Filed 2/10/11 235/26

MINOR SUBDIVISION – LOT 2

On Lands Of

MR. WILLIAM M. HUGHES & MS. PATRICIA WARNER

FIFTH TAX DISTRICT, WORCESTER COUNTY – MARYLAND

NOTES

1. PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF LAND FROM PARCEL 12 OF TAX MAP 9, THEREBY CREATING LOT 2 OF PARCEL 12, TAX MAP 9 (THE FIRST LOT BEING PARCEL 303 OF TAX MAP 9, DESCRIBED IN PLAT BOOK FWH 60, PAGE 73).

2. OWNER & PARCEL INFORMATION:

MR. WILLIAM M. HUGHES & MS. PATRICIA WARNER
12626 CAMPBELLTOWN ROAD
BISHOPVILLE, MARYLAND 21813
TAX ACCT No.: 05–005167
DEED: FWH 655–106
ZONING: A–1
USE: AGRICULTURAL & RESIDENTIAL
CONTACT PHONE No.: (443)–783–3263

3. SEPTIC RESERVE AREA SKETCHED AS SHOWN (SHEET 2) ON RECORDS SUPPLIED BY ENVIRONMENTAL PROGRAMS OF WORCESTER COUNTY.

4. ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP SHEET 9, THIS PROPERTY LIES BEYOND THE LIMITS OF THE ATLANTIC COASTAL BAYS WATERSHED CRITICAL AREA.

5. PER FEMA COMMUNITY PANEL NUMBER 240083 0025 A, BEARING EFFECTIVE DATE FEBRUARY 15, 1979, THIS PROPERTY LIES WITHIN A FLOOD ZONE OF DESIGNATION "C", AREAS OF MINIMAL FLOODING.

6. NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON–EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

7. THERE ARE NO AGRICULTURAL BUILDINGS SITUATED WITHIN 200 FEET, NOR ANY OTHER STRUCTURES SITUATED WITHIN 50 FEET BEYOND THE NEW PROPERTY LINES.

8. DITCHES COINCIDENTAL WITH THE NORTHERLY AND EASTERLY PROPOSED PROPERTY LINES OF LOT 2 AS SHOWN HEREON ARE PART OF A PUBLIC DRAINAGE ASSOCIATION (PDA). THEY ARE KNOWN AS "S1 of S2 of PRONG 4", SERVING THE BIRCH BRANCH PDA, AND AFFECT A 20' MAINTENANCE EASEMENT (MEASURED FROM THE TOP OF BANK, BOTH SIDES OF DITCH) ON THE PROPERTY.

WORCESTER COUNTY FOREST CONSERVATION LAW NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1–403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LAWS, THIS MINOR SUBDIVISION IN THE A–1 ZONING DISTRICT AS DEFINED BY 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 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.

WORCESTER COUNTY PLANNING & 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 PRACTICALITY, 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 DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY FO THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

2/9/11
WORCESTER COUNTY PLANNING COMMISSION DATE

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, RIGHTS OF WAY, 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.

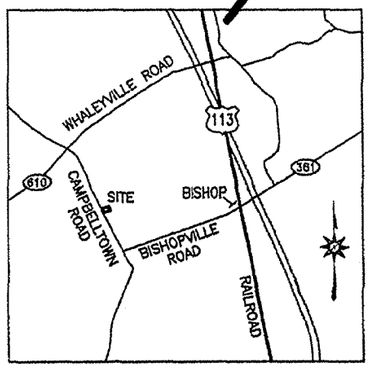
THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE.

R.S. 2/10/11
APPROVING AUTHORITY WORCESTER COUNTY DATE

A–1 AGRICULTURAL DISTRICT SETBACKS FOR SINGLE FAMILY HOMES

PER COUNTY CODE SUBTITLE ZS 1–201, b, 4:

FRONT YARD: 60 ft. FROM CL of ROAD, OR 35 ft. FROM PROPERTY LINE
SIDE YARDS: 20 ft.
REAR YARD: 50 ft.



VICINITY MAP
1" = 1 MILE

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 103–B FO THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION), AS FAR AS THEY PERTAIN TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS OF WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF LOT 2 AND THE ADJOINING ROADWAYS ARE OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF CAMPBELLTOWN 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.

2-4-11 AGENT
MR. WILLIAM D. HANDLEY DATE
P.O.A. FOR MRS. PATRICIA HUGHES, FORMERLY MRS. PATRICIA WARNER

STATE OF MARYLAND
COARD D. BOUNDS
No. 21516
REGISTERED PROFESSIONAL LAND SURVEYOR

FEB 2, 2011
COARD D. BOUNDS, PROF. LAND SURVEYOR DATE
MD LICENSE No. 21516

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF SECTION 3–108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, REGARDING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

BOUNDS LAND SURVEY LLC
PO Box 20 • 8344 Patey Woods Road
Newark, Maryland 21841
p. 410.726.2767 • coard.bounds@gmail.com

REVISED:	JANUARY 31, 2011	PER WORCESTER CTY. COMMENTS	
DRAWN:	JANUARY 21, 2011	SCALE:	NONE
SURVEYED:	JANUARY 17, 2011	JOB: 020	SHEET: 1 OF 2

Maryland State Archives
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