

OWNER'S AND SURVEYOR'S CERTIFICATE

WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY" SECT. 3-100 OF THE ANNOTATED CODE OF MD. LATEST EDITION, CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

OWNER: Waterworks Lawn Irrigation Inc. DATE: 5/20/05
LAND SURVEYOR: John H. Plummer DATE: 5/20/05



N/T
DANA L. WELLS CUSTODIAN
DEED REF: 2243/634
MAP 36 P. 161

SITE

QUANTICO

LOCATION MAP - NOT TO SCALE

GENERAL NOTES

1. WICOMICO COUNTY TAX MAP NO. 36, P. 126 AND 127
2. ZONED: A-1
3. DEED REF: 2370/491
4. PLAT REF: NONE
5. ELECTION DISTRICT QUANTICO
6. FLOOD ZONES 'C'
7. ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WICOMICO COUNTY ZONING CODE IN EFFECT AT THE TIME OF CONSTRUCTION
8. THE APPROVAL OF THE WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS.
9. THE FOLLOWING NOTE IS A STANDARD NOTE REQUIRED BY THE WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS ON ALL SUBDIVISION PLATS: THIS LOT MAY BE SUSCEPTIBLE TO PERIODIC LOCALIZED STORM WATER DRAINAGE PROBLEMS. LOT OWNERS ARE ENCOURAGED TO PREPARE THE SITE AND CONSTRUCT STRUCTURES SO AS TO MINIMIZE THE IMPACT OF THESE STORM WATER DRAINAGE PROBLEMS.
10. FINAL PLAT APPROVAL CERTIFIES THAT THE SUBDIVISION HAS BEEN REVIEWED FOR STORMWATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.
11. NO FOUNDATIONS TO BE BUILT WITHIN 30' OF WELL LOCATION OR WITHIN 10' OF SRA
12. NO FOUNDATION TO BE BUILT IN THE SEWAGE DISPOSAL AREA
13. 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.
14. WITHIN THE AREA DESIGNATED AS "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.
15. 10 FEET WIDE STRIP HEREBY DEDICATED TO THE STATE OF MARYLAND FOR ROAD AND UTILITY PURPOSES, ALONG MD ROUTE 347 (AREA = 4294 S.F. +/-)
16. 10 FEET WIDE STRIP HEREBY DEDICATED TO WICOMICO COUNTY, MARYLAND FOR ROAD AND UTILITY PURPOSES, ALONG COUNTY RD 427 (AREA = 13407 S.F. +/-)
17. PRINCIPLE STRUCTURE SETBACKS
FRONT = 30'
SIDE = 10' (2 REQUIRED)
REAR = 30'
18. SEWAGE RESERVE AREAS TO BE EXCLUSIVE OF EASEMENTS, RIGHTS-OF-WAYS, BUILDINGS AND DRIVES
19. OWNER INFORMATION
WATERWORKS LAWN IRRIGATION INC.
26383 QUANTICO CREEK RD.
HEBRON, MD 21830
410-548-2868
20. TOTAL AREA RECONFIGURED = 8.181 +/- ACRES
EX. PARCEL 127 = 6.792 +/- ACRES
EX. PARCEL 126 = 0.982 +/- ACRES
ROAD DEDICATION = 0.406 +/- ACRES
PROP. PARCEL 127 = 2.728 +/- ACRES
PROP. PARCEL 126 = 5.046 +/- ACRES

LEGEND

- IFF IRON PIPE FOUND
- ICF IRON ROD V/ CAP FOUND
- RCS IRON ROD V/ CAP SET
- ▲ EX. WELL
- U UTILITY POLE
- E OVERHEAD UTILITY LINES
- X FENCE LINE
- X FENCE LINE
- — — — — PROPERTY LINE TO BE ELIMINATED
- — — — — DITCH LINE
- 15' EACH SIDE OF DITCH DRAINAGE AND MAINTENANCE EASEMENT
- ROADWAY DEDICATION AREA
- EX. STRUCTURE

0' 60' 120' 180'

LANDS OF WATERWORKS LAWN IRRIGATION INC. RESUBDIVISION SURVEY

SCALE 1" = 60' SURVEYED DAW JOB NO. BOBBY SHORT
DATE 3/12/05 DRAWN DAW FIELD BOOK X PAGE X
REVISED CAD FILE BOBBY SHEET 1 OF 1

JOHN H. PLUMMER AND ASSOCIATES, INC.

PROFESSIONAL ENGINEERS REG. LAND SURVEYORS
615 EASTERN SHORE DRIVE
SALISBURY, MD. 21804
(410) 548-4215 FAX: 0401

P112438 MSA CSU 2332-1326

6/2/12/05

Wicomico County
June 15, 2005
MSB Cab 14 Folio 852

WICOMICO COUNTY DEPT.
PUBLIC WORKS

BY: P. Rai Sharma
DATE: 6/14/05

WICOMICO COUNTY
HEALTH DEPT.

PARCEL 127 HAS AN EX. IRRIGATION WELL. PARCEL 126 HAS AN EXISTING WELL AND SEPTIC. NONE OF THESE WERE EVALUATED FOR QUALITY. LOT LINE REVISION BETWEEN PARCELS OF RECORD. GPR ZONE 'B2'.

BY: Mary Phipps Dickerson
DATE: 6/1/05

PROP. PARCEL 126
5.046 +/- ACRES

PROP. PARCEL 127
2.728 +/- ACRES

LINE TO BE
CREATED
PER PROVISIONS
OF THIS PLAT

LINES TO BE
ELIMINATED
PER PROVISIONS
OF THIS PLAT

EX. PARCEL 126
0.982 +/- ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	147.13'	138.09'	N 61°22'40" W	70°15'02"

FOREST CONSERVATION NOTES

1. ANY DISTURBANCE OF LAND, TRANSFER OF OWNERSHIP WITHIN 5 YEARS OF THE RECORDING OF THIS PLAT, OR FUTURE SUBDIVISION ACTIVITY ON THIS PARCEL MAY BE SUBJECT TO THE WICOMICO COUNTY FOREST CONSERVATION ACT REF. FCA (C) 2005-042