

11/16/2012

**WORCESTER COUNTY FOREST CONSERVATION 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 OR 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, 1984, IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING CLEARING, OR GRADING OF A FOREST; AND IT IS NOT A RE-SUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THE SUBSECTION. FURTHERMORE, ANY APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

TAX MAP: 26  
PARCEL: 276  
LANDS OF N/F  
REGINALD A. MARINER II & ANN SHOWELL MARINER  
#010586  
DEED REF: 2777342  
PLAT REF: N/A  
ZONED: RP (RESOURCE PROTECTION DISTRICT)  
CURRENT USE: AGRICULTURAL

TAX MAP: 26  
PARCEL: 276  
LANDS OF N/F  
REGINALD A. MARINER II & ANN SHOWELL MARINER  
#010586  
DEED REF: 2777342  
PLAT REF: N/A  
ZONED: RP (RESOURCE PROTECTION DISTRICT)  
CURRENT USE: AGRICULTURAL

TAX MAP: 26  
PARCEL: 364  
LANDS OF N/F  
JOSEPH A. & DIANNE E. HENRY  
#011213  
DEED REF: 3635123  
PLAT REF: N/A  
ZONED: A1  
CURRENT USE: RESIDENTIAL

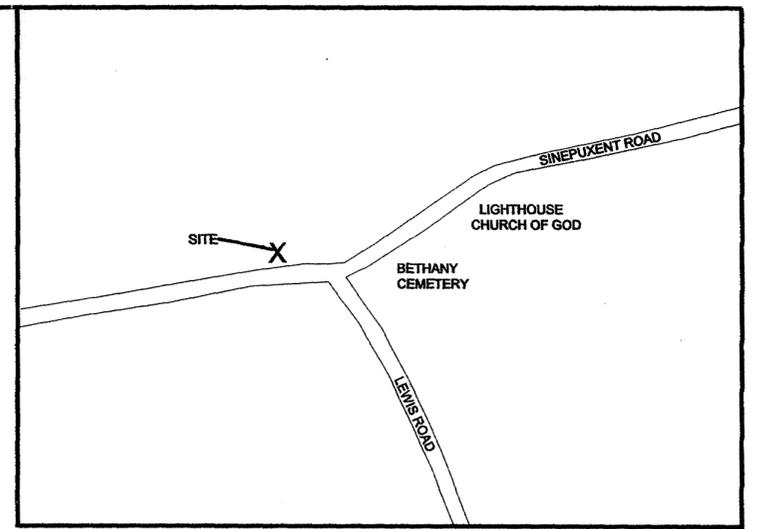
**OWNER'S CERTIFICATION**

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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

1. A 10' FOOT STRIP ALONG SINEPUXENT ROAD IS OFFERED AS A WIDENING STRIP FOR FUTURE WIDENING OF SAID ROAD.

*Mary Jeanette Massey Gillin* 10-23-12  
OWNER: MARY JEANNETTE MASSEY GILLIN DATE  
*Shawn Gillin* 10-23-12  
OWNER: SHAWN GILLIN DATE  
*Marie Gillin* 10-24-12  
OWNER: MARIE GILLIN DATE



**AREA TABLE**

PARCEL	ORIGINAL AREA	ADDITION	SUBTRACTION	TOTAL LOT AREA	BUILDABLE AREA
PARCEL 212	9.55 ACRES±	N/A	2.67 ACRES±	6.88 ACRES±	N/A
LOT 1	N/A	2.67 ACRES±	N/A	2.67 ACRES±	57,976 SQ. FT. ±

**GENERAL NOTES:**

- OWNER(S) OF RECORD: MARY JEANNETTE MASSEY GILLIN & SHAWN GILLIN & MARIE GILLIN  
11703 SINEPUXENT ROAD  
BERLIN, MD 21811
- TAX MAP 26, PARCEL 212, TAX ACCOUNT NO. 011914  
TOTAL AREA OF PARCEL 212 = 9.55 ACRES± PER DEED
- DEED REFERENCE: 4533/613
- ZONED: A-1  
SETBACKS: FRONT = 60' FROM CENTER OF ROAD  
SIDES = 20'  
REAR = 50'
- A 10' WIDE STRIP IS HEREBY OFFERED TO WORCESTER COUNTY FOR FUTURE ROAD WIDENING AND UTILITY PURPOSES.
- THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF A NEW PROPERTY LINE. 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. 240083-0100 B, REVISED DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE B.
- THERE ARE NO DITCHES LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A.) ON THIS PROPERTY.
- ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP THIS PROPERTY LIES OUTSIDE THE ATLANTIC COASTAL BAYS CRITICAL AREA.
- EXISTING 4" WELL WAS INSTALLED UNDER PERMIT NUMBER WO-93-0013
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, TO BE A 2.67± ACRE LOT FROM PARCEL 212, FOR RESIDENTIAL PURPOSES.

**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 PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

*Russell T. Hammond* 10/16/12  
RUSSELL T. HAMMOND  
PROFESSIONAL LAND SURVEYOR #21329 DATE

**MINOR SUBDIVISION**

LOT 1  
LANDS OF  
MARY JEANNETTE MASSEY GILLIN, SHAWN GILLIN & MARIE GILLIN  
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**RUSSELL T. HAMMOND**  
*Surveying, LLC*

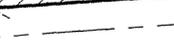
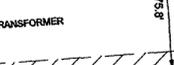
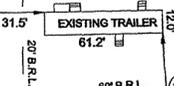
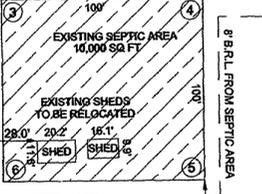
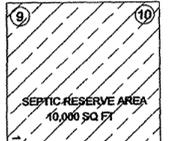
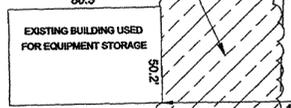
SURVEYING - LAND PLANNING  
10310 Hotel Road Bishopville, MD 21813  
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.S.	FILE #	2012-0298
DRAWN BY	RICK SAVAGE	DATE	05/23/2012	SHEET 1 OF 1	
CHECKED BY	R.T. Hammond	SCALE	1" = 60'		

**COORDINATE TABLE**

POINT#	NORTH	EAST
1	9996.74	5041.84
2	10248.73	5038.93
3	10238.84	5049.04
4	10240.07	5154.30
5	10145.08	5155.40
6	10143.85	5050.15
7	10259.82	5132.73
8	10258.89	5052.73
9	10383.88	5051.28
10	10384.81	5131.27

OLD ABANDONED SEPTIC AREA "PER OWNER" IF FUTURE SEPTIC IS DESIRED IT MUST MEET ALL CURRENT COUNTY STANDARDS AT THAT TIME



SINEPUXENT ROAD  
(30' R.O.W.)

**WORCESTER COUNTY PLANNING COMMISSION:**

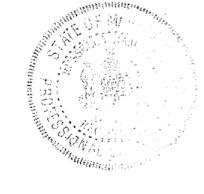
- THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE AND SHALL CREATE NO LIABILITY UPON THE COUNTY, 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.

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

**LOT 1 AND REMAINING LANDS**  
THIS LOT 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 REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

*Robert M. Stettin, R.S.* 11-8-12  
APPROVING AUTHORITY - WORCESTER COUNTY DATE

*Russell T. Hammond* 11/13/2012  
APPROVING AUTHORITY - WORCESTER COUNTY DATE



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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.

MSA SSU 1257 8683  
P196085