

PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARENTEE 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 SYSTEMS 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 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 GUARENTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

APPROVING AUTHORITY Brenda J. Coughlin DATE 12/21/2012

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved 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 SPECIAL DESIGNS 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 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 elevations or changes in grade are prohibited without prior approval of this office.

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 practicality, build ability, or safety or 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 systems or suitability thereof is based upon State and County standards existing as of the date of this approval, such standards are subject to change and a building and/or wastewater disposal permit may be denied in the future. In the event current standards cannot be met as of the date of the application for such permit, the approval shown hereon is not sufficient approval for a future building and/or wastewater disposal permit.

12-28-12

DATE

Robert M. McNeill, R.S.
APPROVING AUTHORITY - WORCESTER COUNTY

CRITICAL AREA NOTE

Lot 4 was found to be outside of the Atlantic Coastal bay critical area and the Chesapeake bay critical area

PLAT PURPOSE

The purpose of this plat is to subdivide a residential building lot from parcel 1B, to be known as Lot 4, leaving approximately 47.71 acres (per assessment).

WORCESTER COUNTY FOREST CONSERVATION NOTE FOR LOT 4

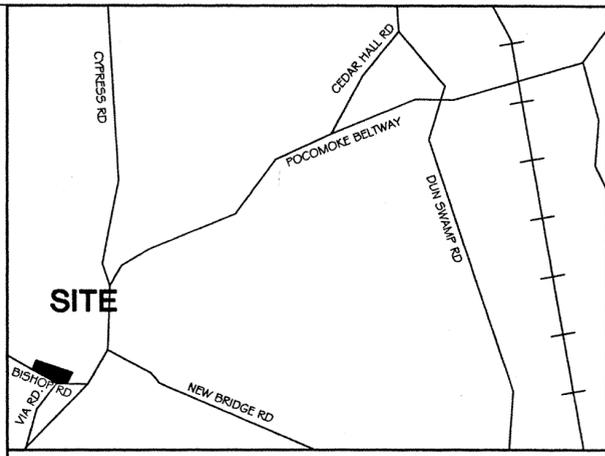
In accordance with Subtitle IV, Section 1-403(b)(23) of the Natural Resources Article of Worcester County Code of Public Local Laws, this minor subdivision located in the A-1 and C-1 zoning districts as defined in the Worcester County Zoning and Subdivision Control Article is exempt from the County's 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.



NORTH REF. PLAT 120/59

GENERAL NOTES

- WORCESTER COUNTY TAX MAP NO. 91 GRID 15 P. 18 ACCOUNT # 008889
- DEED REF: 3267/435
- PLAT REF: AS SHOWN
- FIRST TAX DISTRICT
- ALL KNOWN WELLS AND/OR SEPTICS WITHIN 100' ON ADJOINING PROPERTIES ARE SHOWN.
- BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0225A, DATED 02/15/1979, LOT 1 IS LOCATED IN FLOOD ZONE 'C'
- OWNER INFORMATION
ROGER MASON AND LESLIE MARINER, JR.
117 CEDAR HALL RD
POCOMOKE, MD 21851
- ZONED: A-1, CURRENTLY AGRICULTURAL AND RESIDENTIAL USE
- COUNTY SETBACKS FOR A-1 ZONING:
FRONT - 60' FROM CENTERLINE OF ROAD
SIDE - 20'
REAR - 50'
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200'
- THERE ARE NO PUBLIC DRAINAGE ASSOCIATIONS CROSSING LOT 4
- BUILDABLE AREAS:
LOT 4 = 201920 +/- SQ.FT.
- COORDINATES AND ELEVATIONS BASED ON AN ASSUMED DATUM
- ANY STRUCTURES WITHIN 50' OF NEW LINES HAVE BEEN SHOWN. THIS SUBDIVISION CONSTITUTES THE FIFTH DIVISION OF THE ORIGINAL PARCEL, AS OF JULY 25, 1967, SHOWN AS PARCEL 18 ON TAX MAP 91. SINCE THIS PARCEL OF LAND IS LOCATED IN A-1 ZONING DISTRICT, MINOR SUBDIVISIONS ARE PERMITTED AND MAJOR SUBDIVISIONS ARE NOT. THIS DIVISION IS THE FINAL DIVISION OF THIS PARCEL AND NO FURTHER SUBDIVISIONS WILL BE ALLOWED BY CURRENT ZONING REGULATIONS.



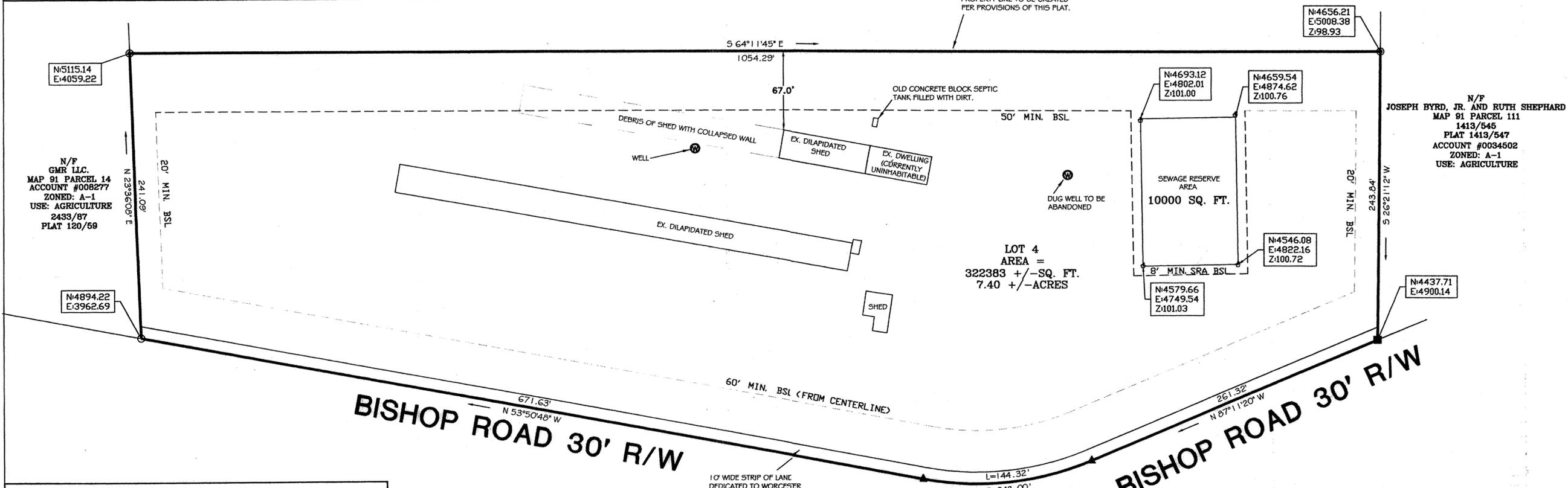
LOCATION MAP - NOT TO SCALE

LEGEND

- IRON PIPE FOUND
- ▲ PROPERTY CORNER
- IRON ROD WITH CAP SET
- CONCRETE POST FOUND
- ◆ SOIL BORING
- ⬢ PIN FLAG

REMAINING LANDS OF
ROGER MASON AND LESLIE MARINER, JR.
= 47.71 +/- ACRES
PER ASSESSMENT
ESTIMATED REMAINING ROAD FRONTAGE = 900 +/-
(AGRICULTURAL USE)

PROPERTY LINE TO BE CREATED PER PROVISIONS OF THIS PLAT.



N/F
JOSEPH BYRD, JR. AND RUTH SHEPHARD
MAP 91 PARCEL 111
1413/545
PLAT 1413/547
ACCOUNT #0034502
ZONED: A-1
USE: AGRICULTURE

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, SETTING OF MARKERS AND THE REQUIREMENTS OF THE PLAN AS SHOWN HEREON HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF LOT 4 (AS SHOWN ON THIS PLAT) AND ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SAND RD. 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 NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS

Roger Mason 12/24/2012
ROGER MASON DATE
Leslie Mariner, Jr. 12/24/2012
LESLIE MARINER, JR. DATE

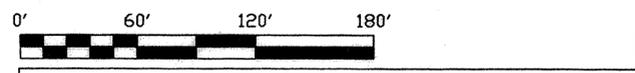
SURVEYOR'S CERTIFICATION

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 the requirements of the county commissioners and ordinances of the county of Worcester, Maryland regarding the making of subdivisions within the county have been complied with.

Nathan Andrew Noble 12/18/12
NATHAN ANDREW NOBLE REG. # 21431 DATE

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; right of ways; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. No title search was provided for this survey. No title guarantee is intended or implied by this survey.

Nathan Andrew Noble, Lic. #21431, either personally prepared this plat or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in regulation 12 of comar title 9, subtitle 13, chapter 09.13.06. License Expiration 12-29-12



**MINOR SUBDIVISION
LANDS OF
ROGER MASON AND LESLIE MARINER, JR.
WORCESTER COUNTY, MARYLAND**

SCALE 1" = 60'	SURVEYED NAN	JOB NO. MUSGRAVE, SHANE
DATE 10/11/12	DRAWN NAN	FIELD BOOK X PAGE X
REVISED 11/26/12	CAD FILE SUBDIVISION	SHEET 1 OF 1

WILKINS-NOBLE LLC
LAND SURVEYING
11755 SOMERSET AVE. PRINCESS ANNE, MD 21853
PHONE: 410-621-0321
FAX: 410-621-0320

MSA SSU 1257 8700
1997205