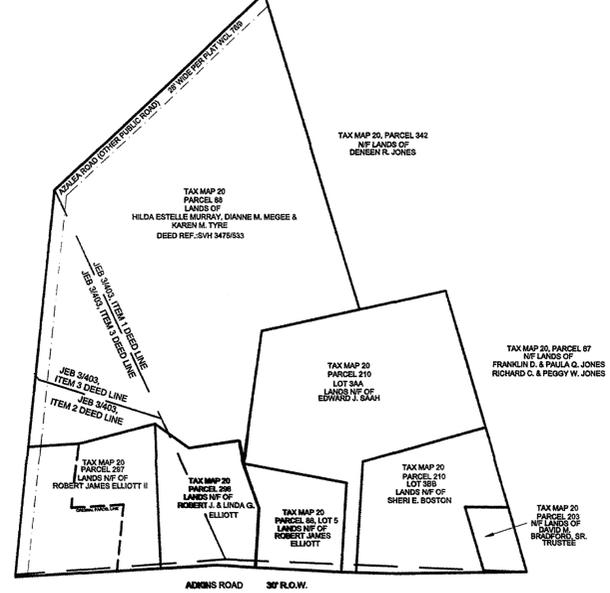
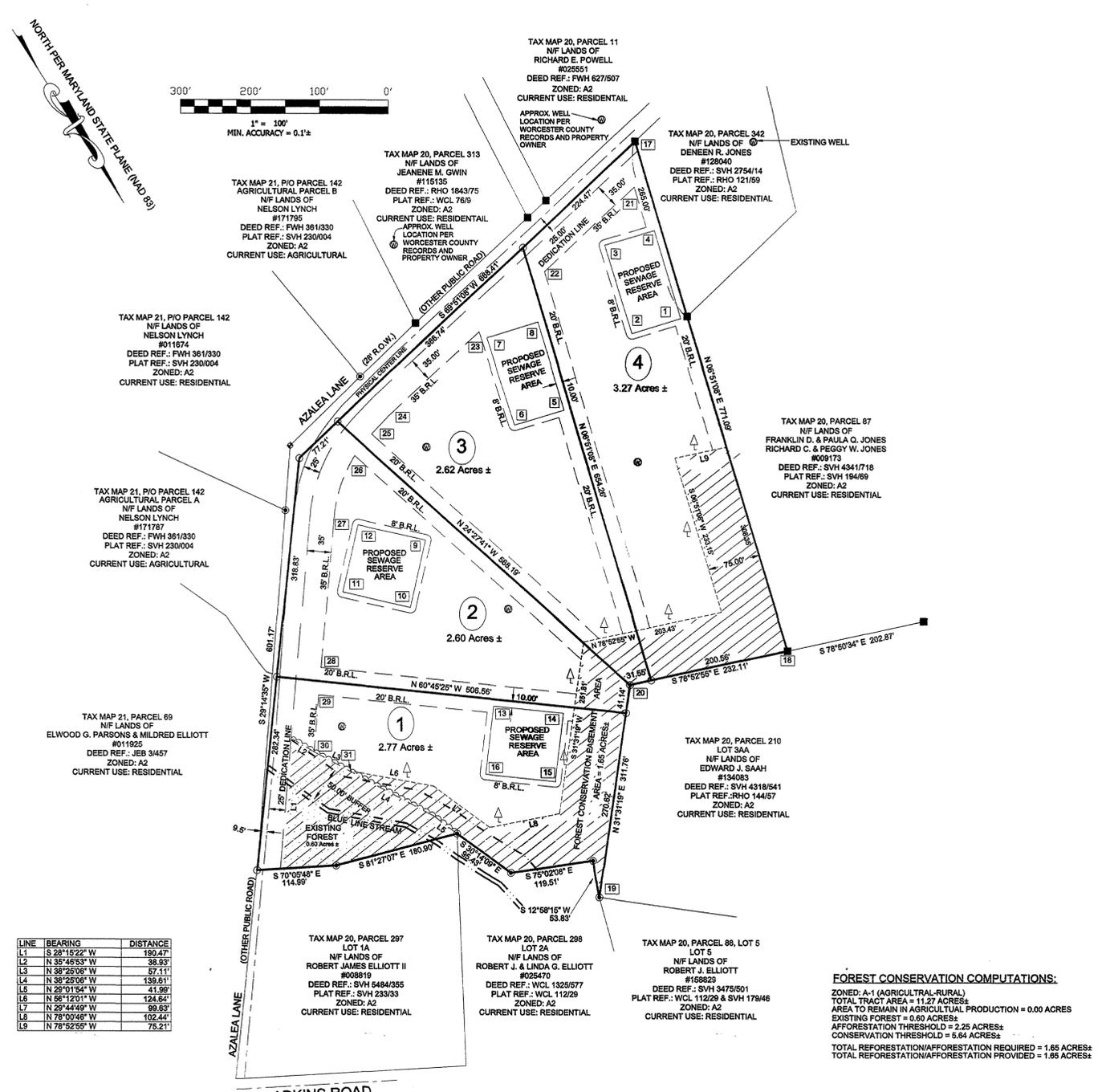
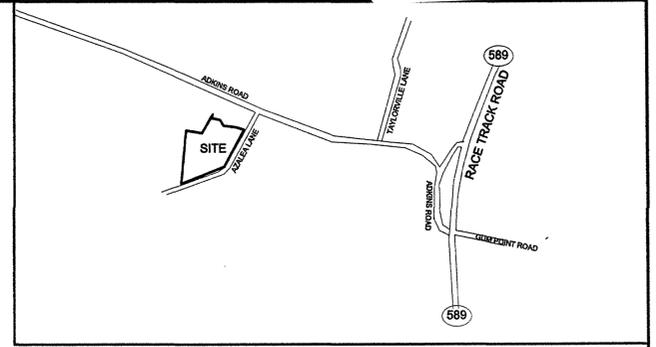


NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



DEED COMPILATION  
SCALE: 1" = 200'

GENERAL NOTES:

- OWNER(S) OF RECORD: DIANE M. MEGEE  
31517 LIGHTHOUSE ROAD  
SELBYVILLE, DE 19975  
KAREN TYRE  
30445 JAY PATCH ROAD  
SELBYVILLE, DE 19975
- TAX MAP 20, PARCEL 88, TAX ACCOUNT NO. 025543  
TOTAL AREA OF PARCEL 88= 11.27 ACRES±  
EXISTING USE: AGRICULTURAL
- DEED REFERENCE: SVH 3475/529
- PLAT REFERENCE: SVH 1784/6 & SVH 233/33
- ZONED: A-2  
SETBACKS: FRONT = 60' FROM CENTER OF ROAD RIGHT-OF-WAY  
SIDES = 50'  
REAR = 50'
- A VARYING WIDTH STRIP IS HEREBY OFFERED TO WORCESTER COUNTY FOR ROAD WIDENING AND UTILITY PURPOSES.
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE AND ALL STRUCTURES WITHIN 50' OF A NEW PROPERTY LINE HAVE BEEN SHOWN.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240083-0025 A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.
- THERE ARE NO DITCHES LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A.) ON THIS PROPERTY.
- THE PURPOSE OF THE PLAT IS TO SUBDIVIDE TAX MAP 20 PARCEL 88 INTO FOUR BUILDABLE LOTS LEAVING NO RESIDUE PARCEL.

WORCESTER COUNTY FOREST CONSERVATION

#1A THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 11-18. 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 THE FILE WITH THE DEPARTMENT OF PLANNING, PERMITS, AND INSPECTIONS. A SHORT TERM MANAGEMENT AND PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

WORCESTER COUNTY ATLANTIC COASTAL BAYS  
CRITICAL AREA NOTE

THIS PROPERTY LIES OUTSIDE THE LIMITS OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA.

WORCESTER COUNTY PLANNING 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 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 THAT 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.

*B. B. Clark*  
APPROVING AUTHORITY - WORCESTER COUNTY  
10/18/2011 DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 2 AND 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.

LOT 1 AND LOT 3  
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. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SAND MOUND DESIGN. MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (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 ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

*Robert Mitchell, R.S.*  
APPROVING AUTHORITY - WORCESTER COUNTY  
10/14/11 DATE

\*PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2013.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES, IF ANY, THEREOF. THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND, LATEST EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

C. THE FOLLOWING LISTED WIDENING STRIPS, AMENITIES AND IMPROVEMENTS 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 WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

- A VARYING WIDTH STRIP ALONG AZALEA LANE IS OFFERED AS A DEDICATION STRIP FOR FUTURE WIDENING OF SAID ROAD.

*Dianne M. Megee* 9/2/11 DATE  
OWNER: DIANE M. MEGEE

*Karen M. Tyre* 9/2/11 DATE  
OWNER: KAREN M. TYRE

SURVEYOR'S CERTIFICATION

I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND THE ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

*Russell T. Hammond* 9/21/11 DATE  
RUSSELL T. HAMMOND  
PROFESSIONAL LAND SURVEYOR #21329

MINOR SUBDIVISION

LANDS OF  
KAREN TYRE AND DIANNE MEGEE  
TAX MAP 20 - PARCEL 88  
ITEMS 1, 2, & 3 - DEED REFERENCE JEB 3/403  
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**RUSSELL T. HAMMOND**  
Surveying, LLC

SURVEYING - LAND PLANNING  
10310 Hotel Road, Bishopville, MD 21813  
(410) 352-5674 - (410) 726-8076



DESIGNED BY	N/A	SURVEYED BY	FILE #
DRAWN BY	R.T. Hammond	DATE	2010-0075
CHECKED BY	R.T. Hammond	SCALE	1" = 100'
			SHEET 1 OF 1

LINE	BEARING	DISTANCE
L1	S 28°15'22" W	150.47'
L2	N 52°45'25" W	38.52'
L3	N 38°25'08" W	57.11'
L4	N 38°25'08" W	139.51'
L5	N 20°15'44" W	41.36'
L6	N 56°12'01" W	124.62'
L7	N 29°44'49" W	99.83'
L8	N 78°03'48" W	102.24'
L9	N 78°52'56" W	75.21'

AREA TABLE:

DESCRIPTION	TOTAL AREA	BUILDABLE AREA
ORIGINAL PARCEL	11.27 Acres±	N/A
LOT 1	2.77 Acres ±	0.79 Acres ±
LOT 2	2.60 Acres ±	1.285 Acres ±
LOT 3	2.62 Acres ±	1.43 Acres ±
LOT 4	3.27 Acres ±	1.61 Acres ±

BOUNDARY POINT COORDINATE TABLE:

POINT	NORTHING	EASTING
17	N:257828.824	E:1833726.896
18	N:258592.504	E:1833917.395
19	N:258813.502	E:1834206.145
20	N:258847.746	E:1834405.149

BUILDING RESTRICTION LINE COORDINATE TABLE:

POINT	NORTHING	EASTING
21	N:257887.359	E:1833752.802
22	N:257948.329	E:1833921.280
23	N:257991.819	E:1834041.456
24	N:258053.210	E:1834211.095
25	N:258066.601	E:1834242.055
26	N:258085.846	E:1834277.244
27	N:258196.619	E:1834340.806
28	N:258348.627	E:1834444.022
29	N:258383.866	E:1834462.941
30	N:258456.896	E:1834502.193
31	N:258501.643	E:1834466.704

SEWAGE RESERVE AREA COORDINATE TABLE:

POINT	NORTHING	EASTING
1	N:258085.208	E:1833765.726
2	N:258080.844	E:1833840.509
3	N:257947.941	E:1833825.469
4	N:257956.737	E:1833751.058
5	N:258144.010	E:1833975.010
6	N:258135.574	E:1834048.760
7	N:258003.952	E:1834035.025
8	N:258011.539	E:1833959.091
9	N:258236.681	E:1834231.816
10	N:258319.709	E:1834290.843
11	N:258260.250	E:1834371.850
12	N:258175.657	E:1834312.711
13	N:258498.404	E:1834237.891
14	N:258547.387	E:1834150.400
15	N:258633.760	E:1834200.637
16	N:258684.865	E:1834287.850

FOREST CONSERVATION COMPUTATIONS:  
ZONED: A-1 (AGRICULTURAL-RURAL)  
TOTAL TRACT AREA = 11.27 ACRES±  
AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 ACRES±  
EXISTING FOREST = 0.60 ACRES±  
AFFORESTATION THRESHOLD = 2.25 ACRES±  
CONSERVATION THRESHOLD = 5.84 ACRES±  
TOTAL REFORESTATION/AFFORESTATION REQUIRED = 1.65 ACRES±  
TOTAL REFORESTATION/AFFORESTATION PROVIDED = 1.65 ACRES±

LEGEND

- These standard symbols will be found in the drawing.
- FOUND CONCRETE MONUMENT
- FOUND CAPPED IRON ROD
- IRON ROD TO BE SET
- ⊙ PROPOSED WELL LOCATION
- ⊕ FOREST CONSERVATION SIGN

REVISION	DATE	CHKD
REVISED PER COMMENTS FROM WORCESTER COUNTY D.R.P. AND ENVIRONMENTAL PROG.	07/18/2011	RTH

MSA SSU 1287 E606  
p192130