

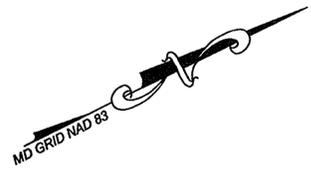


LEGEND

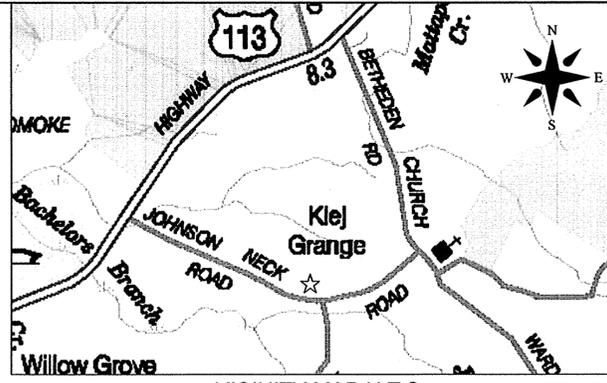
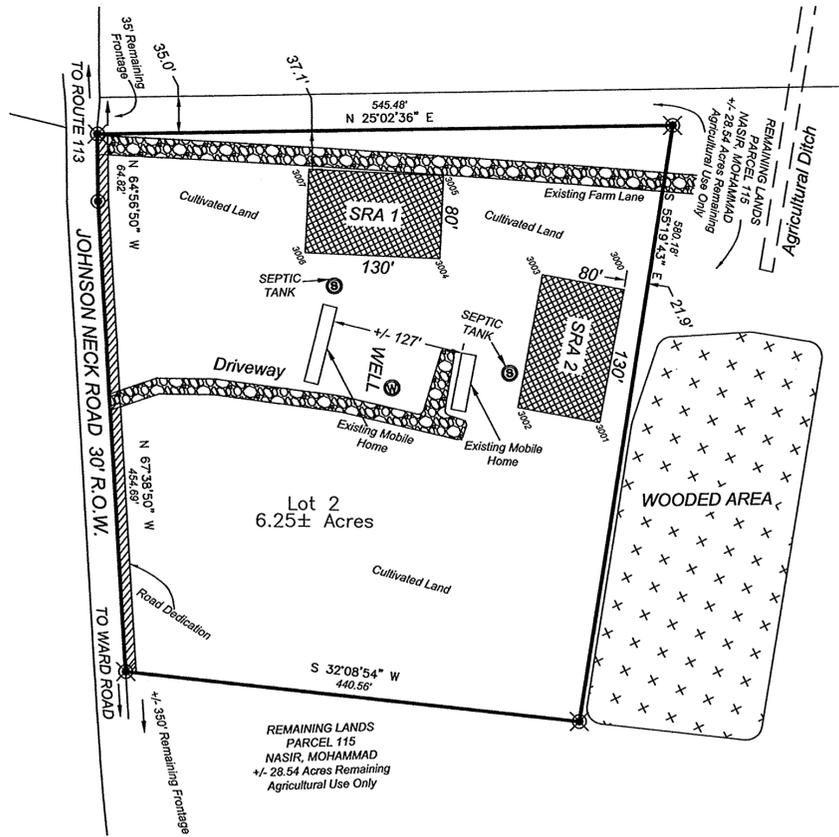
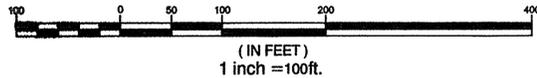
- ⊙ = IRON PIPE WITH CAP SET (IPCS)
- ⊙ = IRON ROD WITH CAP SET (IRCS)
- ⊙ = IRON ROD WITH CAP FOUND (IRCF)
- = CONCRETE MONUMENT FOUND (CMF)
- = POINT
- = POINT (to be set)
- = PROPERTY LINE
- = ADJOINING PROPERTY

SEWAGE RESERVE AREA POINT TABLE

Point	Northing	Easting	Description
3000	159997.909	1753034.524	SRA
3001	159920.997	1753139.331	SRA
3002	159856.500	1753092.000	SRA
3003	159933.412	1752987.193	SRA
3004	159850.859	1752929.814	SRA
3005	159888.994	1752859.488	SRA
3006	159736.580	1752867.844	SRA
3007	159774.715	1752797.518	SRA



GRAPHIC SCALE



VICINITY MAP N.T.S.

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 has been complied with. This plat was prepared under my direct control and supervision.

Harold C. Scrimgeour 12-15-14
Harold C. Scrimgeour Date
Professional Land Surveyor # 21286 (exp. 1/22/2016)

SCRIMGEOUR & ASSOCIATES
LLC
SURVEYING • MAPPING AND • LAND PLANNING SERVICES
5728 George Island Landing Road
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PH: 410-251-6926
FAX: 410-632-2170



Minor Subdivision
for the lands of
Nasir, Mohammad
N/S Johnson Neck Road
Worcester County, Maryland
Tax Map 78, Grid 15, Parcel 115

Map: 78
Grid: 15
Parcel: 115
Deed: 6064/302

REVISION DATE: 12/22/2014
DRAWN BY: BTW DATE: 11/20/2014
JOB NUMBER: 2014-012
SCALE: 1" = 100'
1 or 1

3/12/12

WORCESTER COUNTY PLANNING AND ZONING 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 therefore 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 such a building permit.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Burt Clay 12/22/2014
Worcester County Planning Commission Date

Worcester County Forest Conservation Law:

In accordance with Subtitle IV, Section 1-403(b)(9) 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 parcel having an existing dwelling within its boundaries is being created for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing, or grading of more than 20,000 square feet of forest; and is subject of a Declaration of Intent filed with the County. The Declaration of Intent - Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

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 (2) 10,000 sq. ft., sewage reserve areas must remain free of buildings easements right-of-ways and any other permanent or physical objects and be reserved for future sewage disposal. In addition, any future changes to these systems first require an evaluation and permit from Environmental Programs.

LEHS 12/17/14
Worcester County - Approving Authority Date

OWNER'S CERTIFICATIONS:

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, in any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland as far as they relate to the making of this plat and the setting of the markers have been complied with.

Road Dedication

The following roads, amenities, improvements are hereby 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 no way required to accept such offer. The offer may not be withdrawn without the consent of the county commissioners.

A 10' wide dedication strip along Johnson Neck Road across the front of Lot 2 is offered for the future road widening of aforesaid road.

Nasir, Mohammad 12/15/14
Nasir, Mohammad Date

GENERAL NOTES:

- OWNERS OF RECORD/PROPERTY INFO:
Parcel 115: Nasir, Mohammad
4041 Johnson Neck Road
Pocomoke, MD 21851
Tax District 08 / Account 00719
- SUBDIVISION ADDRESS: N/S Johnson Neck Road
Pocomoke, MD 21851
- ZONING:
Parcel 115: A-1
A-1 Setbacks: Single Family Dwelling
Min. Front Yard - 35'
or 60' Center Line of Road
Min. Side Yard - 20'
Min. Rear Yard - 50'
Total Buildable Area (for residential dwelling):
+/- 4.79 Ac.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE C, (AREAS OF MINIMAL FLOODING) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0225 A - DATED 02/15/1979.
- ACCORDING TO THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM MAP - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR THE ATLANTIC COASTAL BAYS CRITICAL AREA.
- THERE ARE NO DITCHES WITHIN A PUBLIC DRAINAGE ASSOCIATION (P.D.A) ON THIS PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE FARM FROM LOT 1, LEAVING 28.54 ACRES.
- THERE ARE NO UNCONFINED ANIMAL CONTAINMENT STRUCTURES LOCATED WITHIN 200' OF THIS LOT.
- LOT 1 PLAT REFERENCE: 238/34
- AGRICULTURAL USE ALLOWS TWO MOBILE HOMES ON THIS LOT