

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 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 20,000 square feet of forest; and is the 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 (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

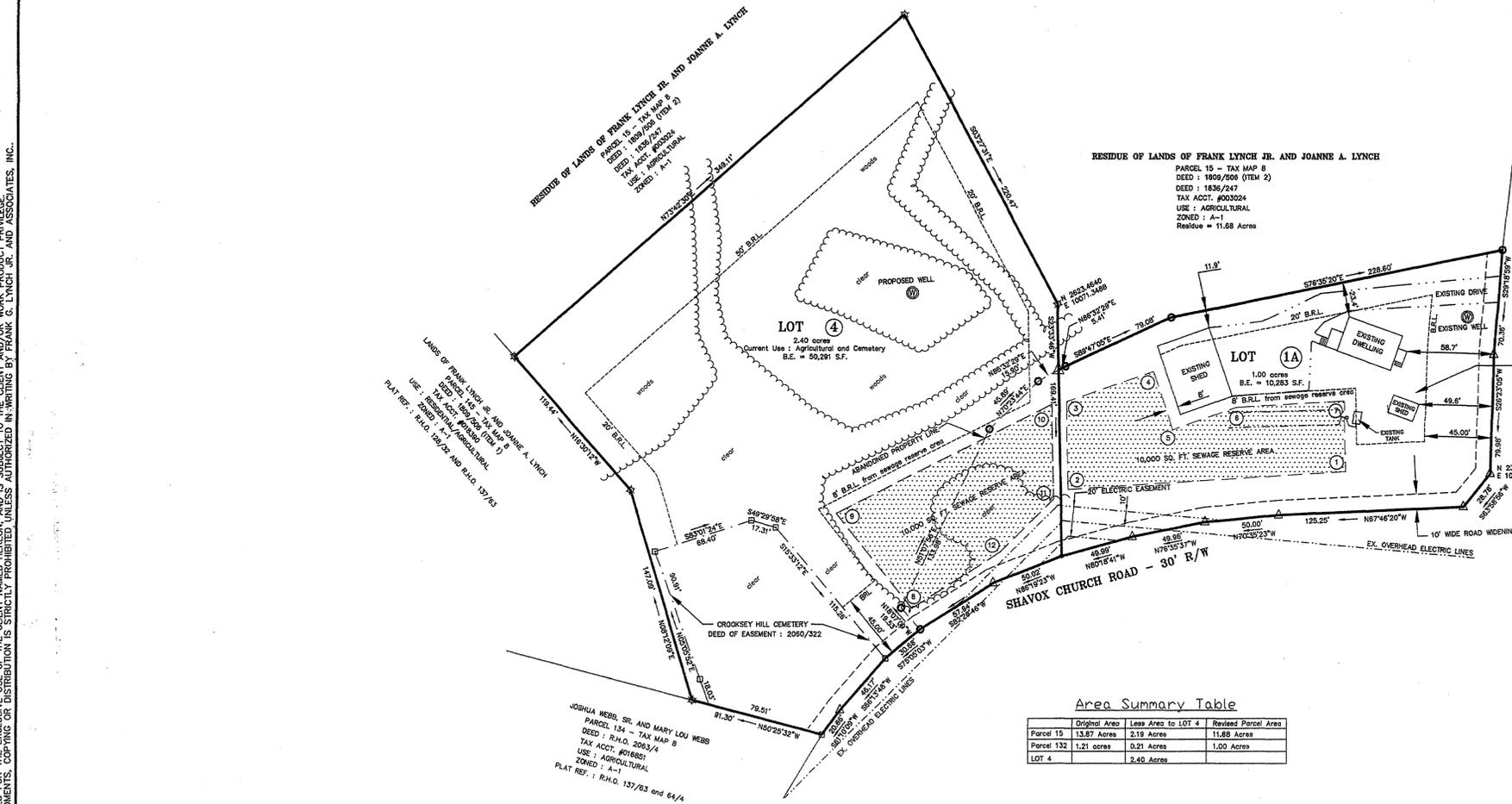
THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, ADJUTMENTS AND IMPROVEMENTS - 10' WIDE ROAD WIDENING STRIPS ALONG TULL AND SHAVOX CHURCH ROADS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Frank Lynch, Pres 5-03-2011
 OWNER: S & T DEVELOPMENT, INC. (PARCEL 132)
 10535 RACETRACK ROAD
 BERLIN, MD. 21811
 FRANK LYNCH JR., PRESIDENT

Joanne Lynch 5-03-2011
 OWNER: FRANK LYNCH JR. (PARCEL 15)
 10535 RACETRACK ROAD
 BERLIN, MD. 21811

Joanne Lynch 5-03-2011
 OWNER: JOANNE LYNCH (PARCEL 15)
 10535 RACETRACK ROAD
 BERLIN, MD. 21811

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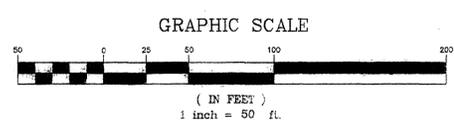


Area Summary Table

	Original Area	Less Area to LOT 4	Revised Parcel Area
Parcel 15	13.87 Acres	2.19 Acres	11.68 Acres
Parcel 132	1.21 acres	0.21 Acres	1.00 Acres
LOT 4		2.40 Acres	

SEWAGE AREA COORDINATES

1 N 2439.0369	6 N 2478.8876
2 E 10202.1241	7 E 9296.6993
3 N 2507.7339	8 N 2598.2643
4 E 10026.0879	9 E 9676.2646
5 N 2561.3375	10 N 2563.8085
6 E 10048.7094	11 E 10039.8774
7 N 2554.7388	12 N 2505.4803
8 E 10114.3539	13 E 10014.4325
9 N 2513.7402	14 N 2488.2446
10 E 10107.8063	15 E 9966.8102
11 N 2509.0553	
12 E 10152.4351	
13 N 2482.7050	
14 E 10220.9948	



- DENOTES CONC. MON. FOUND
- DENOTES IRON ROD FOUND
- ☆ DENOTES IRON ROD TO BE SET
- △ DENOTES UNMARKED POINT

- NOTES**
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083 0025 A, DATED FEBRUARY 15, 1978. THIS SUBDIVISION IS LOCATED IN ZONE C.
 - The purpose of this plat is to take 0.21 acres from the westerly side of Parcel 132 and add it to Parcel 15 and then to create a 2.40 acre buildable parcel out of Parcel 15 described as LOT 4. This will leave a residue of Parcel 15 of 11.68 acres.
 - There are no animal containment structures within 200 feet of Lot 4.
 - Current Zoning: A-1
 - Setbacks: Front = 60' from center of County Road; Sides = 20'; Rear = 50'
 - No Rear Setback applies to Parcel 132 as it is a corner lot.
 - No ditches that are a part of a public drainage association exists within these lots.

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION 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.

B. ANY APPROVAL BY THE ENVIRONMENTAL PROGRAMS DIVISION OF ANY POTABLE WATER OR WASTEWATER SYSTEM OR SUITABILITY THEREOF 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 PERMIT.

Frank G. Lynch, Jr. 5/6/11
 APPROVING AUTHORITY
 WORCESTER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATION

I Herby 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 (Latest Edition) Concerning The Making of This Plat And The Setting of Markers As Well As All of The Requirements of The County Commissioners And Ordinance of The County of Worcester, Maryland Regarding The Platting of Subdivisions Within The County Have Been Complied With.

Frank G. Lynch, Jr. 5-03-2011
 Frank G. Lynch, Jr.
 Reg # 10782

ENVIRONMENTAL PROGRAMS

LOT 1A
 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 CHANGE TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

LOT 4
 THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDING, EASEMENTS, RIGHT-OF-WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Frank G. Lynch, Jr. R.S. 5-5-11
 APPROVING AUTHORITY DATE

#	REVISION	DATE	CHKD	PROJECT
				BOUNDARY LINE ADJUSTMENT BETWEEN S AND T DEVELOPMENT, INC. AND FRANK LYNCH JR. AND JOANNE LYNCH
				AND
				MINOR SUBDIVISION OF THE LANDS OF FRANK G. LYNCH JR. AND JOANNE A. LYNCH
				FIFTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND TAX MAP 8 - PARCELS 15 AND 132

PROFESSIONAL SEAL

DISK #

Frank G. Lynch, Jr. & Associates, Inc.

SURVEYING LAND PLANNING
 10535 RACETRACK ROAD - BERLIN, MARYLAND 21811
 (410) 641-5353 · 641-5773
 FAX : (410) 208-0227

DESIGNED BY	SURVEYED BY	FILE NO.:
DRAWN BY : F.G.L. JR.	DATE : 3-17-2011	10836-11
CHECKED BY : F.G.Lynch	SCALE : 1" = 50'	SHEET 1 OF 1

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