

EASEMENT LINE TABLE:

LINE	BEARING	DISTANCE
E1	N 63°52'31" E	614.62'
E2	N 63°24'35" E	609.60'
E3	S 22°11'51" E	35.10'
E4	S 63°24'35" W	607.05'
E5	S 63°52'31" W	634.19'
E6	N 02°54'23" E	40.03'

10/18/2013

FOREST CONSERVATION LINE TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 22°11'51" W	194.84'	L11	N 28°58'07" W	92.33'
L2	N 70°54'59" E	114.31'	L12	N 57°20'04" E	49.34'
L3	N 19°06'41" E	36.48'	L13	N 50°51'31" E	55.38'
L4	S 80°03'07" E	129.29'	L14	N 68°42'02" E	552.47'
L5	N 89°26'27" E	76.54'	L15	S 22°11'51" E	194.84'
L6	S 67°50'05" E	150.59'	L16	N 63°52'31" E	595.05'
L7	N 67°48'09" E	700.99'	L17	N 63°24'35" E	161.01'
L8	N 23°26'35" W	131.85'	L18	S 25°51'47" E	35.00'
L9	N 68°36'52" E	413.64'	L19	S 63°24'35" W	160.71'
L10	N 46°58'08" E	28.03'	L20	S 63°52'31" W	614.62'

S.D.A. COORDINATE TABLE:

POINT	NORTHING	EASTING	ELEVATION
401	5206.055	11690.997	28.62
402	5244.194	11783.439	28.37
403	5151.752	11821.578	27.74
404	5113.614	11729.136	28.45
405	5347.644	12028.237	27.90
406	5404.221	12109.138	27.97
407	5310.410	12151.399	27.45
408	5251.117	12062.119	27.39
409	4818.047	11517.128	27.59
410	4655.827	11609.717	27.36
411	4563.238	11647.497	27.05
412	4525.458	11554.908	27.01

BOUNDARY LINE ADJUSTMENT AREA TABLE:

LOT	ORIGINAL AREA	SUBTRACTED AREA	ADDED AREA	REVISED AREA
LOT 4 (FORMER AG. PARCEL 4)	8,306± AC. (361,809.085± SQ. FT.)	0,642± AC. (27,975.758± SQ. FT.)	0,000± AC. (0,000± SQ. FT.)	7,664± AC. (333,833.337± SQ. FT.)
LOT 5A (FORMER LOT 5)	18,564± AC. (721,512.874± SQ. FT.)	0,000± AC. (0,000± SQ. FT.)	0,642± AC. (27,975.758± SQ. FT.)	17,206± AC. (749,488.432± SQ. FT.)

AREA TABLE:

AREA	DESCRIPTION	ACRES±	SQ. FT.±
1	ORIGINAL PARCEL 59	44.196	1,925,164.513
2	LOT 2	9.685	421,863.234
3	LOT 3	9.641	419,979.510
4	LOT 4 (FORMER AG. PARCEL 4)	7.664	333,833.337
5	LOT 5A (FORMER LOT 5)	17.206	749,488.432

BUILDABLE AREA TABLE:

AREA	BUILDABLE AREA	ACRES±	SQ. FT.±
1	LOT 2	4.975	216,703.054
2	LOT 3	5.982	260,574.261
3	LOT 4 (FORMER AG. PARCEL 4)	4.424	192,690.010
4	LOT 5A (FORMER LOT 5)	12.962	564,637.544

EXISTING FOREST COVER TABLE:

AREA	DESCRIPTION	ACRES±
F1	EXISTING AREA WITHIN LOT 2 (FLAGPOLE)	0.604
F2	EXISTING AREA WITHIN LOT 2	1.212
	TOTAL EXISTING AREA WITHIN LOT 2	1.816
F3	EXISTING AREA WITHIN LOT 3 (FLAGPOLE)	0.619
F4	EXISTING AREA WITHIN LOT 3	0.328
	TOTAL EXISTING AREA WITHIN LOT 3	0.947
F5	TOTAL EXISTING AREA WITHIN LOT 4 (FLAGPOLE)	0.634
F6	EXISTING AREA WITHIN LOT 5A (CREP)	4.689
F7	EXISTING AREA WITHIN LOT 5A	4.135
	TOTAL EXISTING FORESTED AREA	8.824
	TOTAL EXISTING FORESTED AREA	12.221

FORESTRY WORKSHEET (LOTS 2, 3 & 4) 26.99± ACRES:

AREA	DESCRIPTION	ACRES±
1	EXISTING FOREST WITHIN LOTS 2, 3 & 4	3.40
2	EXISTING FOREST WITHIN LOTS 2, 3 & 4 TO BE CLEARED	1.25
3	EXISTING FOREST WITHIN LOTS 2, 3 & 4 TO BE RETAINED	2.16
4	REQUIRED AFFORESTATION/REFORESTATION	4.50
	TOTAL AREA SET ASIDE ON-SITE (AREA OF NATURAL REGENERATION)	1.57
6	REQUIRED AREA TO BE SET ASIDE OFF-SITE (2:1 RATIO: 4.50-1.57 = 2.93X2)	5.86
7	ALLOWABLE AREA AT A 1:1 RATIO PER WORCESTER CO. TO BE SET ASIDE OFF-SITE (LOT 5A)	2.93
8	TOTAL AREA SET ASIDE OFF-SITE (LOT 5A)	4.14
9	TOTAL AREA (ON/OFF-SITE)	5.71

LEGEND:

- CONCRETE MONUMENT FOUND
- STEEL REBAR W/CAP FOUND
- ⊙ IRON ROD WITH CAP (F.D.J. #450)
- ⊙ IRON ROD WITH CAP PREVIOUSLY SET (F.D.J. #450)
- IRON PIPE FOUND
- ▲ FOREST CONSERVATION SIGNAGE PLACED PER THIS PLAT
- ▲ FOREST CONSERVATION SIGNAGE PREVIOUSLY PLACED
- ▨ SEWAGE DISPOSAL AREA (AS NOTED)
- ▨ FOREST CONSERVATION EASEMENT AREA
- ▨ AREA OF EXISTING FOREST INTENDED TO BE CLEARED (F1 & F5)
- ▨ EXISTING 35' INGRESS/EGRESS EASEMENT TO BE ELIMINATED
- ▨ 35' INGRESS/EGRESS EASEMENT TO BE ESTABLISHED
- ▨ AREA OF ROAD RESERVATION

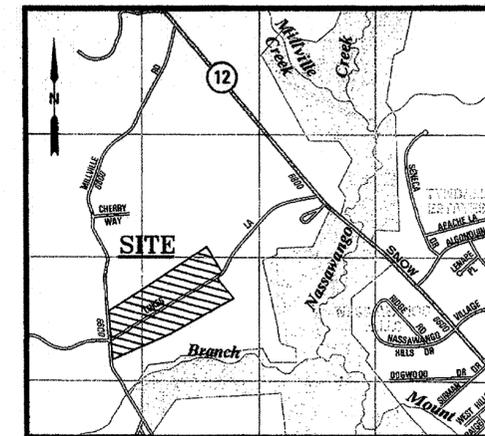
OWNERS AND SURVEYORS CERTIFICATE:

WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY" SECT. 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST ADDITION, CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

OWNER: Jane Garcia DATE: 11/28/12  
JANE A. GARCIA (LOTS 3, 4 & 5)

OWNER: Shawn E. Dennis DATE: 11-28-12  
SHAWN E. DENNIS (LOT 2)

SURVEYOR: F. Douglas Jones DATE: 09/27/13  
F. DOUGLAS JONES  
PROPERTY LINE SURVEYOR #450



VICINITY MAP

1"=2000'

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CONVERT AGRICULTURAL PARCEL 4 TO BUILDING LOT 4. ELIMINATE THE EXISTING 35' INGRESS/EGRESS & ACCESS EASEMENT FOR LOTS 2, 3 & 4 AS LOCATED ON LOT 3 TO THE NEW LOCATION ON LOT 4 TO NOW SERVE ONLY LOTS 3 & 4. INCREASE THE SIZE OF LOT 5 BY ADDING AREA FROM LOT 4 AS SHOWN HEREON.

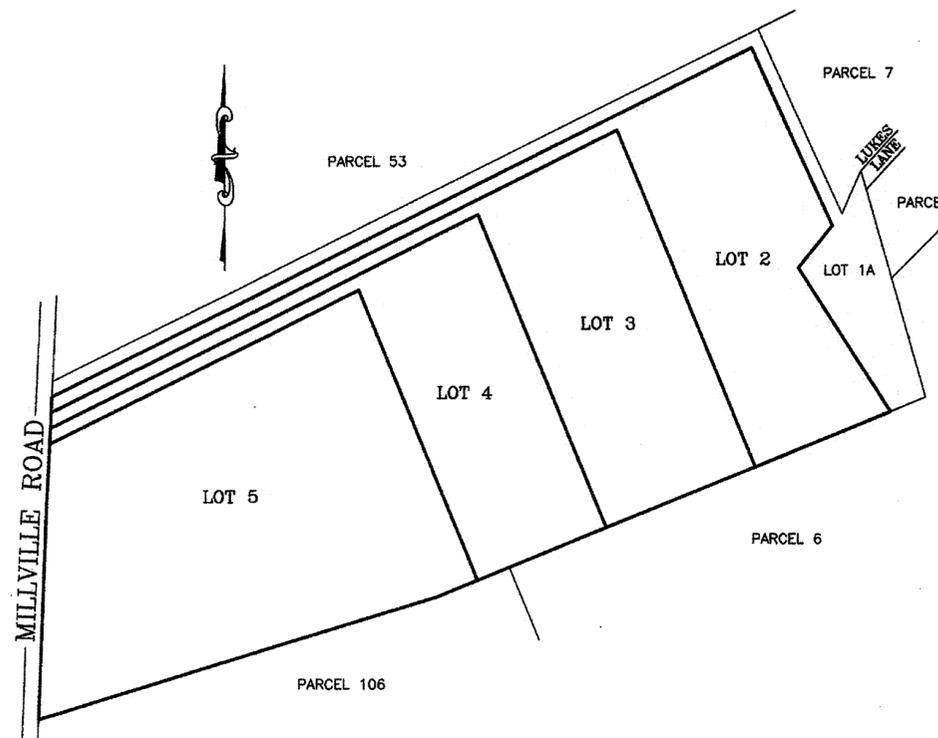
NOTES:

- OWNER OF RECORD:  
LOT 3 (ACCOUNT #07-012543)  
LOT 4 (ACCOUNT #07-012535)  
LOT 5 (ACCOUNT #07-003560)  
JANE A. GARCIA  
6536 MILLVILLE ROAD  
SNOW HILL, MD. 21863  
DEED REF: 4214/582
- LOT 2 (ACCOUNT #07-012551)  
SHAWN E. DENNIS  
34363 PINE MEADOW LANE  
PITTSVILLE, MD. 21850  
DEED REF: 5914/29
- TAX MAP NO. 46, LOTS 2-5, P/O-PARCEL 129 (FORMER PARCEL 59)
- PLAT REFERENCE: 226/11 & AS NOTED
- DEED REFERENCE: AS NOTED ABOVE & 5096/604 (SUBDIVIDED LOTS ACCESS AGREEMENT)
- ZONED: A-1
- SETBACKS FOR PRIMARY STRUCTURE: FRONT = 60' FROM CENTERLINE OF ROAD, SIDE = 20' TOTAL & REAR = 50'.
- ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WORCESTER COUNTY ZONING CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
- ELEVATIONS ARE BASED ON ASSUMED DATUM.
- COORDINATES ARE BASED ON ASSUMED DATUM.
- WATERSHED I.D. #2130205 (NASSAWANGO CREEK)
- SEWAGE DISPOSAL AREA, EXISTING SEPTIC TANK & EXISTING DRAINFIELD SHOWN PER SITE LOCATION FOR WORCESTER COUNTY BY MCCORNE FOR THELMA GARCIA DATED SEPT. 16, 2006. SEPTIC HAS BEEN SHUT OFF FOR EXISTING 2 STORY DWELLING CURRENTLY BEING USED FOR STORAGE AND NOW SERVES THE EXISTING MOBILE HOME.
- THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF THIS PARCEL AND NO STRUCTURES WITHIN 50' OF THE NEW PROPERTY LINES.
- THERE ARE NO DITCHES WITHIN A PUBLIC DITCH ASSOCIATION WITHIN THIS PARCEL.
- PURSUANT TO SECTION ZS 1-201 (c) (11) AND ZS 1-116 (c) (3) A SPECIAL EXCEPTION WAS GRANTED PER CASE NO. 55514, DATED JUNE 11, 1998 ALLOWING A MOBILE HOME FOR RESIDENTIAL USE ON A LOT IN AN A-1 ZONING DISTRICT.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240083-0150-A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS NOTES:

LOTS 2, 3 & 4  
THESE LOTS ARE APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS 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, RIGHT-OF-WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) 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 OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

LOT 5  
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. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.



WORCESTER COUNTY FOREST CONSERVATION NOTES (PLAN NO. FCP 12-24):

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 07-44. 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.

LOT 5

"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 EXISTING 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."

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 ITS 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 FOR A BUILDING PERMIT.

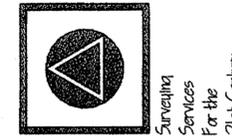
THE FOLLOWING LISTED WIDEMING STRIPS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE OFFER MAY NOT BE WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

- A FIVE FOOT STRIP ALONG MILLVILLE ROAD IS OFFERED AS A WIDENING STRIP FOR FUTURE WIDENING OF MILLVILLE ROAD.

Diane Baudman 10/1/13  
APPROVING AUTHORITY - WORCESTER COUNTY DATE

Bradley C. Smith 8/30/2013  
APPROVING AUTHORITY - WORCESTER COUNTY DATE

F. Douglas Jones  
Surveying Associates  
715-A East William Street  
P.O. Box 2658  
Salisbury, Maryland 21802  
Phone: 410-543-2615  
Fax: 410-543-8859



REVISIONS	Date	Issued for:
	09/25/12	LOT 4 & 5 SIZE
	09/19/12	FORESTRY CALCULATIONS
	09/19/12	D.R.P. COMMENTS
	09/14/12	FORESTRY COMMENTS
	09/20/12	FORESTRY COMMENTS
	09/20/12	AREA TABLE

RESUBDIVISION OF LOTS 2-5  
FOR THE LANDS OF  
JANE A. GARCIA & SHAWN E. DENNIS  
MILLVILLE ROAD  
SEVENTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND



SURVEYED BY: N/A	DATE: N/A
DRAWN BY: M.L.T.	DATE: 08/10/12
CHECKED BY: F.D.J.	DATE: 08/10/12
JOB NUMBER: 12-4287	
SCALE N.T.S.	1 OF 3

P201571 MSA SM 1257 8759-1