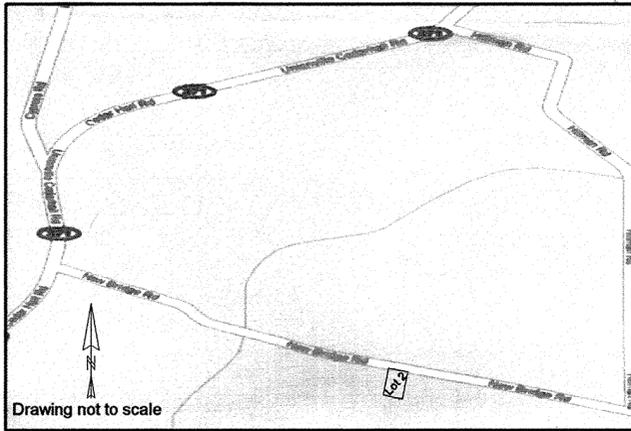
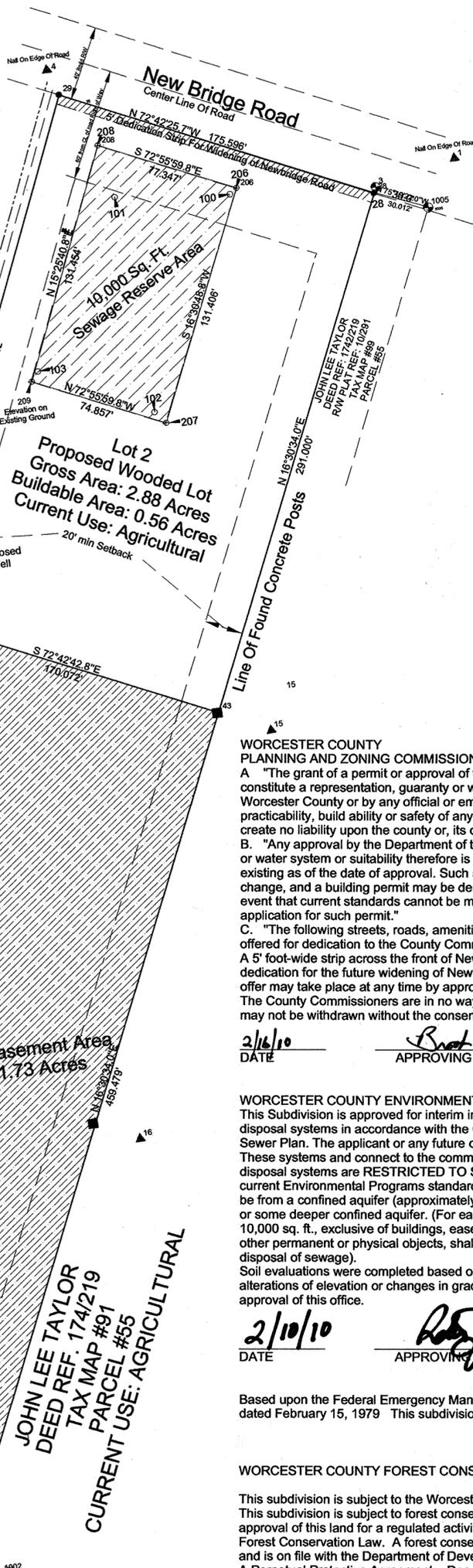


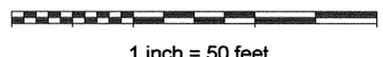
Vicinity Map



RESERVED LAND
PERCY MADDUX
DEED REF. 205/86
TAX MAP #91
PARCEL #59
CURRENT USE: AGRICULTURAL
Remaining Road Frontage: 1800'
Remaining Lands: 144.92 Acres



Graphic Scale



1 inch = 50 feet

Line Chart				
Point	Northing	Easting	Elevation	Description
4	135254.34244	1719994.28567	18.5	nail ER
29	135241.23600	1720000.81200	-	P. Cor.
28	135189.03700	1720168.4700	-	P. Cor.
100	135188.36101	1720091.91997	18.32	soil pro
101	135186.67600	1720030.64641	18.29	soil pro
102	135071.36329	1720052.09721	17.54	PVC pipe
103	135093.03574	1719989.99145	18.26	Soil Pro
206	135191.48913	1720095.27625	18.37	SRA
207	135065.50327	1720057.92342	17.64	SRA
208	135214.19043	1720021.33498	17.89	SRA
209	135087.47369	1719986.36303	18.24	SRA

FRA Coordinates				
Point	Northing	Easting	Elevation	Description
42	134960.57798	1719923.38364	N/A	FRA
43	134910.03441	1720085.77195	N/A	FRA
44	134516.44773	1719804.35504	N/A	Iron Pin
45	134469.49875	1719955.19451	N/A	Iron Pin

General Notes:

- Deed Reference: Part Of RHO 205/86, RHO 2471/235
- Plat Ref: NONE
- Tax Map: 91 Parcel: 59
- Zoned: A-1 "Agricultural"
- Proposed Use: Residential
- Remaining Lands: 144.92 Acres
- Building Set Backs
Front: 60' from CI Road
Side: 20'
Rear: 50'
- Lot 1
- No agricultural Structures within 200'
- No Structures within 50' of new lines
- No Ditches shown on this plat are a part of a public drainage association.
- Lands are not located within the Atlantic Coastal Bay Critical area or the Chesapeake Bay Critical Area
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP:240083 225a THE LOT SHOWN IS LOCATED IN ZONES C.
- The Purpose of this Plat is to subdivide 2.9 acres from Parcel 59 to create a buildable lot, known as Lot 2. The remaining lands will then consist of 144.92 acres.
- A hearing of case No. 108512 was held before the board of zoning appeals on Thursday, November 8, 2007, upon the application of Herbert Watson, on the lands of Percy Maddux requesting a variance to reduce the ordinance prescribed lot width from 200 feet to 175 feet (a reduction of 25 feet). The requested Variance was then granted by the board.
- There are no improvements within 100' of this property.
- Coordinates were placed within the Maryland state coordinate systems NAD 1927 For Horizontals and NGVD 1929 for Verticals.
- The land shown hereon are in possession of and as indicated being a part of deed ref: 205/86 by Percy Maddux

Legend	
●	Concrete Monument
●	Iron Pin
○	Iron Pipe
▲	Traverse Point
■	Forest Conservation Easement Area Sign

RESERVED LAND
PERCY MADDUX
DEED REF. 205/86
TAX MAP #91
PARCEL #59
CURRENT USE: AGRICULTURAL

**MINOR SUBDIVISION LANDS OF
PERCY S. MADDUX
TAX MAP 91 PARCEL 59
1ST TAX DISTRICT
NEWBRIDGE ROAD
POCOMOKE 21851
WORCESTER COUNTY, MD**

WORCESTER COUNTY
PLANNING AND ZONING COMMISSION

A "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 the practicability, build ability or safety of any proposed use and shall create no liability upon the county or, its officials or employees."
B. "Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon state 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 current standards cannot be met as of the date of application for such permit."
C. "The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for worcester county. A 5' foot-wide strip across the front of Newbridge Road is offered in dedication for the future widening of Newbridge 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."

2/16/10
DATE
Bret L. Claybill
APPROVING AUTHORITY-WORCESTER COUNTY

WORCESTER COUNTY 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. 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, 2 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 of elevation or changes in grade are prohibited without prior approval of this office.

2/10/10
DATE
Robert J. R.S.
APPROVING AUTHORITY-WORCESTER COUNTY

Based upon the Federal Emergency Management Agency Map # 240083-0225A dated February 15, 1979 This subdivision is located in Zone "C".

WORCESTER COUNTY FOREST CONSERVATION

This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to forest conservation plan No. 08-33. 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 Land Records of Worcester County, Maryland.

2/12/10
DATE
Deane Baudman
APPROVING AUTHORITY-WORCESTER COUNTY

SURVEYOR'S CERTIFICATE
I, William Pusey, a registered Property Line Surveyor of the State of Maryland, 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.

Wm Pusey 1/20/10
Date
William Pusey, Property Line Surveyor No. 188
4912 Fleming Mill Road
Pocomoke City, Maryland 21851

OWNER/DEVELOPER'S CONSENT
This survey of land shown on this plat is with the free consent and in accordance with the desires of the owners thereof.
The land shown hereon has been laid out and provisions of Real Property Article 3-108 of The Annotated Code of Maryland.

Percy S. Maddux
OWNER/DEVELOPER
PERCY MADDUX (Owner)
1216 COLONA ROAD
Pocomoke, Maryland 21851
Date Feb. 3, 2010

Harvey William Pusey
Property Line Surveyor
4912 Flemming Mill Road
Pocomoke City, 21851
Worcester County, MD.
Date: 10/17/08
(Revised) 4/28/09
Scale: 1" = 50'
Drawn by: Wesley Pilchard
Deed Ref: 205/86
Sheet: 1 of 1

P172746 HSA SS4 1257 8405

Filed 2/16/10 S.V.H. 233/32