

QC 719-05
SUB

Giggenbach, Karl
07-05-10-0022

MSA-S. 1829-5143

dc 10-31-05

Robert L. Ehrlich, Jr.
Governor



Michael S. Steele
Lt. Governor

Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

October 31, 2005

Ms. Helen Spinelli
Queen Anne's Dept. of Planning & Zoning
160 Coursevall Drive
Centreville, Maryland 21617

RE: Administrative Subdivision, Karl & Shirley Giggenbach
File #07-05-10-0022-C

Dear Ms. Spinelli:

Thank you for providing information on the above referenced administrative subdivision. The applicants propose to combine three (3) existing lots into two. The lots are designated LDA and are waterfront Buffer-exempt. One of the lots is developed with a dwelling and garage, while the other two appear to contain accessory structures that are proposed to be demolished.

Provided that all LDA development standards are met upon any further development activity on either Lot 1 or Lot 2, there do not appear to be any Critical Area issues of concern with this administrative subdivision.

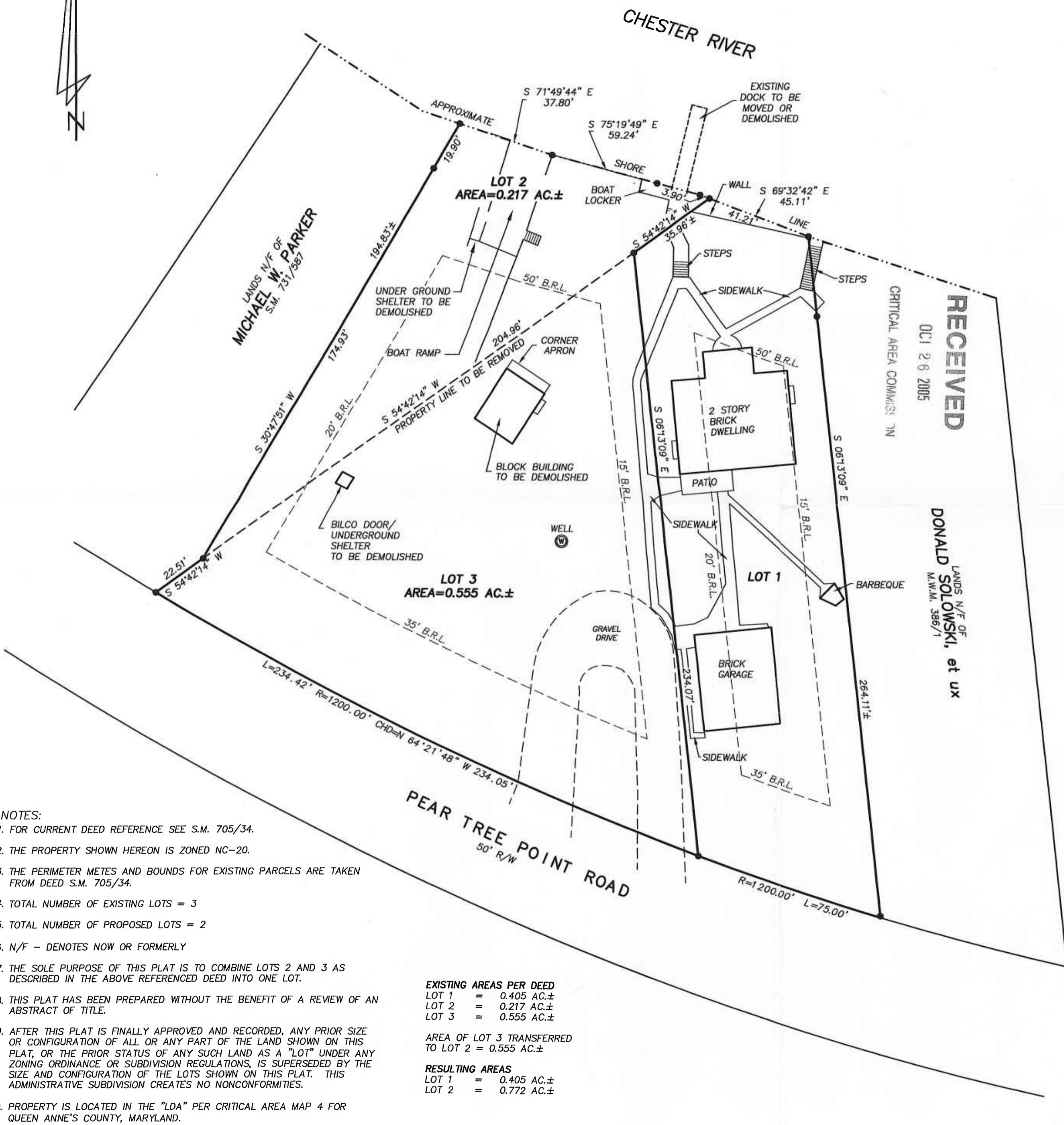
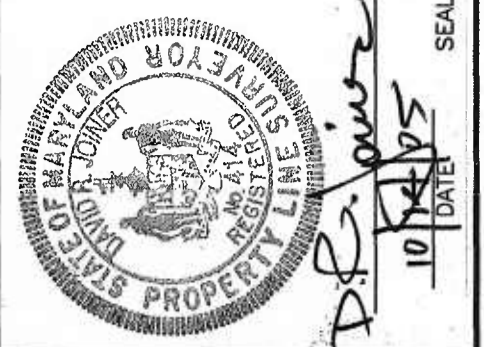
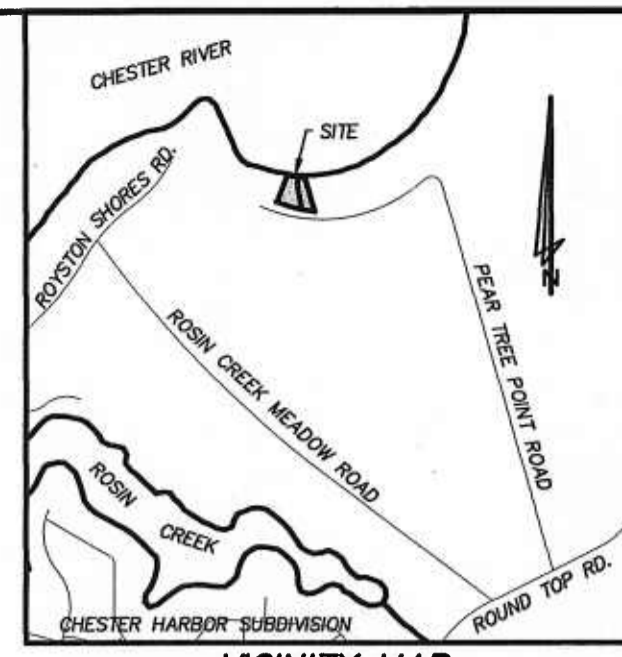
Thank you for the opportunity to review and comment on this subdivision. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

cc: QC719-05



DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE ____ DAY OF ____ 20__.

PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE ____ DAY OF ____ 20__.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. 414, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS/IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 4TH DAY OF OCTOBER 2005.

D.R. Joiner
 REGISTERED MARYLAND SURVEYOR
 McCRONE, INC.
 207 N. LIBERTY STREET
 CENTREVILLE, MD. 21617

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THE ____ DAY OF ____ 20__.

Karl E. Gigenbach
Shirley Gigenbach
 OWNER(S)

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____
 COUNTY OF _____
 ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
 KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

- NOTES:
- FOR CURRENT DEED REFERENCE SEE S.M. 705/34.
 - THE PROPERTY SHOWN HEREON IS ZONED NC-20.
 - THE PERIMETER METES AND BOUNDS FOR EXISTING PARCELS ARE TAKEN FROM DEED S.M. 705/34.
 - TOTAL NUMBER OF EXISTING LOTS = 3
 - TOTAL NUMBER OF PROPOSED LOTS = 2
 - N/F - DENOTES NOW OR FORMERLY
 - THE SOLE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 2 AND 3 AS DESCRIBED IN THE ABOVE REFERENCED DEED INTO ONE LOT.
 - THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.
 - AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY ZONING ORDINANCE OR SUBDIVISION REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT. THIS ADMINISTRATIVE SUBDIVISION CREATES NO NONCONFORMITIES.
 - PROPERTY IS LOCATED IN THE "LDA" PER CRITICAL AREA MAP 4 FOR QUEEN ANNE'S COUNTY, MARYLAND.

EXISTING AREAS PER DEED

LOT 1	=	0.405 AC.±
LOT 2	=	0.217 AC.±
LOT 3	=	0.555 AC.±

AREA OF LOT 3 TRANSFERRED TO LOT 2 = 0.555 AC.±

RESULTING AREAS

LOT 1	=	0.405 AC.±
LOT 2	=	0.772 AC.±

RECEIVED
 OCT 26 2005
 DONALD SOLOWSKI, et ux
 LANDS N/F OF
 M.W.M. 386/1

McCRONE
 ENGINEERING & ENVIRONMENTAL SCIENCES
 LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES
 207 NORTH LIBERTY STREET
 CENTREVILLE, MARYLAND
 (410) 758-2237

DATE	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY
SEPT. 2005	1"=30'	T. COCHRAN		D. JOINER
JOB NO. D1030544				
FOLDER REF 899				
DATE	REVISION			

ADMINISTRATIVE SUBDIVISION
 ON THE LANDS OF
KARL E. GIGENBACH & SHIRLEY GIGENBACH
 TAX MAP 4, GRID 15, PARCEL 72, LOTS 1, 2, AND 3
 SEVENTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
 PREPARED FOR KARL E. GIGENBACH

SHEET NO. — 1 OF 1
 CADD FILE — 05297AD