

# MINOR SUBDIVISION OF THE LANDS: CLIFTON C., CARLTON A., & JAY C. MURRAY

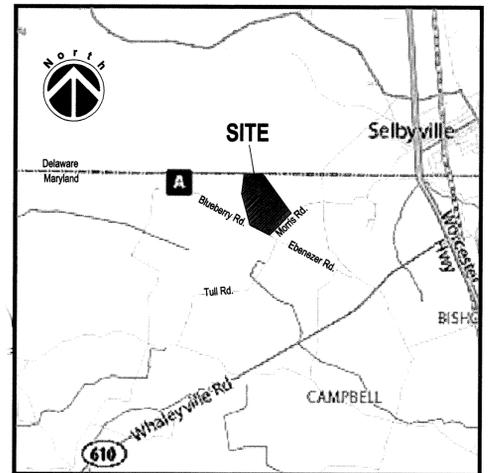
TAX MAP 2, GRID 2, PARCEL 19, WCL/ 1224/ 517  
TAX MAP 2, GRID 2, PARCEL 4, WCL/ 1224/ 502  
FIFTH ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND

**SYMBOL LEGEND**

- = CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND
- ⊙ = IRON ROD & CAP SET
- ⊗ = IRON ROD FOUND
- = POINT
- ⊕ = UTILITY POLE
- ⊖ = IRRIGATION LINE
- ⊙ = WELL
- = POST

**HATCH LEGEND**

- AREA = ±1.54 ACRES = PORTION OF THE 35 FOOT WIDE ACCESS EASEMENT (PLAT WCL 86/ 48) CROSSING PARCEL 19 TO THE BENEFIT OF PARCEL 4 (LOT 1) AND TO THE BENEFIT OF LOT 2.
- AREA = ±7,632 sq. ft. = PORTION OF THE 35 FOOT WIDE ACCESS EASEMENT (PLAT WCL 86/ 48) CROSSING PARCEL 19 TO THE BENEFIT OF PARCEL 4 (LOT 1).
- AREA = ±19,107 sq. ft. = PORTION OF THE 35 FOOT WIDE ACCESS EASEMENT (PLAT WCL 86/ 48) CROSSING PARCEL 19 TO THE BENEFIT OF PARCEL 4 (LOT 1).



03/06/2012  
Scale: 1"=100'  
Project No.: 103-12  
File: S-103-12-Murray-01  
Drawn By: BP  
Approved By: SPT  
Sheet: 1 of 1

Date: 3/30/12  
Revision/ Issue: DR & P Comments  
No.: 1

**VICINITY MAP**  
SCALE 1"=4500'

**SURVEYOR'S CERTIFICATION**

I certify that the requirements of Real Property section 3-108 of the annotated code of Maryland latest edition, as far as it concerns the making of this plat and the setting of markers have been complied with, and the survey was prepared under the surveyors direct supervision.

Given under my hand this 16<sup>th</sup> day of April 2012.

Steven P. Turner Registered Professional Land Surveyor No. 21981  
Expires 7/17/2013

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

Lot 2 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 changes to these systems first requires an evaluation and permit from Environmental Programs.

The subdivision of lands of lot 1 and the remaining Parcel 19 is approved for agricultural purposes only. Any future approval for water and sewage systems to utilize this land for building purposes will be subject to the regulations in effect at that time. In order to convert said lot(s) to buildable status, a revised subdivision plat is required to be approved and recorded in the Land and Records of Worcester County.

Approved: *Patricia Mitchell, R.S.* 5/3/12  
DATE

**FOREST CONSERVATION LAW EXEMPTION NOTE**

In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of Worcester County, Code of Public Local Laws, this minor subdivision located in the A-1 and A-2 and RP zoning Districts as defined in 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 zoning or 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 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 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 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.

Chairman: *Bob Ray* 5/3/2012  
DATE

**OWNER'S CERTIFICATION**

We'll do hereby acknowledge ownership of the property shown hereon and consent to the division of the same and to compliance with the requisites of Title 3, section 108 of the Real Property article of the annotated code of the State of Maryland as far as it concerns the making of the survey hereon and the setting of markers has been complied with.

*Carlton A. Murray* 4/22/12  
CARLTON A. MURRAY DATE

*Clifton C. Murray* 4/24/12  
CLIFTON C. MURRAY DATE

*Jay C. Murray* 4/24/12  
JAY C. MURRAY DATE

**FLOOD MAP DATA**

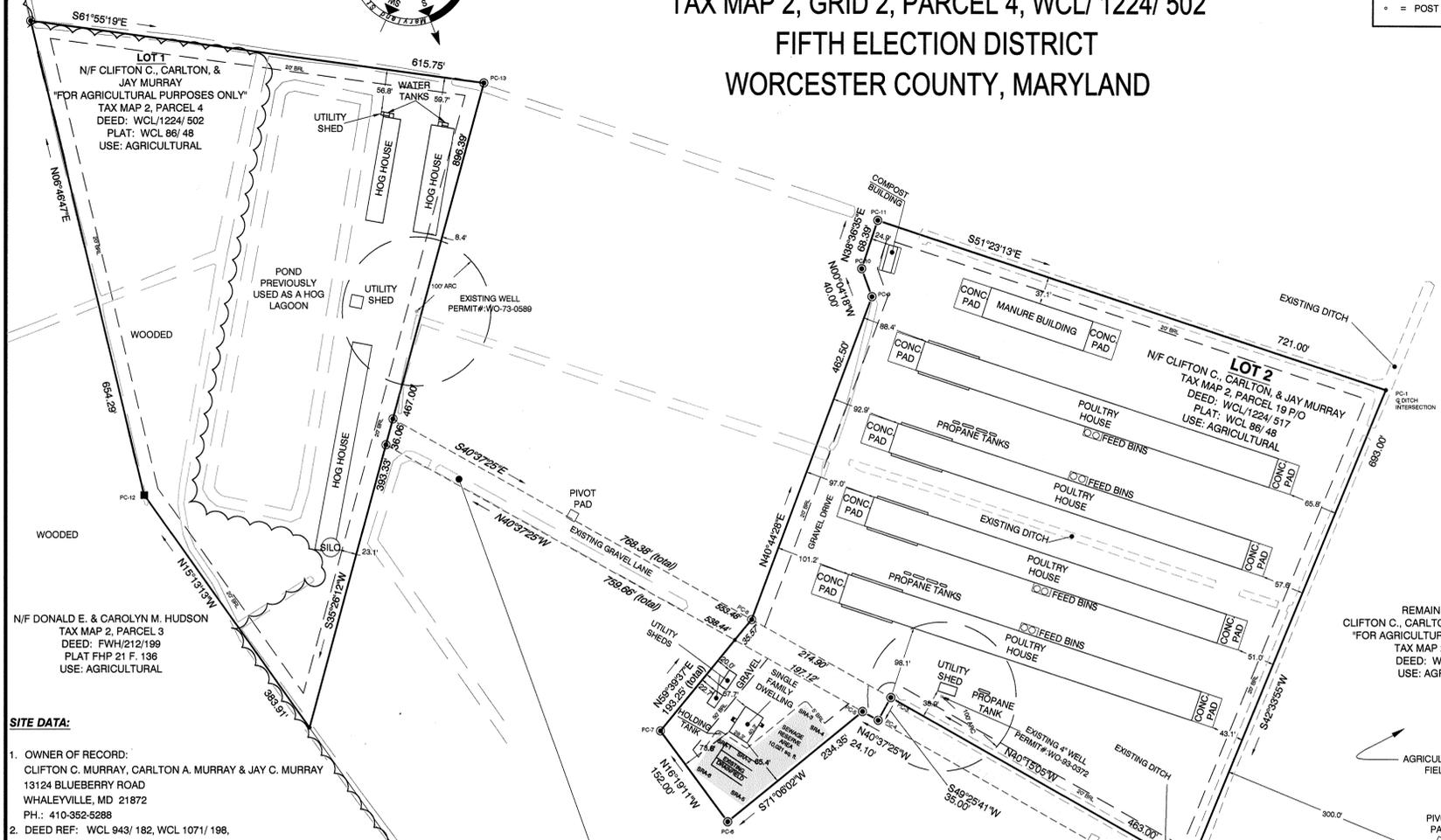
This property appears to fall in Flood Zone C on FIRM Map 2400830025A dated: 2-15-1979. Flood Zone determination is based on the Flood Insurance Rate Maps and does not imply that this property will or will not be free from flooding or damage.

**CRITICAL AREAS NOTE**

This parcel was found to be outside the Atlantic Coastal Bay Critical Area and Chesapeake Bay Critical Area.

**WETLAND NOTE**

No wetland delineation was provided for our use by the owner. Based on soil types, elevations, slopes, and vegetation, any wetland areas are believed to be at least 25 feet outside of the site SFA area.



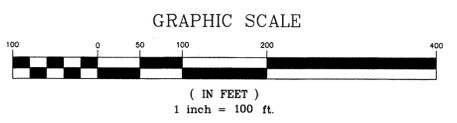
- SITE DATA:**
- OWNER OF RECORD: CLIFTON C. MURRAY, CARLTON A. MURRAY & JAY C. MURRAY  
13124 BLUEBERRY ROAD  
WHALEYVILLE, MD 21872  
PH.: 410-352-5288
  - DEED REF: WCL 943/ 182, WCL 1071/ 198, WCL 1224/ 502 & WCL 1224/ 517  
PLAT REF.: WCL 86/ 48
  - AREA:  
PARCEL 4 = 9.59 ACRES (BY ORIGINAL ASSESSEMENT - INCLUDED EASEMENT)  
LOT 1 = ±7.36 ACRES (PARCEL 4)  
PARCEL 19 = ±146.91 (BY ASSESSEMENT)  
REMAINING LANDS = ±138.08 ACRES (INCLUDING EASEMENT FROM FROM PARCEL 4)  
LOT 2 = ±10.80 ACRES  
TAX MAP: 2, GRID 22, PARCEL 19  
TAX ACCOUNT IDENTIFICATION #014689  
TAX MAP: 2, GRID 22, PARCEL 4  
TAX ACCOUNT IDENTIFICATION #000165
  - ZONING: A1 USE: AGRICULTURAL
  - THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE LOT OUT OF THE CURRENT PARCEL 19 AND TO LEGITIMIZE PARCEL 4 (LOT 1) WHICH WAS SUBDIVIDED BY DEED WCL 907 FOLIO 281 WITHOUT APPROVAL FROM THE PLANNING COMMISSION OR DEVELOPMENT REVIEW AND PERMITTING.
  - OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.
  - MINIMUM SETBACKS:  
FRONT: 60' MIN. FROM ROAD CENTERLINE  
35' FROM ROW  
REAR: 50' RESIDENTIAL USE  
20' POULTRY BUILDINGS  
SIDE: 20'
  - WATERSHED: ISLE OF WIGHT BAY WATERSHED
  - TAX DITCH: PARCELS 4 & 19 WERE NOT FOUND TO HAVE DITCHES WITHIN THEIR BOUNDARIES THAT WERE A PART OF A PUBLIC DRAINAGE ASSOCIATION.
  - DITCHES ARE NOT NECESSARILY ILLUSTRATED IN THEIR ENTIRETY.
  - THE HOG HOUSE ON PARCEL 4 IS AN EXISTING NONCONFORMITY BY PERMIT AND CERTIFICATE OF OCCUPANCY.
  - WELL WO-94-0964 IS BELIEVED TO BE WITHIN 20 FEET OF WELL WO-93-1002. WELL WO-93-0372 SUPPLIES THE DWELLING AND POULTRY HOUSES.
  - OTHER THAN SHOWN, THERE ARE NO AGRICULTURAL STRUCTURES WITHIN TWO HUNDRED FEET OF LOT 1 OR LOT 2.

**LOT COORDINATE TABLE**

NUMBER	NORTHING	EASTING
PC-1	N 288952.7708	E 1808667.0327
PC-2	N 288442.3703	E 1809198.2679
PC-3	N 288795.7402	E 1808899.1045
PC-4	N 288772.9778	E 1808872.5209
PC-5	N 288791.2698	E 1808856.8298
PC-6	N 288715.3613	E 1808635.1123
PC-7	N 288861.2370	E 1808592.4005
PC-8	N 288958.8525	E 1808759.1841
PC-9	N 289309.2732	E 1809061.0311
PC-10	N 289349.2731	E 1809060.9811
PC-11	N 289402.7166	E 1809103.6592
PC-12	N 289399.5402	E 1808049.0711
PC-13	N 289758.4348	E 1808669.5915

**SRA COORDINATE TABLE**

NUMBER	NORTHING	EASTING
SRA-1	N 288829.4894	E 1808664.1456
SRA-2	N 288792.8344	E 1808681.5906
SRA-3	N 288825.5870	E 1808787.2642
SRA-4	N 288778.2826	E 1808803.4597
SRA-5	N 288729.6964	E 1808661.5464
SRA-6	N 288796.1785	E 1808676.6653
WELL 0372	N 288773.1340	E 1808964.0320
WELL 1002	N 288341.6440	E 1808513.0940
WELL 0589	N 288503.0580	E 1808478.5950



**MINOR SUBDIVISION PLAT**  
LANDS OF:  
**CLIFTON, CARLTON, & JAY MURRAY**  
TAX MAP 2 - GRID 2 - PARCELS 4 & 19  
FIFTH ELECTION DISTRICT  
WORCESTER COUNTY

**Atlantic Group & Associates, Inc.**  
Civil Engineers  
Land Planners  
Landscape Architects  
Surveyors  
10044 Old Ocean City Boulevard  
Berlin, Maryland 21811  
Ph: 410.629.1160

MSA SSu 1257 8237  
P43489