

12/18/2012

WORCESTER COUNTY FOREST CONSERVATION LAW

LOT 4: "IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(B) (9) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AN ACTIVITY, INCLUDING SUBDIVISION, REQUIRED FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF THE OWNER, OR CHILD OF THE OWNER, IF THE ACTIVITY: A) DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF MORE THAN TWENTY THOUSAND SQUARE FEET OF FOREST; AND B) IS THE SUBJECT OF A DECLARATION OF INTENT FILED WITH THE DEPARTMENT, AS PROVIDED FOR IN SECTION NR 1-403(C) HEREOF, WHICH STATES THAT TRANSFER OF OWNERSHIP MAY RESULT IN LOSS OF EXEMPTION.

AGRICULTURAL LOT 1: "IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403 (B) (13) 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 SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW"

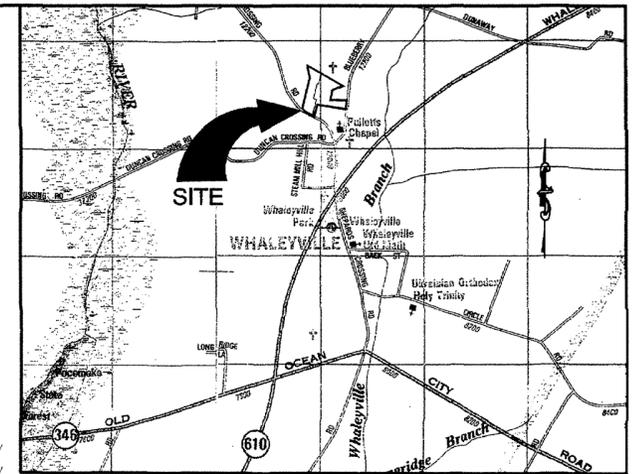
LANDS N/F  
HARLEY W. & WANDA LEE TULL  
DEED REF: WCL 855/203  
TAX MAP 14, PARCEL 10  
TAX ACCOUNT#03-002276  
ZONE: A1  
USE: AGRICULTURE

LANDS N/F  
PENIEL COMMUNITY CHURCH, INC.  
DEED REF: SVH 4423/307  
TAX MAP 14, PARCEL 107  
TAX ACCOUNT#03-002071  
ZONE: A1  
USE: EXEMPT COMMERCIAL(CHURCH)

LANDS N/F  
STEPHEN J. & LINDA J. DOHERTY  
DEED REF: RHO 1755/243  
TAX MAP 14, PARCEL 19  
TAX ACCOUNT#03-025101  
ZONE: A1  
USE: RESIDENTIAL

AGRICULTURAL LOT 1  
REMAINING LANDS  
6.888+/- ACRES  
TAX ACCOUNT# 03-000796  
CURRENT ZONE: A-1  
USE: AGRICULTURAL

LOT 4  
5.014+/- ACRES  
CURRENT ZONE: A-1  
USE: AGRICULTURAL/RESIDENTIAL



VICINITY MAP  
N.T.S.

ENVIRONMENTAL PROGRAMS

LOT 4: THIS LOT IS APPROVED WITH EXISTING WATER AND SEWER 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.

AGRICULTURAL LOT 1: THIS SUBDIVISION OF LANDS IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZED THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THE 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 RECORDS OF WORCESTER COUNTY.

*Robert E. Rigdon, Jr.* 12/18/12  
APPROVING AUTHORITY WORCESTER COUNTY DATE

WORCESTER COUNTY PLANNING COMMISSION

THE GRANTING 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 ENVIRONMENTAL OF ANY SEWER OR WATER SYSTEMS OR SUITABLE THERE OF 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."

*Bradley Chynell* 12/17/2012  
APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION DATE

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, TRUSTEES, IF ANY, THEREOF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, (2003) AS FAR AS THEY RELATE TO THE MAKING OF THE PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. "THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS (HERE LIST) ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY: A TEN-FOOT-WIDE STRIP ACROSS THE FRONT OF LOT 2 AND AGRICULTURAL LOT 1 ON THE ADJOINING ROADWAY OF SHEPPARDS CROSSING ROAD AND A TEN-FOOT-WIDE STRIP ACROSS AGRICULTURAL LOT 1 ON THE ADJOINING ROADWAY OF BLUEBERRY ROAD. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS, THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER, THE OFFER MAY BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

*Harley Wayne Tull* *Wanda Lee Tull*  
HARLEY WAYNE TULL DATE WANDA LEE TULL DATE

*Wanda Lee Tull* 12-17-12  
WANDA LEE TULL DATE

LEGEND

- CAPPED PIN SET
- CAPPED PIN FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- SPIKE FOUND
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING BUILDING
- EXISTING BUILDING MISC
- EXISTING DITCH
- EXISTING CHANNEL/DITCH
- EXISTING CL ROAD
- EXISTING EDGE CONCRETE
- EXISTING EDGE STONE
- EXISTING EDGE PAVEMENT
- EXISTING FENCE LINE
- EXISTING OVERHEAD WIRES

- CPS
- CPF
- CMF
- IPF
- IRF
- SPKF

POINT TABLE

Point	Northing	Eastng	Description
20	273713.933	1797905.336	CMF/TOP BROKEN
21	273616.792	1798082.205	CPF/FRANK LYNCH
22	274066.690	1798268.793	IPF/BURIED 1.5'
25	273859.049	1798601.210	CMF/TOP BROKEN
26	274041.883	1798613.166	CMF/TOP BROKEN
27	274341.317	1798634.603	IPF/11/2"D.
29	274548.369	1797827.991	IRF
30	274281.345	1796314.937	IPF/11/2"D.
32	274357.483	1796551.770	IRF/3/8"D.
34	273880.393	1797645.217	SPKF
50	273899.784	1797650.523	CPS
51	274821.837	1797793.778	CPS
52	274643.362	1796085.118	CPS
53	274415.902	1796023.031	CPS
54	274421.840	1797991.377	CPS
55	274100.810	1797903.750	CPS
56	274083.020	1797964.876	CPS
57	273733.507	1797869.222	CPS
58	273969.698	1797975.333	CPS
59	273863.617	1796576.631	CPS
60	273858.009	1796578.262	CPS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	415.00'	188.27'	186.66'	N 48°32'48" W	25°59'32"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°32'34" W	41.08'
L2	N 61°32'34" W	89.63'
L3	N 79°22'34" W	32.21'
L4	S 73°46'23" E	63.66'
L5	N 79°28'16" W	25.00'
L6	S 03°45'48" W	5.62'

SITE DATA:

- OWNER: HARLEY WAYNE TULL & WANDA LEE TULL  
12045 SHEPPARDS CROSSING ROAD  
WHALEYVILLE, MARYLAND 21872
- TAX MAP 13, PARCEL 12, TAX ACCOUNT#03-000796, DEED 855/203  
TOTAL ENCLOSED AREA 11.902+/- ACRES
- ZONING: A-1 (AGRICULTURE)  
SETBACKS:  
FRONT YARD: 60' FROM CENTERLINE OF ROAD  
REAR YARD: 50'  
SIDE YARD: 20'
- BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP  
COMMUNITY-PANEL NUMBER 240083-0025A DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS  
LOCATED IN ZONE C.
- LOT 1 IS CURRENTLY IN AGRICULTURAL USE.
- LOT 4 IS CURRENTLY IN RESIDENTIAL AND AGRICULTURAL USE.
- THIS SUBDIVISION CONSTITUTES THE FIFTH DIVISION OF THE ORIGINAL PARCEL, AS OF JULY 25,  
1967, SHOWN AS PARCEL 12 ON TAX MAP 13. SINCE THIS PARCEL OF LAND IS LOCATED IN AN  
A-1 ZONING DISTRICT, MINOR SUBDIVISIONS ARE PERMITTED AND MAJOR SUBDIVISIONS ARE NOT.  
THIS IS THE FINAL DIVISION OF THIS PARCEL AND NO FURTHER SUBDIVISIONS WILL BE  
ALLOWED BY THE CURRENT ZONING REGULATION.

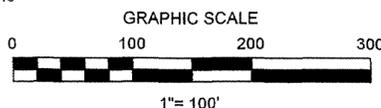
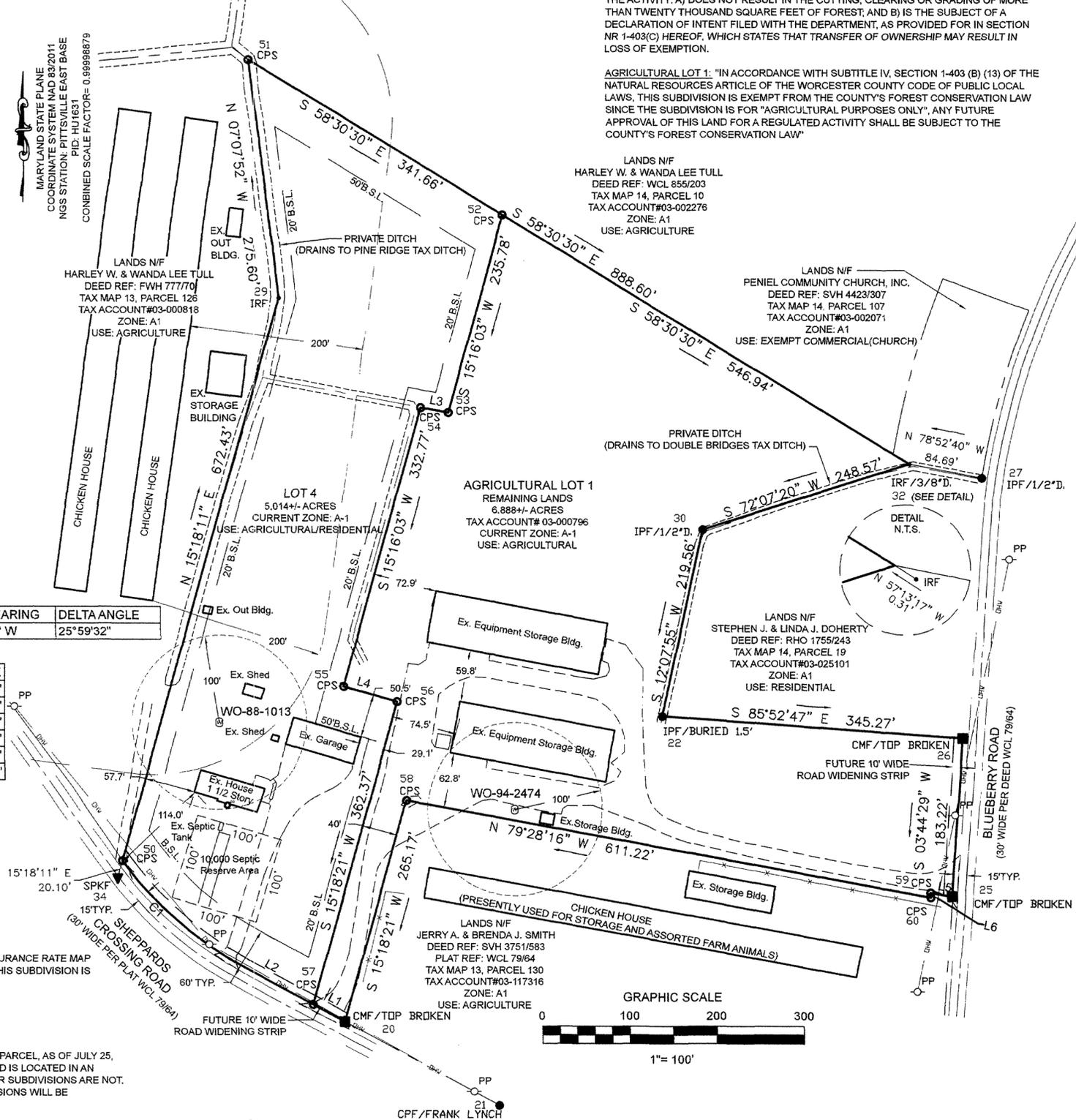
PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 12 INTO ONE AGRICULTURAL PARCEL TO BE KNOWN A AGRICULTURAL LOT 1 AND ONE RESIDENTIAL (OR FARM PARCEL), TO BE KNOWN AS LOT 4, WITH NO REMAINING LANDS.

SURVEYOR'S CERTIFICATE

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, (2003) 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.

*Robert Ernest Rigdon, Jr.* 12/17/2012  
ROBERT ERNEST RIGDON, JR., MD., PROP. LINE SURVEYOR NO.584 DATE  
LICENSE EXPIRES APRIL 9, 2013



Cypress Surveys, LLC

ROBERT E. RIGDON, JR.  
REGISTERED LAND SURVEYOR  
12535 SHEPPARDS CROSSING ROAD  
WHALEYVILLE, MARYLAND 21872  
443-614-2031  
rpigdon@aol.com



DATE :	11/26/2012
SCALE :	1" = 100'
PROJECT NO. :	2012-34
SHEET :	REB
DRAWN BY :	1 OF 1
APPROVED BY :	

MINOR SUBDIVISION PLAT

LANDS OF  
**HARLEY WAYNE & WANDA LEE TULL**

WORCESTER COUNTY, MARYLAND  
THIRD TAX DISTRICT

1916639 MSA SSu 1257 8694