONSERVATION PROVIDED: 10.62 ACRES
(OFF SITE MITIGATION @ 2:1 = 10.62 ACRES)

"FOREST CONSERVATION MITIGATION EASEMENT AREA MP-06-05, BRANDON H. LAMBERTSON & JASON W. LAMBERTSON"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



VICINITY MAP

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, IT'S OFFICIALS OR EMPLOYEES.
ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS EXISITNG 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 STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT. THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

CHAIRMAN 11/29/09 DATE

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
THE FOLLOWING STREETS, ROADS AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY.
(A 5' WIDE STRIP ACROSS THE FRONT OF LOT 3 AND LOT 4, SAID ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SHEEPHOUSE ROAD AND A 10' WIDE STRIP ACROSS THE FRONT OF LOT 5, SAID ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF BOSTON 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 CONSENT OF THE COUNTY COMMISSIONERS.

CHRIS D. CUSTIS #599 (SURVEYOR) 12/31/08 DATE

M. WAYNE LAMBERTSON (OWNER) 12/31/08 DATE

JASON W. LAMBERTSON (OWNER) 12/31/08 DATE

SUSAN B. LAMBERTSON (OWNER) 12/31/08 DATE

REV 12/31/08
REV 11/11/08
REV 10/20/08
REV 09/03/08

TITLE MINOR SUBDIVISION OF THE LANDS OF
M. WAYNE LAMBERTSON, JASON W. LAMBERTSON & SUSAN B. LAMBERTSON

COUNTY WORCESTER	STATE MD	
TAX DISTRICT 01		
TAX MAP 92	GRID 6	PARCEL 36
DEED REF.	5121/389	
PLAT REF	173/05	
DATE 05/07/07		

SCALE 1"= 100'

● IRON PIPE FD
○ IRON ROD SET
■ CONC. MONU FD.
⊡ CONC MONU TO BE SET
▲ UNMARKED POINT
DITCH

CHRIS D. CUSTIS
SURVEYING & LAND DESIGNS
P.O. BOX 76
PRINCESS ANNE, MARYLAND 21853
PHONE 410.726.3576
FAX 410.546.9788

P163515
MSA SSU 1257 B331