Filed 8-11-11 S.V.H. 236/7

GENERAL NOTES

1. WORCESTER COUNTY,TAX MAP NO. 85 GRID 10 P. 174 LOT 1 TAX ACCOUNT ID 01-037250
2. ZONED: A-1
3. DEED REF: 4416/91
4. PLAT REF: 141/6
5. FIRST ELECTION DISTRICT
6. BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0225A, DATED 02/15/1979, THIS PARCEL 'B' IS LOCATED IN FLOOD ZONE 'C'
7. OWNER INFORMATION
   TRUSTEES OF THE MARGARET BRITTINGHAM REVOCABLE TRUST
   C/O MARY THORNTON-BROOKS
   3218 STOCKTON RD
   POCOMOKE CITY, MD 21851
8. ALL PROPERTY LINES SHOWN ARE EXISTING.
9. THERE IS NO SUBDIVSION PROPOSED.
10. ALL KNOWN WELLS AND/OR SEPTICS WITHIN 100' ON ADJOINING PROPERTIES ARE SHOWN.
11. SETBACKS:
    FRONT - 50'
    SIDE - 20'
    REAR - 50'
12. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200'.

PLAT PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CONVERT AGRICULTURAL PARCEL 'B' TO BUILABLE LOT 1.

LEGEND

- IPF — IRON PIPE FOUND
- CPF — CONCRETE POST FOUND
- IRON ROD FOUND
- SEWAGE DISPOSAL AREA
- FOREST CONSERVATION AREA
- FOREST CONSERVATION PROTECTIVE SIGNAGE

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°10'46" E	5.10'
L2	N 86°45'58" E	14.15'
L3	S 09°24'16" W	32.08'
L4	N 23°03'51" W	18.37'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1467.39'	91.92'	91.90'	S 73°12'01" E
C2	820.00'	352.06'	349.37'	S 81°03'51" E
C3	820.00'	125.64'	125.53'	N 82°46'20" E

ZONED: A-1 FOREST CONSERVATION WORKSHEET

NET TRACT AREA

A. TOTAL TRACT AREA	A = 2.6
B. AREA WITHIN 100 YEAR FLOOD PLAIN	B = N/A
C. AREA TO REMAIN IN CURRENT LAND USE	C = 0.2
D. NET TRACT AREA D=(A-B-C)	D = 2.4

LAND USE CATEGORY

E. AFFORESTATION THRESHOLD (DX20%)	E = .48
F. CONSERVATION THRESHOLD (DX50%)	F = 1.20

EXISTING FOREST COVER

G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	G = 2.40
H. AREA OF FOREST ABOVE CONSERVATION THRESHOLD IF THE AREA OF FOREST ABOVE THRESHOLD IS GREATER THEN H = G - F	H = 1.20

BREAK EVEN POINT

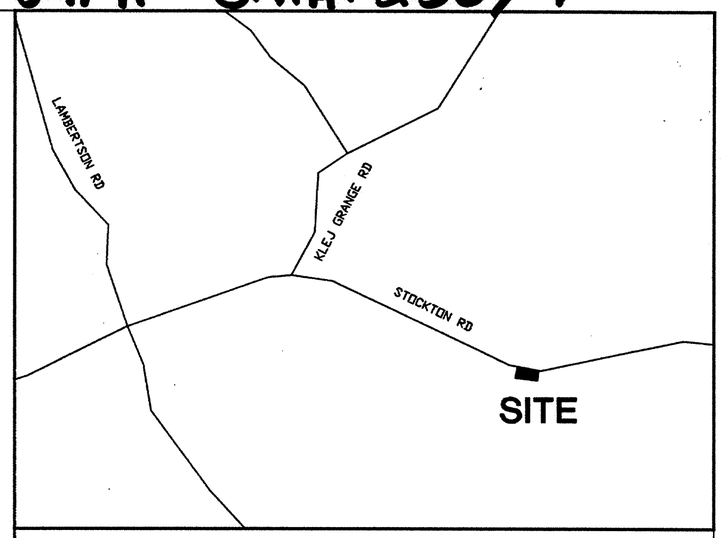
J. BREAK EVEN IS THE AMOUNT OF FOREST RETAINED SO THAT NO MITIGATION IS REQUIRED. IF THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD IS GREATER THAN ZERO, THEN I = (0.2XH) + F	J = 1.44
K. CLEARING PERMITTED WITHOUT MITIGATION K = G-I	K = 0.96

PROPOSED FOREST CLEARING

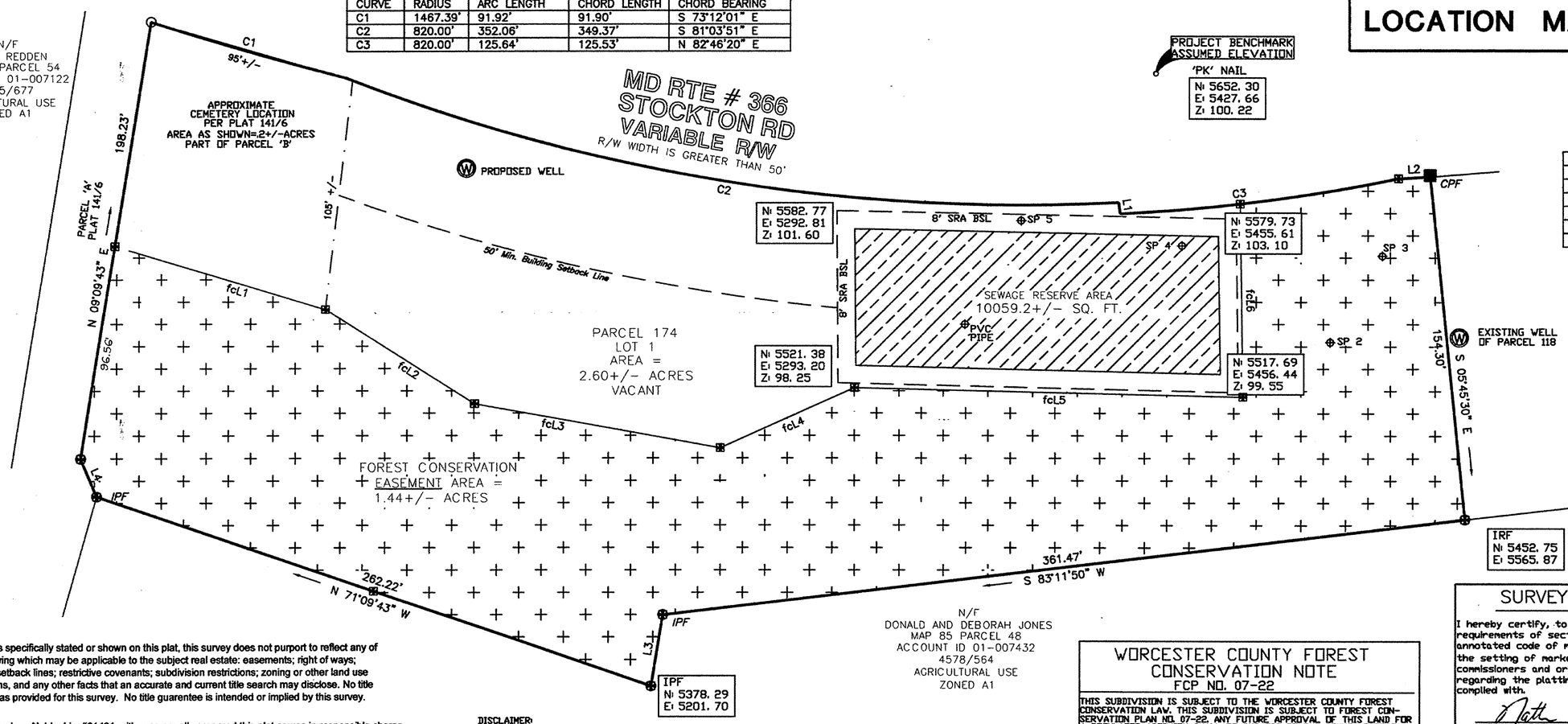
L. TOTAL AREA OF FOREST TO BE CLEARED	L = 0.96
M. TOTAL AREA OF FOREST TO BE RETAINED	M = 1.44

PLANTING REQUIREMENTS

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	N = 0.24
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	P = 0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	Q = 0.24
R. TOTAL REFORESTATION REQUIRED	R = 0.00
S. TOTAL AFFORESTATION REQUIRED	S = 0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	T = 0.00



LOCATION MAP • NOT TO SCALE



FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
fcL1	S 73°06'44" E	98.59'
fcL2	S 57°34'12" E	79.07'
fcL3	S 79°52'22" E	111.62'
fcL4	N 65°53'07" E	65.75'
fcL5	S 88°42'20" E	173.95'
fcL6	N 00°46'02" W	86.70'

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; right of ways; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. No title search was provided for this survey. No title guarentee is intended or implied by this survey.

Nathan Andrew Noble, Lic. #21431, either personally prepared this plat or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in regulation 12 of comar title 9, subtitle 13, chapter 09.13.06. Lic. Expiration Dec. 29, 2012

DISCLAIMER:
THIS PROPERTY CONTAINS SOILS WITH HYDRIC PROPERTIES, WHICH MAY INDICATE THE PRESENCE OF NON-TIDAL WETLANDS. APPLICANT MUST MEET ALL STATE AND FEDERAL REQUIREMENTS FOR WETLANDS UNDER COMAR 08.05.01; THE FEDERAL REQUIREMENTS FOR WATER POLLUTION CONTROL ACT., SEC. 404 OR THE RIVERS AND HARBORS ACT, SEC. 10.

WORCESTER COUNTY FOREST CONSERVATION NOTE
FCP NO. 07-22

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 07-22. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE THE DEPARTMENT REVIEW AND PERMITTING. A PERPETUAL PROTECTIVE AGREEMENT-DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MD. WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MD.

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 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.

NATHAN ANDREW NOBLE
REG. # 21431
7/15/11 DATE

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, PROPERIETORS, 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, SETTING OF MARKERS AND THE REQUIREMENTS OF THE PLAN AS SHOWN HEREON HAVE BEEN COMPLIED WITH.

MARY ALICE THORNTON-BROOKS 7/15/10 DATE
TRUSTEE OF MARGARET J. BRITTINGHAM ~~REVOCABLE~~ TRUST
3218 STOCKTON RD
POCOMOKE CITY, MD 21851

MARK GRANGER 7/15/10 DATE
TRUSTEE OF MARGARET J. BRITTINGHAM ~~REVOCABLE~~ TRUST

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARENTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF, OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OR 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 SYSTEMS OR SUITABLITY THERFORE 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 OF THE OWNER/DEVELOPER.

WORCESTER COUNTY PLANNING COMMISSION 8/4/2011 DATE

WORCESTER COUNTY 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 WONER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY STSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50' BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED ACQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ.FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE).

SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

APPROVING AUTHORITY R.S. 8-4-11 DATE

0' 40' 80' 120'

CONVERSION OF AGRICULTURAL PARCEL 'B' TO BUILDING LOT 1

WORCESTER COUNTY, MARYLAND

SCALE	1" = 40'	SURVEYED	NAN	JOB NO.	BRITTINGHAM
DATE	03/16/07	DRAWN	NAN	FIELD BOOK X	PAGE X
REVISED	08/08/07, 08/11/11	CAD FILE	BRITTINGHAM	SHEET 1	OF 1

WILKINS-NOBLE LLC
LAND SURVEYING
11755 SOMERSET AVE.
PRINCESS ANNE, MD 21853
PHONE: 410-621-0321
FAX: 410-621-0320

MDA SSU 1257 8573
P189071