

WICOMICO COUNTY CIRCUIT COURT (Plats, Cabinet File) Plat Cabinet MSB 14, p. 121, MSA C2333-4229. Date available 2002/03/28. Printed 06/16/2025.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CU-15	220.00	153.09	79.79	150.02	S 104°48' E	39°52'14"
CU-17	20.00	18.16	9.76	17.54	S 52°59'08" W	52°01'12"
CU-18	20.00	18.16	9.76	17.54	S 107°50'52" E	52°01'12"
CU-19	45.00	223.08	35.13	55.38	S 63°01'29" W	284°02'25"

COORDINATE TABLE		
POINT #	NORTHING	EASTING
1	5557.734	5015.520
2	5556.853	5019.721
3	5556.853	5023.584
4	5556.853	5027.447
5	5556.853	5031.310
6	5556.853	5035.173
7	5556.853	5039.036
8	5556.853	5042.899
9	5556.853	5046.762
10	5556.853	5050.625
11	5556.853	5054.488
12	5556.853	5058.351
13	5556.853	5062.214
14	5556.853	5066.077
15	5556.853	5069.940
16	5556.853	5073.803
17	5556.853	5077.666
18	5556.853	5081.529
19	5556.853	5085.392
20	5556.853	5089.255
21	5556.853	5093.118
22	5556.853	5096.981
23	5556.853	5100.844
24	5556.853	5104.707
25	5556.853	5108.570
26	5556.853	5112.433
27	5556.853	5116.296
28	5556.853	5120.159
29	5556.853	5124.022
30	5556.853	5127.885
31	5556.853	5131.748
32	5556.853	5135.611
33	5556.853	5139.474
34	5556.853	5143.337
35	5556.853	5147.200
36	5556.853	5151.063
37	5556.853	5154.926
38	5556.853	5158.789
39	5556.853	5162.652
40	5556.853	5166.515
41	5556.853	5170.378
42	5556.853	5174.241
43	5556.853	5178.104
44	5556.853	5181.967
45	5556.853	5185.830
46	5556.853	5189.693
47	5556.853	5193.556
48	5556.853	5197.419
49	5556.853	5201.282
50	5556.853	5205.145
51	5556.853	5209.008
52	5556.853	5212.871
53	5556.853	5216.734
54	5556.853	5220.597
55	5556.853	5224.460
56	5556.853	5228.323
57	5556.853	5232.186
58	5556.853	5236.049
59	5556.853	5239.912
60	5556.853	5243.775
61	5556.853	5247.638
62	5556.853	5251.501
63	5556.853	5255.364
64	5556.853	5259.227
65	5556.853	5263.090
66	5556.853	5266.953
67	5556.853	5270.816
68	5556.853	5274.679
69	5556.853	5278.542
70	5556.853	5282.405
71	5556.853	5286.268
72	5556.853	5290.131
73	5556.853	5293.994
74	5556.853	5297.857
75	5556.853	5301.720
76	5556.853	5305.583
77	5556.853	5309.446
78	5556.853	5313.309
79	5556.853	5317.172
80	5556.853	5321.035
81	5556.853	5324.898
82	5556.853	5328.761
83	5556.853	5332.624
84	5556.853	5336.487
85	5556.853	5340.350
86	5556.853	5344.213
87	5556.853	5348.076
88	5556.853	5351.939
89	5556.853	5355.802
90	5556.853	5359.665
91	5556.853	5363.528
92	5556.853	5367.391
93	5556.853	5371.254
94	5556.853	5375.117
95	5556.853	5378.980
96	5556.853	5382.843
97	5556.853	5386.706
98	5556.853	5390.569
99	5556.853	5394.432
100	5556.853	5398.295
101	5556.853	5402.158
102	5556.853	5406.021
103	5556.853	5409.884
104	5556.853	5413.747
105	5556.853	5417.610
106	5556.853	5421.473
107	5556.853	5425.336
108	5556.853	5429.199
109	5556.853	5433.062
110	5556.853	5436.925
111	5556.853	5440.788
112	5556.853	5444.651
113	5556.853	5448.514

LINE TABLE		
LINE	LENGTH	BEARING
L-5	46.47	S 04°27'34" E
L-6	39.16	S 18°11'43" E
L-7	88.91	S 79°10'26" E
L-8	52.68	S 32°06'17" W
L-9	60.04	S 24°24'11" W
L-10	27.83	S 48°51'54" E
L-11	86.06	S 63°03'14" E
L-12	69.15	N 04°56'10" E
L-13	51.05	N 61°48'29" E
L-14	53.06	N 19°23'25" E
L-15	38.46	N 39°42'00" W
L-16	29.53	N 23°05'42" W
L-17	31.94	N 51°08'09" E
L-18	43.97	N 71°12'11" E
L-19	32.87	S 84°33'24" E
L-20	27.30	S 59°24'08" W
L-21	24.69	S 07°45'41" W
L-22	25.88	N 71°20'21" W
L-23	14.80	S 22°15'28" W
L-24	9.76	S 22°15'28" W
L-25	43.59	S 18°28'13" E
L-60	34.85	N 61°15'01" W
L-61	24.03	N 61°15'01" W
L-62	21.84	N 07°29'03" W
L-63	100.27	S 82°16'04" W
L-64	58.71	N 71°35'05" W
L-65	93.32	N 48°43'27" W
L-66	109.94	N 54°48'08" W
L-67	75.26	N 35°59'06" W

FOREST CONSERVATION LINE TABLE		
LINE	LENGTH	BEARING
FC20	39.25	N 89°40'42" E
FC21	148.77	S 09°41'33" E
FC22	85.67	S 72°37'24" W
FC23	63.00	N 24°37'25" W
FC24	75.95	N 60°12'24" W
FC25	27.35	S 82°08'48" W
FC26	10.20	S 111°18'36" W
FC27	75.69	S 46°36'22" W
FC28	139.42	S 02°32'41" W
FC30	70.00	N 59°14'05" E
FC37	96.11	S 59°14'05" W

#### LEGEND

- CONCRETE POST SET
- REBAR/CAP SET
- PERC TEST
- WELL
- CONFINED AQUIFER WELL (MANOKIN AQUIFER: 170' OR DEEPER)
- SEWAGE DISPOSAL AREA
- CHESAPEAKE BAY CRITICAL AREA FOREST MITIGATION AREA
- FOREST CONSERVATION EASEMENT AFFORESTED AREA

#### AREA BREAKDOWN

SECTION 3	
CRITICAL AREA	19.19
OUTSIDE CBCA	0.68
EX. WOODS PRIOR TO CONSTRUCTION	9.70
CLEARING FOR (5) LOTS & STREET	2.20
MITIGATION FOR LOT/STREET CLEARING	2.20
REMAINING WOODS AFTER CLEARING	7.28
FCA EASEMENT FROM PRIOR PLAT	1.66
19.87 TOTAL	

#### CHESAPEAKE BAY CRITICAL AREA NOTES

- NO STRUCTURE MAY BE PLACED IN THE FOREST CONSERVATION EASEMENT AREA
  - NO CLEARING OR CUTTING OF ANY VEGETATION OR DISTURBANCE OF SOIL MAY OCCUR WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
  - NO CLEARING OR CUTTING OF ANY VEGETATION OR DISTURBANCE OF SOIL MAY OCCUR IN THE FLOOD PROTECTION-OR DRAINAGE AND MAINTENANCE EASEMENTS THAT ARE LOCATED WITHIN THE FOREST CONSERVATION EASEMENT AREAS WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
- NOTE NO. 3 ABOVE APPLIES TO ALL DRAINAGE AND MAINTENANCE EASEMENTS SHOWN.

#### HEALTH DEPARTMENT NOTES

- L.E. NO. 4383
- TRENCH DEPTHS = 18"
- GPR ZONE B - 1
- NO PERMANENT PHYSICAL STRUCTURES TO BE PLACED OR BUILT WITHIN THE LIMITS OF THE SEWAGE DISPOSAL AREAS SHOWN HEREON.
- NO WELL SHALL BE INSTALLED WITHIN 100' OF ANY SEWAGE DISPOSAL AREA EXCEPT THOSE LOTS APPROVED WITH CONFINED AQUIFER WELLS (AS SHOWN) NOR WITHIN 30' OF ANY FOUNDATION.
- LIFT PUMPS MAY BE REQUIRED
- CONFINED AQUIFER WELL MUST PENETRATE CONFINED SOURCE AT A DEPTH OF 150' OR GREATER
- LOTS 11 & 12 BLOCK "A" AND LOT 1 BLOCK "D" REQUIRE CONFINED AQUIFER WELLS.
- DRIVEWAY WIDTHS LIMITED TO 10' WITH LOCATION APPROVED BY HEALTH DEPT.

#### FINAL PLAT APPROVAL

##### WICOMICO COUNTY HEALTH DEPARTMENT

LOTS 11 & 12 BLOCK "A", 13 & 14 BLOCK "C", AND LOT 1 BLOCK "D" APPROVED FOR ONSITE WATER SUPPLY AND SEWAGE DISPOSAL.

LOTS 3 & 4 BLOCK "A" (SEC. 2) APPROVED FOR PLAT MSB 13/112

BY Mary Phlips-Dickerson DATE 3/18/02

BY Arac

WICOMICO COUNTY FOREST CONSERVATION ACT

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA NO. 9919 ON FILE IN THE WICOMICO COUNTY PLANNING OFFICE.

BY Chris Wood for DGN DATE 3/20/02

CHESAPEAKE BAY CRITICAL AREA

BY Doris Nutter, ARP DATE 3/20/02

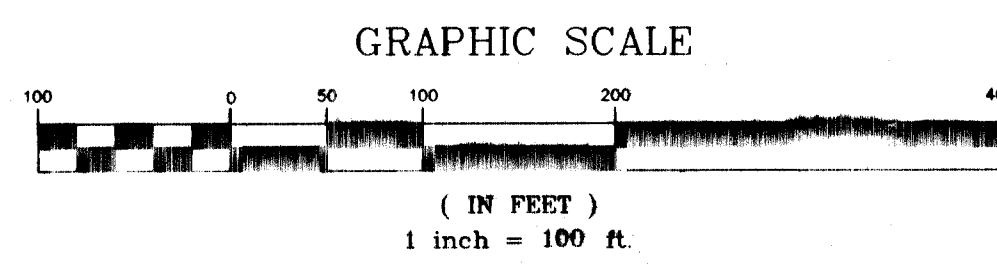
WICOMICO COUNTY PLANNING AND ZONING COMMISSION

BY Caroline J. Lee Callahan DATE 10/20/00

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS

THE APPROVAL OF THE WICOMICO COUNTY DEPT. OF PUBLIC WORKS DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

BY Shawna DATE 10/19/00



#### OWNERS' AND SURVEYOR'S CERTIFICATE

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

PAUL W. ELLIOTT, OWNER DATE 3-19-02

BRIAN M. DENNIS, SURVEYOR DATE 3-26-02

#### GENERAL NOTES

- FINAL PLAT APPROVAL CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED FOR STORMWATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC LOTS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.
- THESE LOTS MAY BE SUSCEPTIBLE TO PERIODIC LOCALIZED STORMWATER DRAINAGE PROBLEMS. LOT OWNERS ARE ENCOURAGED TO CONSTRUCT STRUCTURES AND PREPARE THE SITE TO MINIMIZE THE IMPACT OF THESE POTENTIAL STORMWATER DRAINAGE PROBLEMS.
- THIS PROPERTY IS LOCATED WITHIN AN AREA WHICH ALLOWS AGRICULTURAL OPERATIONS. THIS "RIGHT TO FARM" IS PROTECTED UNDER CHAPTER 186 OF THE WICOMICO COUNTY CODE.
- WITHIN THE AREAS DESIGNATED "DRAINAGE AND MAINTENANCE EASEMENT", OBJECTS SUCH AS STRUCTURES, FENCES, SIDEWALKS, PAVED DRIVEWAYS, AND/OR UTILITIES WHICH MAY ACT AS AN OBSTRUCTION TO THE INTENDED USE AND/OR MAINTENANCE OF THIS EASEMENT SHALL NOT BE PERMITTED.
- THE "RIVER WOODS HOMEOWNERS' ASSOCIATION" SHALL OWN AND MAINTAIN PARCELS 1 AND 11.
- DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN MSB 1296/96, FIRST AMENDMENT REC'D IN MSB 1802/04.
- MAINTENANCE AND INSPECTION AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN MSB 1371/146.
- MAINTENANCE OF FOREST CONSERVATION AREA EASEMENTS 1 & 2 WITHIN PARCEL II SHALL BE THE RESPONSIBILITY OF THE "RIVER WOODS HOMEOWNERS' ASSOCIATION".
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND ANY DEVELOPMENT WITHIN THE FLOOD PLAIN IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS AS SET FORTH IN CHAPTER 146 OF THE WICOMICO COUNTY CODE ENTITLED "FLOODPLAIN MANAGEMENT".
- MAINTENANCE OF ANY "DRAINAGE AND MAINTENANCE EASEMENT" LOCATED WITHIN ANY FOREST CONSERVATION AREA SHALL ONLY OCCUR WITHIN APPROVAL FROM THE WICOMICO COUNTY PLANNING OFFICE. ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- 5' STRIP RESERVED FOR ROAD AND UTILITY PURPOSES ALONG ALL LOTS FRONTING ON STREETS HAVING 40' RIGHT OF WAY WIDTH.

#### FINAL PLAT OF RIVER WOODS, SECTION THREE AND

#### CORRECTED PLAT OF LOTS 3 & 4, Block "A" of RIVER WOODS, SECTION TWO EDEN, MARYLAND

- ★ THIS PLAT PREPARED IN ACCORDANCE WITH CHAPTER 200 OF THE WICOMICO COUNTY CODE, TO SHOW THE ADDITION OF THE 10' DRAINAGE AND MAINTENANCE EASEMENT ON LOT 3 AND THE DELETION OF THE 15' DRAINAGE AND MAINTENANCE EASEMENT FORMERLY SHOWN ON LOT

#### CORRECTED FINAL PLAT

SCALE	1" = 100'	DATE	13 MARCH 2002
DEED REF.	1286/481		
PLAT REF.	MSB 13/112		
COUNTY	WICOMICO	DISTRICT	TRAPPE
TAX MAP	46 PARCEL 116	ZONING	AGR - RURAL
F.I.R.M. MAP NO.	240078 0036C	FLOOD HAZARD ZONE	AS SHOWN
PROJ. NO.	02-097-92	SURV/DR	JWP/BMD



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