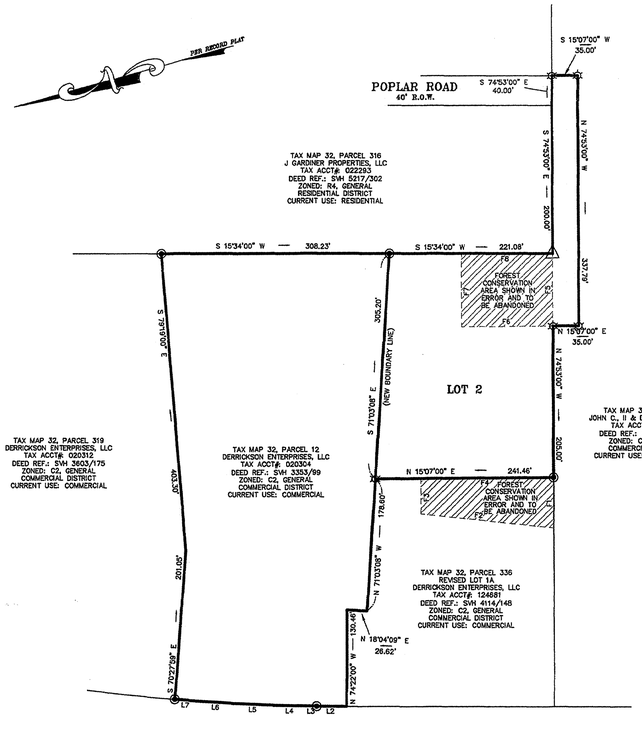
Filed 6-22-11 S.V.H. 235/74



FOREST PROTECTION AREA

LINE	DIRECTION	DISTANCE
F1	N 74°53'00" W	68.31'
F2	N 21°33'47" E	181.15'
F3	S 74°53'00" E	47.98'
F4	S 15°07'00" W	180.00'
F5	N 74°53'00" W	97.79'
F6	N 15°07'00" E	124.00'
F7	S 74°53'00" E	98.79'
F8	S 15°34'47" W	124.00'

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

DENOTES FOREST CONSERVATION AREAS WHICH WERE SHOWN IN ERROR ON SUBDIVISION PLATS RECORDED IN WORCESTER COUNTY LAND RECORDS IN PLAT BOOKS 175/46, 183/50, AND 185/7 AND TO BE ABANDONED PER THIS PLAT

REFERENCE

1) EX. ZONING: C2, GENERAL COMMERCIAL DISTRICT
ZONING SETBACKS: FRONT: 25', SIDES: 6', REAR: 20'
ARTERIAL HIGHWAY SETBACK: 100'

2) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240080 0100 B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE C.

3) THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THE NEW BOUNDARY LINES.

4) THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.

5) THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL 12 AND PARCEL 21, ADDING A 55' BY 397.79' STRIP, 0.271 ACRES, FROM PARCEL 21 TO PARCEL 12. THE 0.271 ACRE STRIP IS TO BE ADDED TO AND INCORPORATED WITH PARCEL 12. THIS STRIP IS NOT BEING APPROVED AS A SEPARATE LOT. ALSO TO SUBDIVIDE REVISED PARCEL 12, CREATING LOT 2, 1.884 ACRES, LEAVING PARCEL 12 RESIDUE OF 3.702 ACRES. DEEDS AND/OR AMENDED DECLARATIONS MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY TO REFLECT THE AMENDMENT TO THE PROPERTY DESCRIPTIONS.
ALSO, THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE FOREST CONSERVATION AREAS WHICH WERE SHOWN IN ERROR ON SUBDIVISION PLATS RECORDED IN WORCESTER COUNTY LAND RECORDS IN PLAT BOOKS 175/46, 183/50, AND 185/7. THE FOREST CONSERVATION AREAS SHOWN ON THOSE PLATS WERE NOT NEEDED SINCE THE PROPERTY SATISFIED THE FOREST CONSERVATION LAW BY MAKING PAYMENT IN LIEU OF AFFORESTATION WHEN THE ORIGINAL SUBDIVISION PLAT ENTITLED "RE-SUBDIVISION OF LOT 1" WAS APPROVED AND RECORDED IN PLAT BOOK 154, FOLIO 48.

6) SEPTIC TANKS AND ABANDONED WELLS AS SHOWN HEREON ARE PER SKETCH PROVIDED BY ENVIRONMENTAL PROGRAMS.

PLAT REFERENCES:
"AMENDMENT TO BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF LORRAINE E. WEILAND, MARIANNE MARIE WEILAND WHITE, & BENJAMIN WAYNE WHITE, JR. AND THE LANDS OF DERRICKSON ENTERPRISES, LLC" RECORDED IN PLATBOOK LIBER 185, FOLIO 7.

"BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF LORRAINE E. WEILAND, MARIANNE MARIE WEILAND WHITE, & BENJAMIN WAYNE WHITE, JR. AND THE LANDS OF JOHNNIE C. DERRICKSON, JR. & DANA L/ DERRICKSON" RECORDED IN PLATBOOK LIBER 183, FOLIO 50.

"BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF WILLOWDALE, LLC AND THE LANDS OF JOHNNIE C. DERRICKSON & DANA L. DERRICKSON" RECORDED IN PLATBOOK LIBER 175, FOLIO 46.

LEGEND

- DENOTES IRON ROD TO BE SET
- DENOTES EXISTING IRON ROD FOUND
- DENOTES EXISTING AXLE FOUND

GRAPHIC SCALE

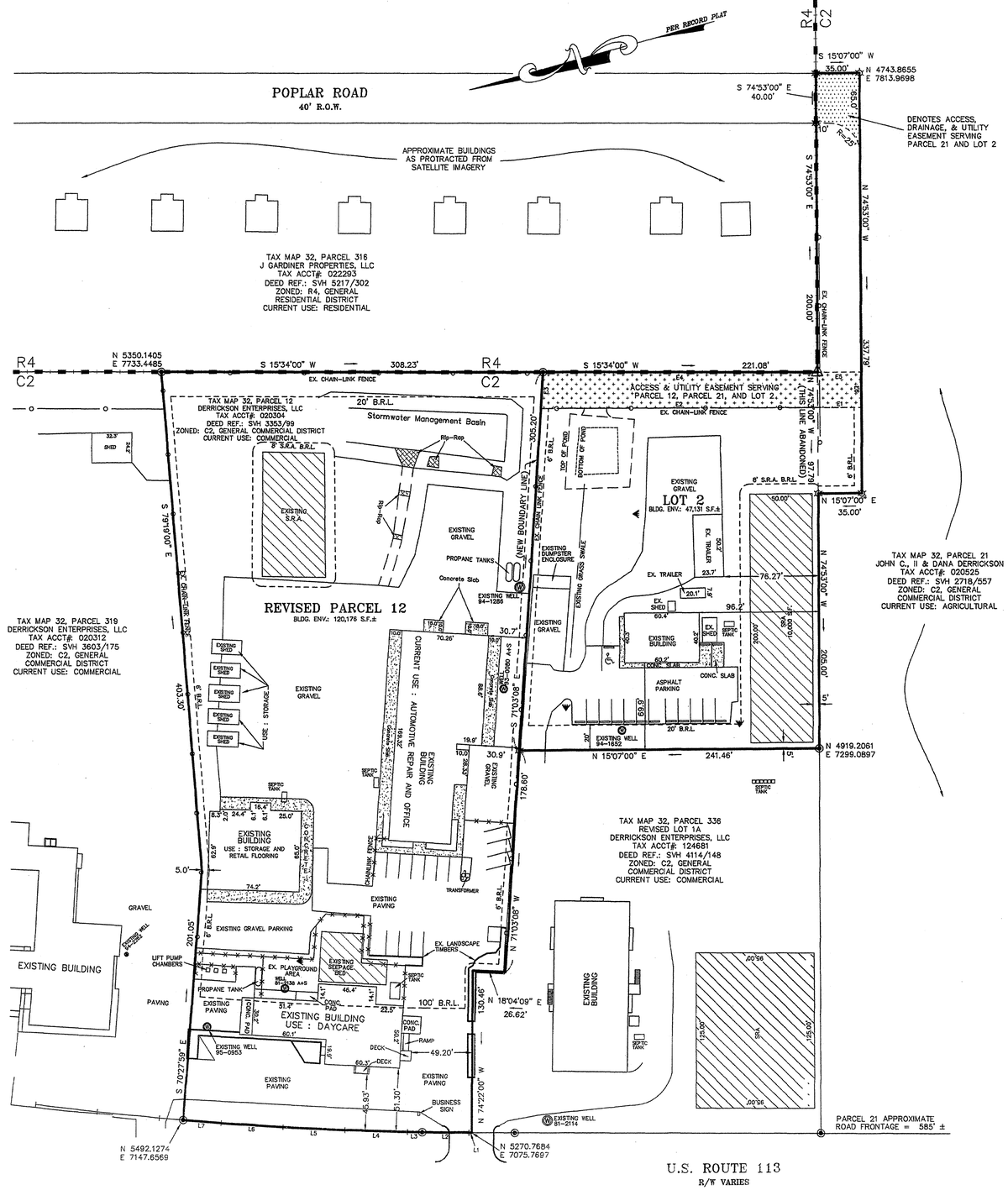
50 0 25 50 100 200

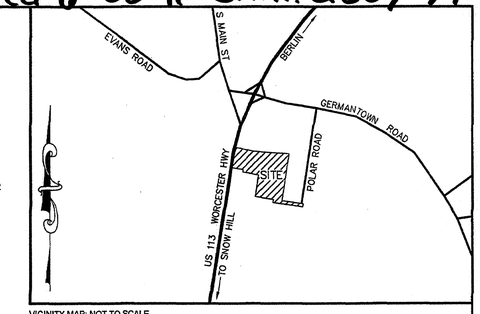
(IN FEET)
1 inch = 50 ft.

REVISED PARCEL 12 FOREST CONSERVATION WORKSHEET	
TOTAL TRACT AREA	= 3.70 ACRES
AREA OF TIDAL WETLANDS AND EXISTING WATER BODIES	= 0.00 ACRES
AREA TO REMAIN IN AGRICULTURAL PRODUCTION	= 0.00 ACRES
NET TRACT AREA	= 3.70 ACRES
ZONING DISTRICT: C2, GENERAL COMMERCIAL	
AFFORESTATION THRESHOLD / ACRES x 15	= 0.555 ACRES
CONSERVATION THRESHOLD / ACRES x 15	= 0.555 ACRES
EXISTING FOREST COVER	= 0.00 ACRES
AREA OF FOREST ABOVE CONSERVATION THRESHOLD	= 0.00 ACRES
BREAK EVEN POINT (AMOUNT OF FOREST TO RETAIN WITH NO MITIGATION)	= 0.00 ACRES
CLEARING PERMITTED WITH NO MITIGATION	= 0.00 ACRES
TOTAL AREA OF FOREST TO BE CLEARED	= 0.00 ACRES
TOTAL AREA OF FOREST TO BE RETAINED	= 0.00 ACRES
REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	= 0.00 ACRES
REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	= 0.00 ACRES
CREDIT FOR REFORESTATION ABOVE THE CONSERVATION THRESHOLD	= 0.00 ACRES
TOTAL REFORESTATION REQUIRED	= 0.00 ACRES
TOTAL AFFORESTATION REQUIRED	= 0.555 ACRES
TOTAL AFFORESTATION / REFORESTATION REQUIRED	= 0.555 ACRES

COMPLIANCE WITH WORCESTER COUNTY FOREST CONSERVATION LAW IS INTENDED TO BE MET BY RESERVING 1.11 ACRES OFF-SITE WITHIN MITIGATION AREA MA-07-01.

AREA SUMMARY	
BOUNDARY LINE ADJUSTMENT	
PARCEL 12:	5.315 AC.±
PLUS ADDITION FROM PARCEL 21:	0.271 AC.±
REVISED PARCEL 12:	5.586 AC.±
PARCEL 21 (PER TAX RECORDS):	19.140 AC.±
LESS ADDITION TO PARCEL 12:	0.271 AC.±
REVISED PARCEL 21:	18.869 AC.±
MINOR SUBDIVISION	
REVISED PARCEL 12:	5.586 AC.±
LESS AREA USED TO CREATE LOT 2:	1.884 AC.±
PARCEL 12 RESIDUE:	3.702 AC.±
LOT 2:	1.884 AC.±





VICINITY MAP: NOT TO SCALE

WORCESTER COUNTY PLANNING COMMISSION

A. 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.

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR 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.

6/21/2011
APPROVING AUTHORITY — DATE:
WORCESTER COUNTY PLANNING COMMISSION

ENVIRONMENTAL PROGRAMS

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.

6-20-11
APPROVING AUTHORITY - WORCESTER COUNTY — DATE:

FOREST CONSERVATION LAW STATEMENT

LOT 2 THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 98-3 THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW. A WORCESTER COUNTY FOREST CONSERVATION FUND, PAYMENT IN LIEU OF REQUIRED AFFORESTATION/REFORESTATION HAS BEEN RECEIVED. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS.

REVISED PARCEL 12 THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 10-37 THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW BY OBTAINING A CREDIT FROM AN OFF-SITE FOREST CONSERVATION MITIGATION AREA. A PLAT DEPICTING THE OFF-SITE FOREST CONSERVATION MITIGATION EASEMENT AREA AND A PERPETUAL PROTECTIVE AGREEMENT WERE PREVIOUSLY RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND. A CERTIFICATE OF UTILIZATION HAS BEEN EXECUTED AND RECORDED IN THE LAND RECORDS BETWEEN THE GRANTOR OF THE MITIGATION AREA AND USER WHO IS SEEKING A CREDIT FROM THE MITIGATION AREA IN ORDER TO OBTAIN COMPLIANCE WITH THE 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, AMENITIES AND IMPROVEMENTS: N/A 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.

6/16/11
PARCEL 264 & 584 OWNER: DANA DERRICKSON — DATE:
9028 WORCESTER HWY
BERLIN, MD 21811

6-16-11
PARCEL 264 & 584 OWNER: JOHN C. DERRICKSON, II — DATE:
9028 WORCESTER HWY
BERLIN, MD 21811

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 (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 ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

1-04-2011
FRANK G. LYNCH, JR. — DATE:
REG # 10782

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N 15°38'01" E	2.14
L2	N 16°09'01" E	37.86
L3	N 16°09'01" E	12.07
L4	N 17°10'01" E	50.07
L5	N 18°11'01" E	50.00
L6	N 19°12'01" E	50.00
L7	N 20°13'01" E	30.67

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	N 15°34'00" E	35.00
E2	N 15°21'44" E	223.04
E3	S 71°03'08" E	29.45
E4	S 15°34'00" W	221.08
E5	S 15°34'00" W	35.00
E6	N 74°53'00" W	28.60

#	REVISION	DATE	CHKD
1	REVISED PER COMMENT LETTER FROM DIANNE BAUDRAU DATED 11-23-10	12-16-10	
2	REVISED PER COMMENT LETTER FROM RITA CAMPBELL DATED 12-14-10	12-16-10	
3	REVISED PER COMMENT LETTER FROM DIANNE BAUDRAU DATED 12-21-10	12-22-10	
4	REVISED PER COMMENTC FROM ENVIRONMENTAL PROGRAMS DATED 12-20-10	12-22-10	

TITLE

TAX MAP 32, PARCEL 12 & PARCEL 21
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

BOUNDARY LINE ADJUSTMENT
BETWEEN PARCEL 12 AND PARCEL 21
AND
MINOR SUBDIVISION AND CORRECTIVE PLAT
OF THE LANDS OF DERRICKSON ENTERPRISES, LLC

PROFESSIONAL SEAL

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DISK: BENCD#5

DESIGNED BY	N/A	SURVEYED BY	DT/CM/BP	FILE NO.:	10773-10
DRAWN BY	B. OVERHOLT	DATE	10-27-10	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=50'		

P188240 MJA SSU 1257 8565

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Maryland State Archives