

VICINITY MAP
1" = 3000' ±

GENERAL NOTES

PROPERTY / OWNER INFORMATION:

TAX MAP NO. 65 - P/O PARCEL NO. 17
TAX ID NUMBER: 02-010348
OWNER: PUBLIC LANDING INVESTMENTS INC
MAILING ADDRESS: 9428 STEPHEN DECATUR HWY
BERLIN, MD. 21811
PARCEL ADDRESS: 7929 PUBLIC LANDING ROAD
SNOW HILL, MD. 21863
DEED ON RECORD: 5893-146
REFERENCE PLAT: 202-71

NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

TOTAL AREA OF SURVEY = 12.54± ACRES
TOTAL NUMBER OF LOTS = 1

ZONED: RP (RESOURCE PROTECTION)
SETBACKS: FRONT = 50'
SIDE = 20'
REAR = 50'

CURRENT USE: AGRICULTURAL/RESIDENTIAL

THIS PROPERTY LIES BEYOND THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.

COORDINATE INFORMATION SHOWN HEREON BASED WITHIN AN ASSUMED DATUM.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240081 0185 B, DATED JUNE 15, 1993, THIS PARCEL IS LOCATED WITHIN ZONE B.

LOTS TO BE SERVED BY INTERIM INDIVIDUAL WELL AND SEPTIC SYSTEM. MAINTENANCE OF SEPTIC AND WATER SYSTEMS IS TO BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

WELL LOCATIONS SHOWN HEREON ARE SUGGESTED LOCATIONS AND MAY BE RELOCATED WITH APPROVAL FROM WORCESTER COUNTY ENVIRONMENTAL PROGRAMS. NO DWELLING IS PERMITTED WITHIN 30' OF ANY WELL LOCATION. POTABLE WELLS MUST BE AT LEAST 50' FROM ANY POND.

THIS PROPERTY IS NOT LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (PDA).

THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINES.

NOTE: THE GARAGE WAS BUILT AND RECEIVED A CERTIFICATE OF OCCUPANCY 11/25/1970

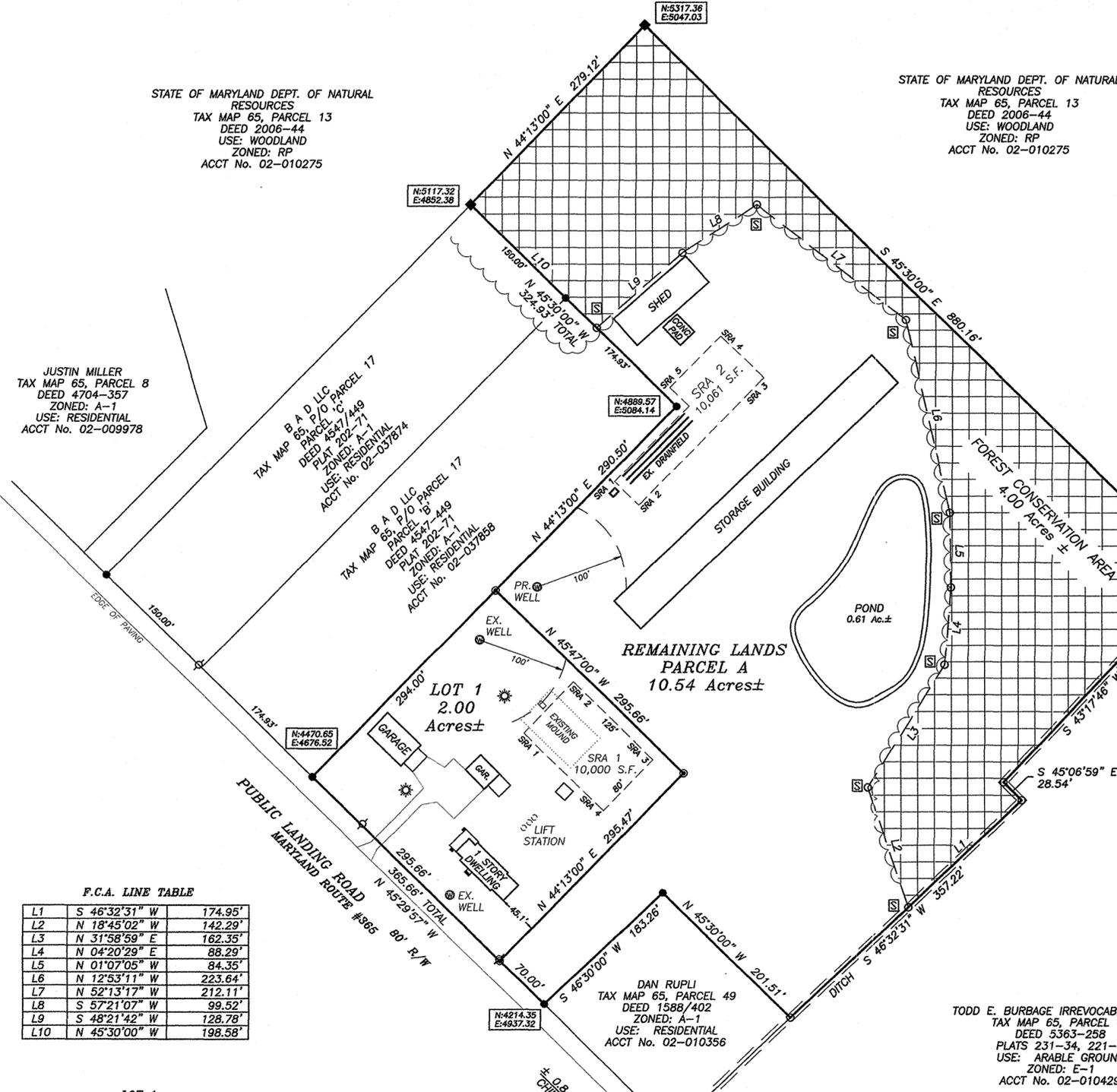
THE PURPOSE OF THIS PLAT IS TO CREATE ONE RESIDENTIAL LOT TO BE KNOWN AS LOT 1 CONTAINING 2.00± ACRES FROM THE LANDS OF PUBLIC LANDING INVESTMENTS INC, LEAVING REMAINING LANDS OF 10.54± ACRES.

LEGEND

- CONCRETE POST FOUND
- IRON PIPE OR ROD FOUND
- ⊙ IRON PIPE & CAP PLACED
- PLATTED POINT
- ⊕ UTILITY POLE
- ⊛ LIGHT POLE
- ⊞ F.C.A. SIGN, SET

STATE OF MARYLAND DEPT. OF NATURAL RESOURCES
TAX MAP 65, PARCEL 13
DEED 2006-44
USE: WOODLAND
ZONED: RP
ACCT No. 02-010275

STATE OF MARYLAND DEPT. OF NATURAL RESOURCES
TAX MAP 65, PARCEL 13
DEED 2006-44
USE: WOODLAND
ZONED: RP
ACCT No. 02-010275



F.C.A. LINE TABLE

L1	S 46°32'31" W	174.95'
L2	N 18°45'02" W	142.29'
L3	N 31°58'59" E	162.35'
L4	N 04°20'29" E	88.29'
L5	N 01°07'05" W	84.35'
L6	N 12°53'11" W	223.64'
L7	N 52°13'17" W	212.11'
L8	S 57°21'07" W	99.52'
L9	S 48°21'42" W	128.78'
L10	N 45°30'00" W	198.58'

LOT 1
SRA 1 COORDINATE TABLE

DESCRIPTION	NORTHING	EASTING
SRA 1	4520.04	4913.70
SRA 2	4577.38	4969.48
SRA 3	4490.21	5059.07
SRA 4	4432.87	5003.28

REMAINING LANDS
SRA 2 COORDINATE TABLE

DESCRIPTION	NORTHING	EASTING
SRA 1	4804.23	5015.05
SRA 2	4777.73	5042.29
SRA 3	4921.53	5182.20
SRA 4	4968.95	5133.47
SRA 5	4910.76	5076.84
SRA 6	4889.76	5098.28

FOREST CONSERVATION CALCULATIONS

AFFORESTATION THRESHOLD (NET TRACT x 20%) = 2.11 Acres
 CONSERVATION THRESHOLD (NET TRACT x 50%) = 5.27 Acres
 DEDUCTIONS - POND = 0.61 Acres
 NET TRACT AREA = 9.93 Acres
 EXISTING FOREST = 4.00 Acres
 BREAK EVEN POINT = 4.00 Acres
 AREA OF FOREST TO BE CLEARED = 0.00 Acres
 AREA OF FOREST TO BE RETAINED = 4.00 Acres

BOUNDS LAND SURVEY LLC
MARYLAND & DELAWARE LAND AND HYDROGRAPHIC SURVEYING
PO Box 20 • Newark, Maryland 21841
p. 410.726.2767 • coard.bounds@gmail.com



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 PRACTICALITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

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 APPLICATION FOR SUCH PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A FUTURE BUILDING AND/OR WASTEWATER DISPOSAL PERMIT.

B.L. O'Connell 1/30/2013
APPROVING AUTHORITY DATE
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 1 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 DISPOSAL. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

REMAINING LANDS AREA APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEM IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN, (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS OF WAY AND OTHER PERMANENT STRUCTURES. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS; ANY ALTERATIONS OR CHANGES MADE IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE, EXCEPT AS SHOWN. THERE ARE NO WELLS WITHIN 100' OF PROPERTY LINES.

Robert Mitchell, R.S. 1-29-13
APPROVING AUTHORITY DATE
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

WORCESTER COUNTY FOREST CONSERVATION NOTES:

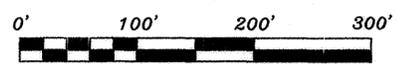
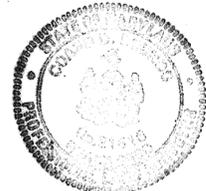
LOT 1 IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1, A-2 AND RP ZONING DISTRICTS AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE 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.

REMAINING LANDS
THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 12-32. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

OWNER & SURVEYOR CERTIFICATION

I/WE HEREBY CERTIFY THAT, TO THE BEST OF MY/OUR KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY, SECTION 3-108, (LATEST EDITION) SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLETED WITH.

David D. Bounds 1-15-13
REPRESENTATIVE DATE
David D. Bounds 1/22/13
DAVID D. BOUNDS, PROF. LAND SURVEYOR DATE
MD. 21516 LICENSE EXPIRES JULY 15, 2013



MINOR SUBDIVISION
ON LANDS OF
PUBLIC LANDING INVESTMENTS INC.
7929 PUBLIC LANDING ROAD - SNOW HILL - MARYLAND
P/O PARCEL 17 OF TAX MAP 65 - WORCESTER COUNTY - TAX DISTRICT 2

REVISED: JAN. 2, 2013 PER WORCESTER CTY. REVIEW COMMENTS
DRAWN: OCT. 17, 2012 SCALE: 1" = 100'
SURVEYED: MAY, 2012 JOB: 085 SHEET: 1 OF 1

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