

MINOR SUBDIVISION OF THE LANDS OF SEWELL S. & MABEL E. CROPPER

LEGEND

- = IRON PIPE SET
- ▲ = FOREST CONSERVATION SIGN
- = UNMARKED POINT
- = WOODS LINE
- = FOREST CONSERVATION EASEMENT 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.

ROAD DEDICATION

THE FOLLOWING ROADS, AMENITIES, IMPROVEMENTS ARE HEREBY FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS. A 10' WIDE DEDICATION STRIP ALONG FIVE MILE BRANCH ROAD ACROSS THE FRONT OF LOT 2 AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE ROAD WIDENING OF AFORESAID ROAD.

Sidney Cropper 8/10/2010
SEWELL SIDNEY CROPPER DATE

Mabel E. Cropper 8-10-2010
MABEL ELOISE CROPPER DATE

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3 - 108 OF THE REAL PROPERTY ARTICLE 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.

Harold C. Scrimgeour 8-10-2010
HAROLD C. SCRIMGEOUR DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND #21286

FOREST CONSERVATION LAW STATEMENT

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN # 2010-17. 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 A-1

TOTAL TRACT AREA = 3.01 AC ±

EXISTING FOREST = 1.79 AC ±

FOREST ABOVE AFFORESTATION THRESHOLD = 1.19 AC ±

FOREST ABOVE REFORESTATION THRESHOLD = 0.29 AC ±

BREAK EVEN POINT (FOREST TO REMAIN) = 1.56 AC ±

CLEARING PERMITTED WITH NO MITIGATION = 0.23 AC ±

PROPOSED FOREST TO BE CLEARED = 0.23 AC ±

AFFORESTATION / REFORESTATION REQUIRED = 0.00 AC ±

AFFORESTATION / REFORESTATION PROVIDED = 0.00 AC ±

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 LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT 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 AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM 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.

8-16-10
DATE

Robert Mitchell, R.S.
APPROVING AUTHORITY- WORCESTER COUNTY

SRA Coordinate Table

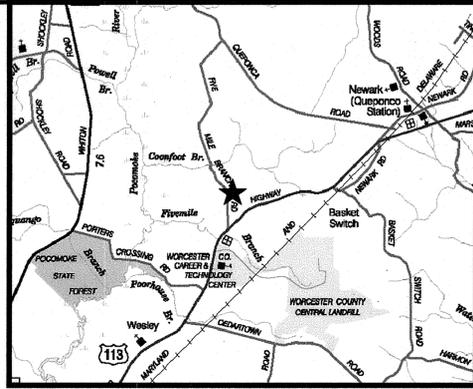
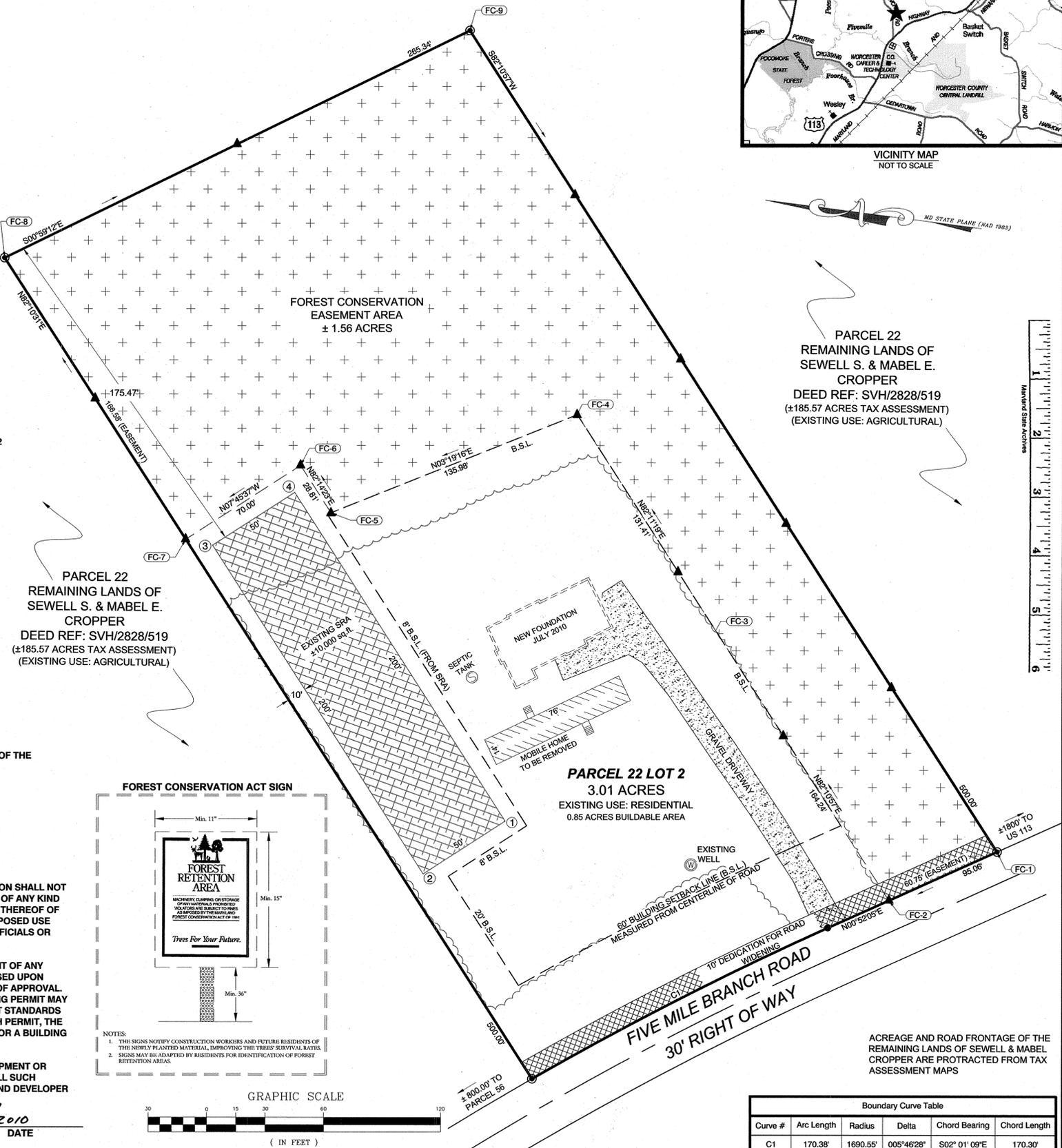
| Point # | Raw Description | Northing | Easting |
|---------|-----------------|--------------|---------------|
| 350 | 1 | 210998.2783' | 1789521.1479' |
| 353 | 2 | 211047.8204' | 1789514.3965' |
| 352 | 3 | 211074.8258' | 1789712.5649' |
| 351 | 4 | 211025.2837' | 1789719.3163' |

FCA Easement Coordinate Table

| Point # | Raw Description | Northing | Easting |
|---------|-----------------|--------------|---------------|
| 550 | FC-1 | 210776.1323' | 1789400.3282' |
| 551 | FC-2 | 210836.8794' | 1789401.2488' |
| 552 | FC-3 | 210859.2193' | 1789563.9616' |
| 553 | FC-4 | 210877.0793' | 1789694.1489' |
| 554 | FC-5 | 211012.8351' | 1789702.0267' |
| 555 | FC-6 | 211016.7255' | 1789730.5750' |
| 556 | FC-7 | 211086.0844' | 1789721.1231' |
| 557 | FC-8 | 211109.4453' | 1789891.1128' |
| 558 | FC-9 | 210844.1410' | 1789895.6814' |

SITE DATA:

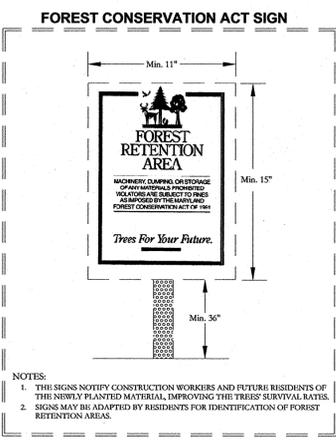
- OWNER OF RECORD: SEWELL SIDNEY & MABEL ELOISE CROPPER
7538 WHITON ROAD
SNOW HILL MARYLAND 21863-3136
- PROPERTY INFO: TAX MAP 48, GRID 10, PARCEL 22 LOT 2
TAX ID 003063
- DEED REFERENCE: SVH/ 2828/ 519
- NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP 240083 100B DATED 6/15/1983 THIS LOT IS LOCATED IN ZONE C AREAS OF MINIMAL FLOODING.
- BUILDING IS SERVICED BY WELL AND SEPTIC AS SHOWN HEREON.
- AREA WOODED: 1.79 acres
AREA CLEARED: 1.22 acres
- PROPERTY IS ZONED A-1
BUILDING SETBACKS:
FRONT- 35' FROM PROPERTY LINE OR
60' FROM CENTER LINE OF ROAD
SIDE- 20'
REAR- 50'
- THIS LOT IS LOCATED WITHIN THE UPPER POCOMOKE SUB-WATER SHED (2130203).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR ATLANTIC COSTAL BAY ZONE.
- BASED ON THE WORCESTER COUNTY SOIL SURVEY THIS SITE CONTAINS OTHELLO SILT LOAM SOILS.
- THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL BUILDING LOT, TO BE KNOWN AS LOT 2, WITH ±185.57 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



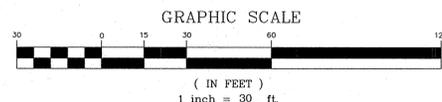
PARCEL 22
REMAINING LANDS OF
SEWELL S. & MABEL E.
CROPPER
DEED REF: SVH/2828/519
(±185.57 ACRES TAX ASSESSMENT)
(EXISTING USE: AGRICULTURAL)

PARCEL 22
REMAINING LANDS OF
SEWELL S. & MABEL E.
CROPPER
DEED REF: SVH/2828/519
(±185.57 ACRES TAX ASSESSMENT)
(EXISTING USE: AGRICULTURAL)

PARCEL 22 LOT 2
3.01 ACRES
EXISTING USE: RESIDENTIAL
0.85 ACRES BUILDABLE AREA



NOTES:
1. THIS SIGN NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL IMPROVING THE TREES SURVIVAL RATES.
2. SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS.



Boundary Curve Table

| Curve # | Arc Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|------------|----------|------------|---------------|--------------|
| C1 | 170.38' | 1690.55' | 005°46'28" | S02°01'09"E | 170.30' |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |



SCRIMGEOUR & ASSOCIATES LLC

SURVEYING · MAPPING AND · LAND PLANNING SERVICES

PH: 410.632.0553
PH: 410.251.6926
FAX: 410.632.2170

5728 George Island Landing Road
Stockton, Maryland 211829
hscrim@hotmail.com

MINOR SUBDIVISION
Lands of
Sewell Sidney & Mabel Eloise Cropper

6830 Five Mile Branch Road
FOURTH TAX DISTRICT
Newark, Maryland 21841
Tax Map 48, Grid 10, Parcel 22

Final Plat

PROJECT STATUS:

| SCALE: | PROJECT NUMBER: |
|---------------------|-----------------|
| 1" = 30' | 2010-150 |
| DRAWN BY: | DRAWING NUMBER: |
| EJF | 1 of 1 |
| ISSUE DATE: | 05/31/2010 |
| LAST REVISION DATE: | 07/26/2010 |

MA SH 1257 8446
P81016