

# MINOR SUBDIVISION

## LANDS OF WILLIAM LEE PURNELL, JR.

### CREATING LOT ONE

TENTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
TAX MAP 33, PARCEL 147  
ACCOUNT NO. 10-020190  
DEED REFERENCE: S.V.H. 5855/321  
S.V.H. 5124/348  
RIGHT OF WAY DEED REFERENCES: S.V.H. 5923/105  
S.V.H. 5923/107  
RIGHT OF WAY PLAT REFERENCE: S.V.H. 237/42

**GENERAL NOTES:**

- OWNER/DEVELOPER  
WILLIAM LEE PURNELL, JR.  
P.O. BOX 262  
BERLIN, MD 21811
- EXISTING ZONING A-2  
ZONING SETBACKS: FRONT = 35'  
SIDES = 20'  
REAR = 50'
- TOTAL AREA = 9.2364 ACRES ±
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 240083 0105 C DATED JUNE 15, 1982, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE B
- THIS SUBDIVISION LIES WITHIN SUB-WATERSHED 2130104 (SINEPUXENT BAY DRAINAGE)
- UNLESS OTHERWISE NOTED, EASEMENTS ARE HEREBY ESTABLISHED 5' WIDE ALONG SIDE LOT LINES AND 5' WIDE ALONG REAR AND FRONT LINES FOR UTILITIES AND/OR DRAINAGE.
- THIS SUBDIVISION IS NOT IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
- THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE RESIDENTIAL LOT FOR INTRA FAMILY TRANSFER.
- THERE ARE NO AGRICULTURAL ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF THE PROPOSED PROPERTY LINES.
- THERE ARE NO STRUCTURES WITHIN 50' OF THE PROPOSED PROPERTY LINES.
- THERE ARE NO PUBLIC DRAINAGE AUTHORITY DITCHES ON THIS PROPERTY.
- THIS MINOR SUBDIVISION IS SUBJECT TO WORCESTER COUNTY BOARD OF ZONING APPEALS CASE NUMBER 12-27.

**WORCESTER COUNTY PLANNING AND ZONING 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 therefore 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 plot. All such amenities shall be the responsibility of the owner and developer of this subdivision.

*Bob J. Conville*  
WORCESTER COUNTY PLANNING COMMISSION 7/27/2012 DATE

**ENVIRONMENTAL PROGRAMS**

This subdivision as shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.

The remaining land is not a legally established lot under COMAR 26.04.03 and may not be considered for development until such time as either the parcel can be served by a community sewage disposal system or evaluation of the parcel meets the provision set forth in the Code of Maryland regulations for subdivision of land, in place at the time the proposal is submitted. Furthermore, development must be consistent with applicable State and County Codes, regulations, and laws, and the parcel may not be served by non-conventional means of on-site sewage disposal.

*Robert J. Matthei, R.S.*  
APPROVING AUTHORITY WORCESTER COUNTY 7-23-12 Date

**LEGEND**

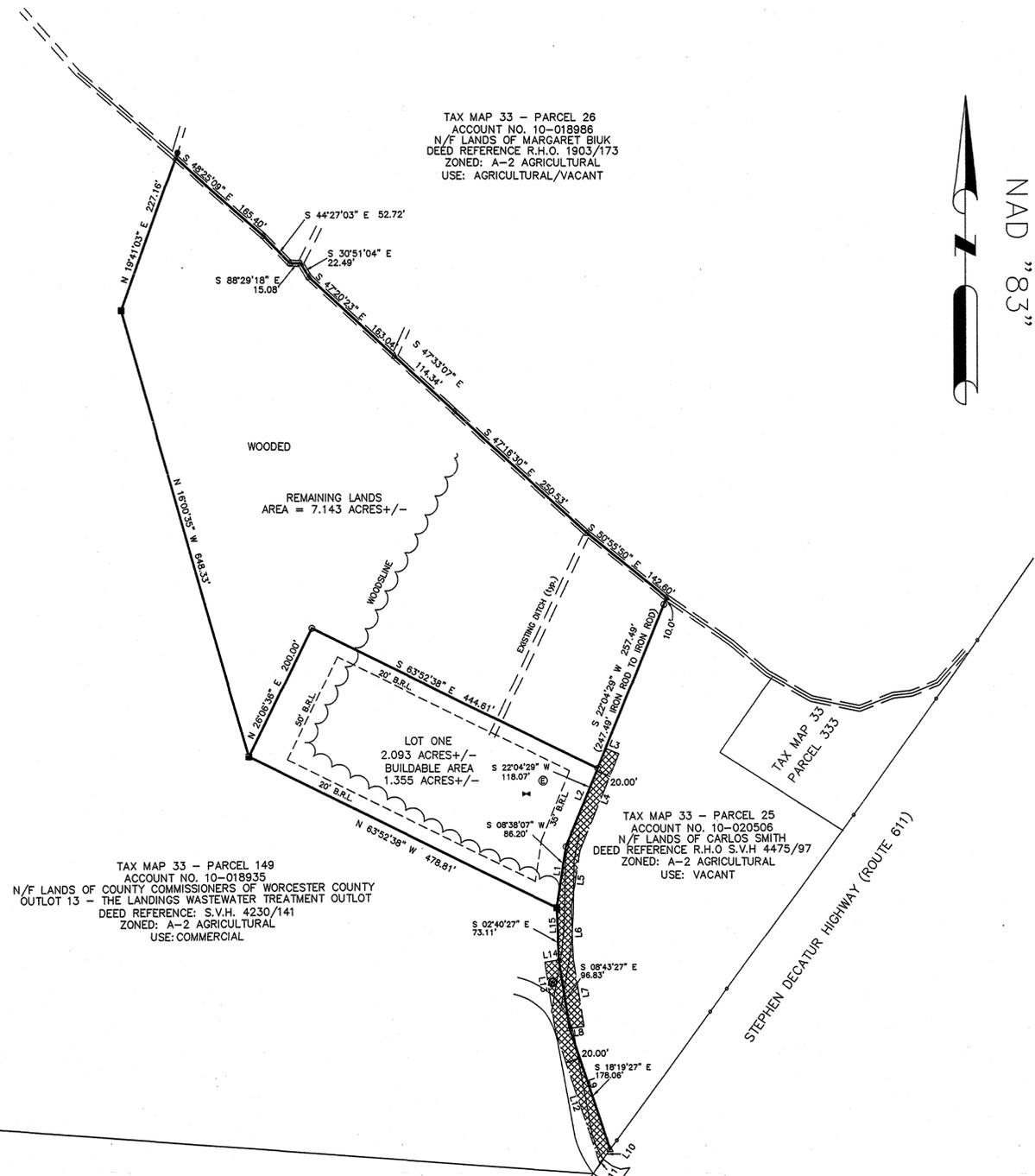
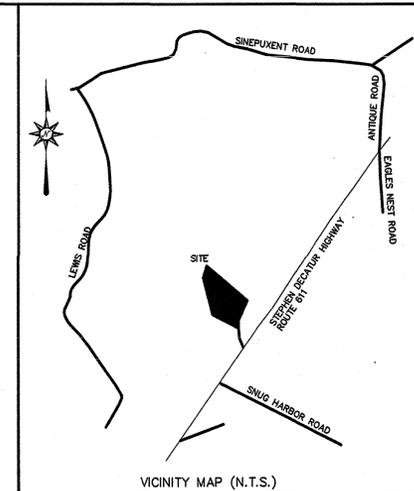
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- SET IRON ROD
- △ UNMARKED POINT
- ⊙ ELECTRIC METER
- ⊕ WATER METER
- ⊖ WATER LINE
- ▨ DENOTES 20' WIDE INGRESS, EGRESS, ACCESS, & UTILITY RIGHT OF WAY FOR THE JOINT USE OF PARCEL 149 - OUTLOT 13, PARCEL 25, & PARCEL 147; PLAT REFERENCE: S.V.H. 237/42

20' WIDE INGRESS, EGRESS, ACCESS, & UTILITY R.O.W. LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°38'07" E	86.20'
L2	N 22°04'29" E	148.07'
L3	S 67°55'31" E	20.00'
L4	S 22°04'29" W	148.72'
L5	S 08°38'07" W	81.87'
L6	S 02°40'27" E	72.05'
L7	S 08°43'27" E	95.77'
L8	S 81°16'33" W	20.00'
L9	S 18°19'27" E	178.06'
L10	S 36°18'22" W	21.25'
L11	S 34°13'14" W	3.38'
L12	N 18°19'27" W	184.10'
L13	N 08°43'27" W	96.51'
L14	N 81°16'33" E	20.00'
L15	N 02°40'27" W	73.11'

TAX MAP 33 - PARCEL 26  
ACCOUNT NO. 10-018986  
N/F LANDS OF MARGARET BIUK  
DEED REFERENCE R.H.O. 1903/173  
ZONED: A-2 AGRICULTURAL  
USE: AGRICULTURAL/VACANT

NAD "83"



TAX MAP 33 - PARCEL 149  
ACCOUNT NO. 10-018935  
N/F LANDS OF COUNTY COMMISSIONERS OF WORCESTER COUNTY  
OUTLOT 13 - THE LANDINGS WASTEWATER TREATMENT OUTLOT  
DEED REFERENCE: S.V.H. 4230/141  
ZONED: A-2 AGRICULTURAL  
USE: COMMERCIAL

TAX MAP 33 - PARCEL 25  
ACCOUNT NO. 10-020508  
N/F LANDS OF CARLOS SMITH  
DEED REFERENCE R.H.O S.V.H 4475/97  
ZONED: A-2 AGRICULTURAL  
USE: VACANT



**FOREST CONSERVATION STATEMENT**  
In accordance with Subtitle IV, Section 1-403(b)(9) of the Natural Resources Article of the Worcester County Code of Public Local 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 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 (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

*William Lee Purnell, Jr.*  
WILLIAM LEE PURNELL, JR. 07-18-2012 DATE  
P.O. BOX 262  
BERLIN, MARYLAND 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 (1981) 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. 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. 21523, EXPIRATION DATE 07-13-2013.

*Gregory P. Wilkins*  
GREGORY P. WILKINS - PRESIDENT 7-18-2012 DATE  
MD PROF. LS #21523 - EXP. DATE 07/13/2013  
GREGORY P. WILKINS SURVEYOR, INC.



REV. 06/12/2012 - DRP COMMENTS

GREGORY P. WILKINS  
SURVEYOR, INC.  
12626 OLD BRIDGE ROAD  
OCEAN CITY, MARYLAND 21842  
(410)213-0222 - FAX 213-0332

SCALE: 1" = 100' DATE: 4/21/2012  
DRAWN BY: GPW7 JOB NO.: 7335

CRD: 7102FINAL

MSA SSu 1257 8657-2  
p194475