

VICINITY MAP SCALE 1" = 2000'

OWNER/DEVELOPER'S CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER'S THEREOF.
 THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.
Betty Townsend, 6-18-09
 BETTY TOWNSEND DATE
 6746 PUBLIC LANDING RD.
 SNOW HILL, MD. 21863

WORCESTER COUNTY FOREST CONSERVATION
 THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW.
 THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO 06-26. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION PLAN.
 A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON THE FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTION, 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.

MINOR SUBDIVISION OF THE LANDS OF **BETTY TOWNSEND**
 TAX MAP 64 GRID 9 PARCEL 38 DEED 666/292
 SECOND TAX DISTRICT
 WORCESTER COUNTY, MARYLAND

PURSUANT TO BOARD OF ZONING APPEALS CASE #113543, GRANTED ON 10/9/2008, A VARIANCE WAS GRANTED IN ACCORDANCE TO CODE ZS 1-201(b)(2), ZS 1-201(b)(8), ZS 1-304, ZS 1-324 AND ZS 1-116(c)(4). REDUCING THE REQUIRED LOT WIDTH OF 200' TO BE 149.84 FEET, A REDUCTION OF 50.16 FEET.

NOTE: THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THESE PROPERTY LINES.

PARCEL 38 AREA CHART

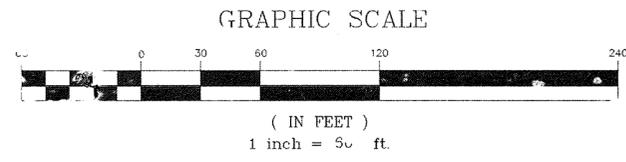
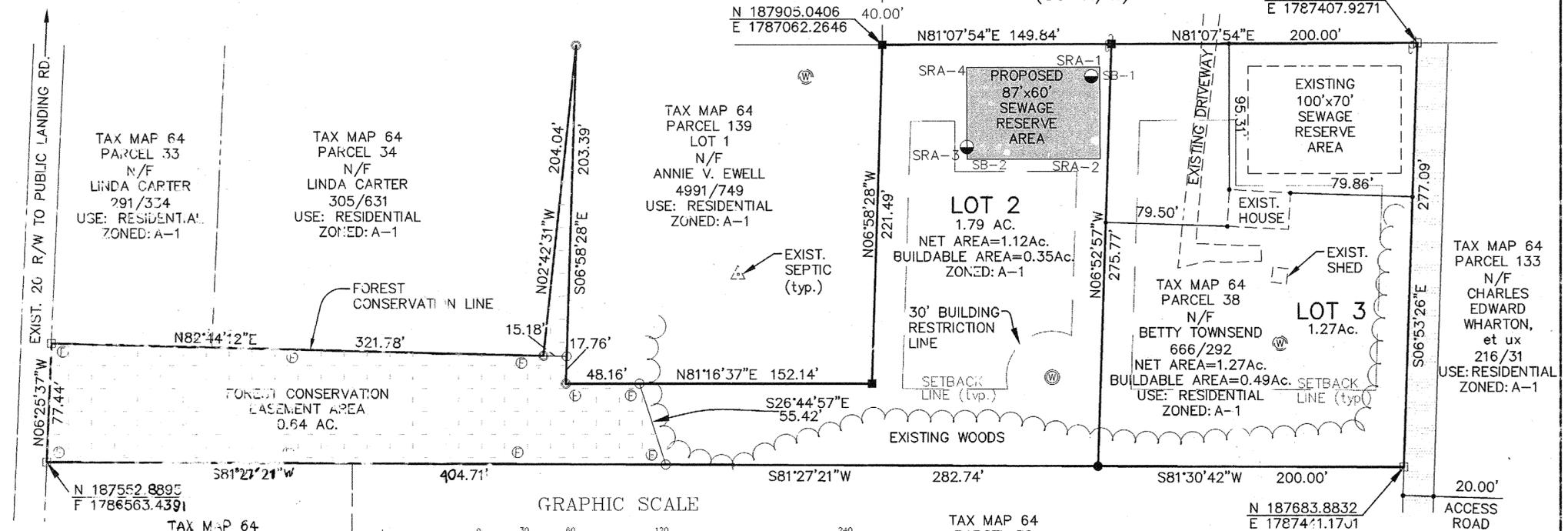
LOT 2	1.79Ac.
RESIDUE	1.27Ac.
TOTAL	3.06Ac.

LEGEND

- - CONCRETE MONUMENT SET
- - CONCRETE MONUMENT FOUND
- - IRON PIPE W/CAP SET
- - IRON PIPE FOUND
- - PROPERTY CORNER
- ⊕ - POWER POLE/UTILITY POLE
- ⊙ - FOREST PROTECTION SIGN
- ▭ - FOREST CONSERVATION EASEMENT AREA
- ⊕ - PROPOSED WELL
- ⊕ - EXISTING WELL (APPROX. LOCATION)
- ⊕ - EXISTING SEPTIC (APPROX. LOCATION)

WORCESTER COUNTY FOREST CONSERVATION PROGRAM FOREST CONSERVATION WORKSHEET

a. TOTAL TRACT AREA	1.6	
b. TIDAL WETLANDS/WATERBODIES	0.0	
c. AREA REMAINING IN AG. PRODUC.	0.0	
d. NET TRACT AREA	1.6	
e. ZONING DISTRICT	A-1	
f. AFFORESTATION THRESHOLD	20%	0.36
g. REFORESTATION THRESHOLD	80%	0.90
h. EXISTING FOREST COVER	0.6	
i. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.2	
j. AREA OF FOREST ABOVE REFORESTATION THRESHOLD	0.0	
k. BREAK EVEN POINT	0.0	
l. CLEARING PERMITTED - NO MITIGATION	0.0	
m. TOTAL FOREST AREA CLEARED	0.0	
n. TOTAL FOREST AREA RETAINED	0.6	
o. REFORESTATION FOR CLEARING ABOVE		
p. REFORESTATION THRESHOLD	0.0	
q. REFORESTATION FOR CLEARING BELOW		
r. REFORESTATION THRESHOLD	0.0	
s. CREDIT FOR REFORESTATION ABOVE		
t. REFORESTATION THRESHOLD	0.0	
u. TOTAL REFORESTATION REQUIRED	0.0	
v. TOTAL AFFORESTATION REQUIRED	0.0	
w. TOTAL A/REFORESTATION REQUIRED	0.0	



WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
 THIS SUBDIVISION IS APPROVED WITH AN INITIAL AND REPLACEMENT SEWAGE RESERVE AREA FOR INTERIM INDIVIDUAL SEWAGE DISPOSAL AND INTERIM WATER SUPPLY IN ACCORDANCE WITH THE WORCESTER COUNTY WATER AND SEWER PLAN. THE 87ft x 60ft. SEWAGE RESERVE AREA SHALL REMAIN EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS OF WAYS, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS. THIS AREA IS TO REMAIN AVAILABLE FOR THE SUB-SURFACE DISPOSAL OF SEWAGE. THE USE OF THESE SYSTEMS MUST BE DISCONTINUED WHEN COMMUNITY SYSTEMS BECOME AVAILABLE. ALTERATIONS TO GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

THE SUBDIVISION OF PROPOSED LOT 2 IS APPROVED BECAUSE OF EXISTING TESTING AND APPROVALS IN 1977, 1979 & 1985. THIS SUBDIVISION DOES NOT MEET THE CURRENT WORCESTER COUNTY GROUNDWATER PROTECTION REPORT FOR LOT SIZE REQUIREMENTS; HOWEVER, THIS DEPARTMENT WILL HONOR PREVIOUS APPROVALS FOR THIS LOT. LOT 3 IS APPROVED WITH EXISTING ON-SITE WATER AND SEWAGE DISPOSAL AND SEWAGE AREA. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED BUT THAT THEY EXIST WITHOUT OBVIOUS PROBLEMS AT THIS TIME. THIS HOME WAS APPROVED TO BE ON A 1 ACRE LOT IN 1977.

- NOTES:
- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
 - 2) THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE AND THE CURRENT PLAT OF RECORD
 - 3) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
 - 4) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 175C, DATED 6/16/92 THE LOT SHOWN IS LOCATED IN ZONE C.
 - 5) NO WATER OR SEWER WAS LOCATED FOR THIS LOT.
 - 6) ALL OFFSETS ARE TO THE ACTUAL FOUNDATION AND DO NOT INCLUDE OVERHANGS.
 - 7) THE PROPERTY IS ZONED A-1 AGRICULTURAL DISTRICT SETBACKS:
 FRONT: 35' / 50' MINOR COLLECTOR ROAD
 SIDES: 20'
 REAR: 50'

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 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 SYSTEM OR SUITABILITY THEREFOR 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 A BUILDING PERMIT.

TAX MAP 64 PARCEL 36
 N/F
 WILLIE JOE JACKSON, JR., et. ux.
 3030/112
 USE: RESIDENTIAL/WOODED
 ZONED: A-1

SURVEYOR'S CERTIFICATE
 I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.
George E. Young, III 6/18/09
 Professional Land Surveyor MD.No. 10854
 VA.No. 1700
 DE.No. 534



GEY
 GEORGE E. YOUNG, III, P.C.
 ENGINEERS & SURVEYORS
 2317 STOCKTON ROAD
 FUCHSMOKE MARYLAND 21851
 PHONE: (410)-957-2149
 (410)-632-2434
 (410)-957-2928
 FAX: (410)-957-2928
 SCALE: 1" = 60'
 DRAWN BY: SDT
 DATE DRAWN: 6-16-09
 CADD NAME: F:\SURV\2005
 JOB #: 05016-A
 REVISIONS:
 6/28/08, 3/3/08, 11/25/08
 5/14/08, 6/17/08
 SHEET 1 OF 2

Robert Mitchell, R.S. 6-29-09
 APPROVING AUTHORITY DATE

Calvin... 6/30/09
 APPROVING AUTHORITY DATE

MSA SSU 1257 8345-1
 P16441