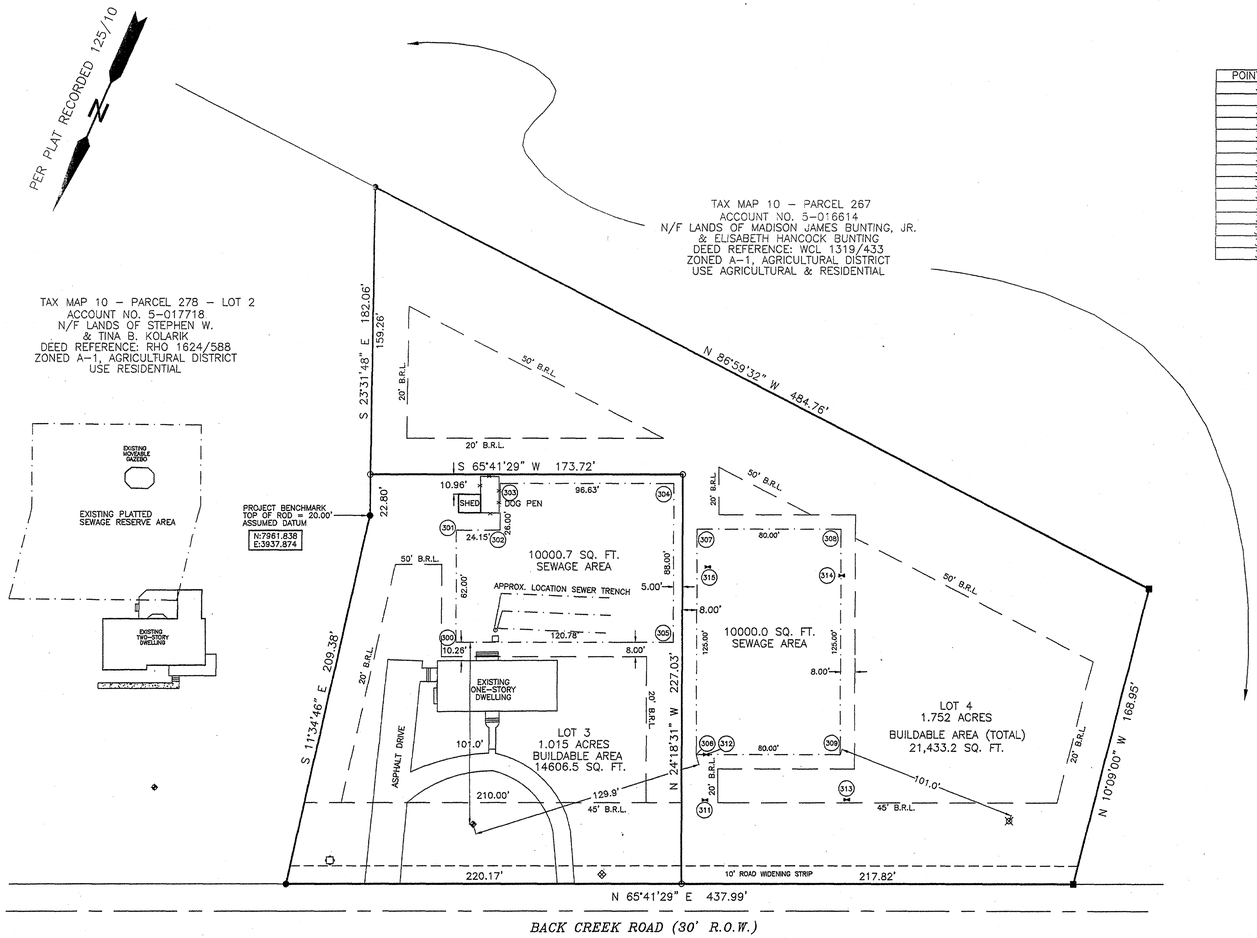
filed 9/8/10 S.V.H. 234/64

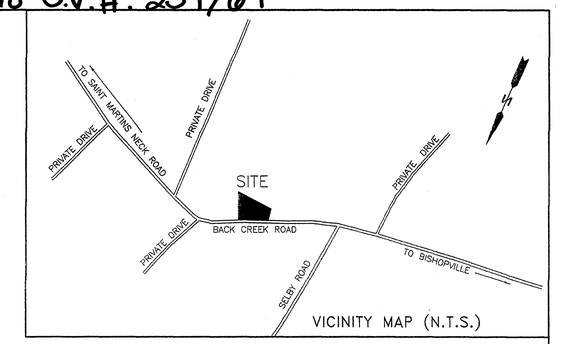



SEWAGE RESERVE AREA POINT TABLE (ASSUMED DATUM)

| POINT | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| 300 | 8005.958 | 3865.002 | | PROPOSED SRA CORNER |
| 301 | 7949.454 | 3890.524 | | PROPOSED SRA CORNER |
| 302 | 7939.513 | 3868.515 | | PROPOSED SRA CORNER |
| 303 | 7915.818 | 3879.218 | | PROPOSED SRA CORNER |
| 304 | 7876.040 | 3791.155 | | PROPOSED SRA CORNER |
| 305 | 7956.238 | 3754.930 | | PROPOSED SRA CORNER |
| 306 | 8007.696 | 3717.422 | | PROPOSED SRA CORNER |
| 307 | 7893.779 | 3768.878 | | PROPOSED SRA CORNER |
| 309 | 7860.846 | 3695.971 | | PROPOSED SRA CORNER |
| 310 | 7974.764 | 3644.514 | | PROPOSED SRA CORNER |
| 311 | 8028.679 | 3702.596 | 20.8 | SP FLAG |
| 312 | 8005.410 | 3712.361 | 21.1 | SP FLAG |
| 313 | 7996.076 | 3630.840 | 19.9 | SP FLAG |
| 314 | 7883.969 | 3685.079 | 20.1 | SP FLAG |
| 315 | 7910.390 | 3754.751 | 21.0 | SP FLAG |

LEGEND

- IRON ROD TO BE SET
- FOUND IRON ROD
- FOUND CONCRETE MONUMENT
- PROPOSED WELL
- EXISTING WELL
- UTILITY POST
- ELECTRIC TRANSFORMER
- SP FLAG




# MINOR SUBDIVISION

## LANDS OF
## BACK CREEK RENTALS LLC
## CREATING LOTS 3 & 4
## FIFTH TAX DISTRICT,
## WORCESTER COUNTY, MARYLAND

GENERAL NOTES:

1. OWNER/DEVELOPER
   BACK CREEK RENTALS LLC
   11002 PINEY ISLAND DRIVE
   BISHOPVILLE, MD 21813
2. TAX MAP 10 – PARCEL 96 – ACCOUNT NO. 5-007283
3. DEED REFERENCE: S.V.H. 4669/425
4. PLAT REFERENCE: S.V.H. 125/10 (LOT 2)
5. ZONED A-1,AGRICULTURAL DISTRICT
   ZONING SETBACKS: FRONT = AS SHOWN
   SIDES = 20'
   REAR = 50'
   ACCESSORY STRUCTURES REAR YARD SETBACK = 6'
6. TOTAL AREA = 2.767 ACRES ±
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240083 0025 A, DATED FEBRUARY 15, 1979 THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE C.
8. THIS SUBDIVISION LIES WITHIN SUB-WATERSHED 2130102 (ASSAWOMAN BAY DRAINAGE)
9. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 3 FOR AN EXISTING RESIDENTIAL DWELLING AND CREATE LOT 4 FOR A PROPOSED RESIDENTIAL LOT.
10. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THIS SUBDIVISION
11. THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON SITE.
12. COORDINATE VALUES ARE BASED ON ASSUMED DATUM.

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 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 therefore 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.

Worcester County does not guarantee the developement or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 10 wide strip across the front of LOT # 3 & 4 and the adjoining roadways are offered in dedication for the future widening of BACK CREEK 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 offerThe offer may not be withdrawn without the consent of the County.

9/8/10
WORCESTER COUNTY PLANNING COMMISSION DATE

ENVIRONMENTAL PROGRAMS

Lot 3 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 requires an evaluation and permit from ENVIRONMENTAL PROGRAMS.

Lot No. 4 of the plat shown hereon is hereby approved for individual sewage and water systems in accordance with Department of the Enviroment Regulation 26.04.02. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

9/7/10
APPROVING AUTHORITY – WORCESTER COUNTY DATE

LOT 3 FOREST CONSERVATION LAW STATEMENT

In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this minor subdivision located in the A-1 and C-1 zoning Districts as defined in the Worcester County Zoning and Subdivision Control Article is exempt from the County's Forest Conservation Law since the proposed lot contained within its boundaries a building, structure or use of land that required a zoning or building permit and existed as of July 29, 1994, if the subdivision does not result in any cutting, clearing, or grading of a forest; and it is not a resubdivision of a lot previously subdivided as an exemption pursuant to this subsection. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

LOT 4 FOREST CONSERVATION LAW STATEMENT

In accordance with Subtitle IV, Section 1-403(b)(9) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the parcel is being created for the purpose of constructing a dwelling house intended for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing or grading of more than 40,000 square feet of forest; and is subject of a Declaration of Intent filed with the County. The Declaration of Intent – Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

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, proprietors, and trustees, if any, thereof. The requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

8-31-10
DATE

8-31-10
DATE

MANAGING MEMBERS – STEPHEN W. KOLARIK & TINA B. KOLARIK
BACK CREEK RENTALS, LLC
11002 PINEY ISLAND DRIVE
BISHOPVILLE, MD 21813

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 as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

MADISON J. BUNTING JR. REGISTERED NO. 20020 MARYLAND PROFESSIONAL LAND SURVEYOR

8/31/10
MADISON J. BUNTING, JR. – PRESIDENT DATE
MADISON J. BUNTING, JR. SURVEYOR INC. – LICENSE NO. 20020

0' 40' 80' 120'

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11616 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)352-3005 – FAX 352-3014

| | | | |
|---|---|---|---|
| SCALE: | 1" = 40' | DATE: | 7/24/2010 |
| DRAWN BY: | MJB7 | JOB NO.: | STEVESUB |

MJA SSU 1257 8454

P181814

Maryland State Archives