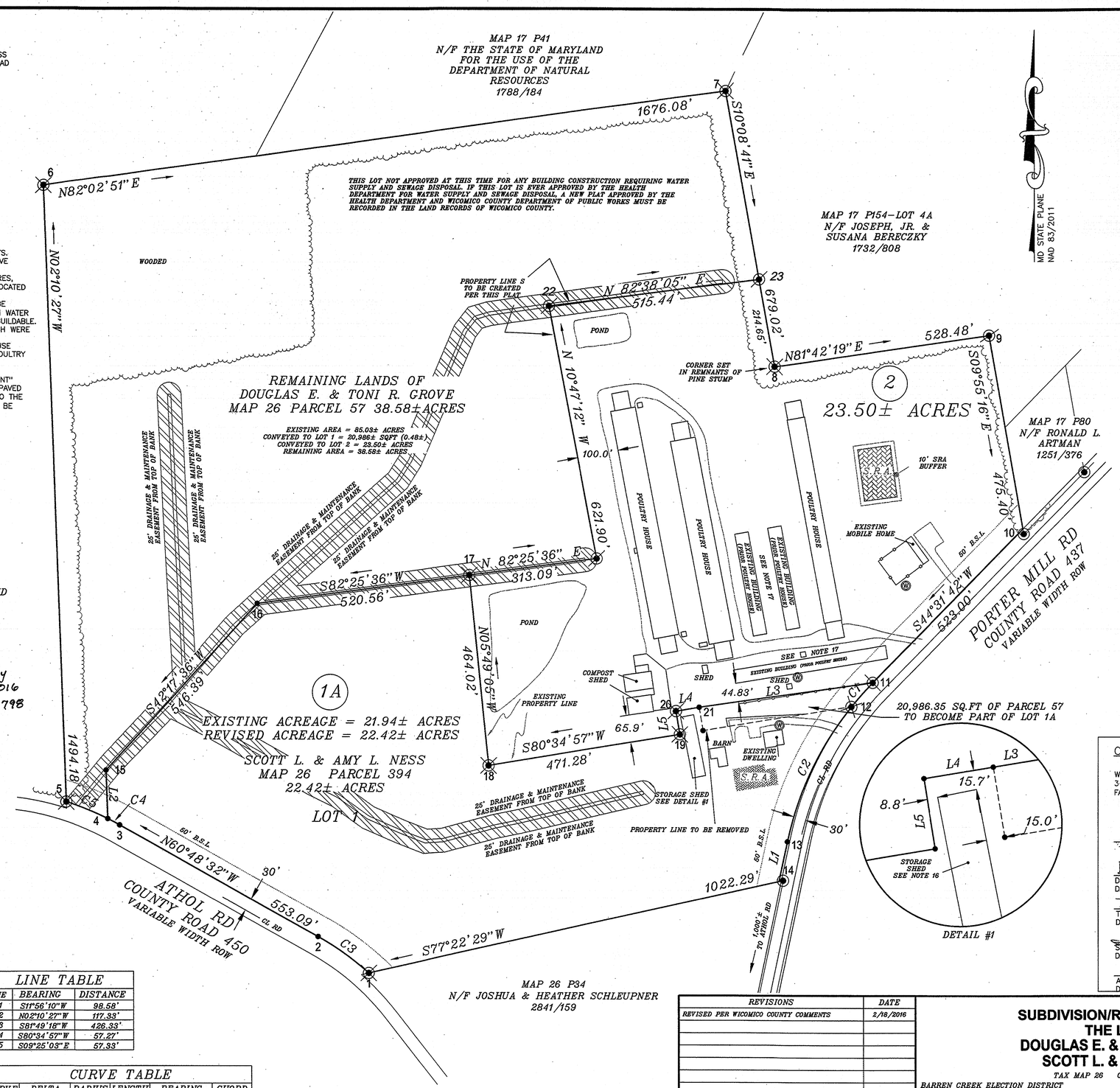
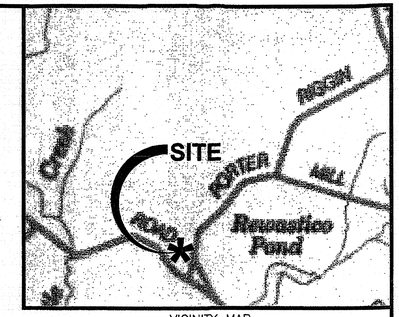
NOTES:
1. DEED REF: 3156/379 (P. 57) & 2756/304 (P. 394).
2. PLAT REF: RECORDED PLAT 14/890 AUG. 15, 2005
3. OWNERS OF RECORD:
   DOUGLAS E. & TONI R. GROVE, 24688 PORTER MILL ROAD, HEBRON, MARYLAND 21830
   SCOTT L. & AMY L. NESS, 24642 PORTER MILL ROAD, HEBRON, MARYLAND 21830
4. TAX MAP 26, PARCEL 57 & 394.
5. PLAT 14/890
6. ZONED: A-1.
7. G.P.R. MANAGEMENT AREA: B1
8. THIS PROPERTY IS LOCATED IN AN AREA WHICH ALLOWS AGRICULTURAL OPERATIONS. THE "RIGHT TO FARM" IS PROTECTED UNDER CHAPTER 186 OF THE WICOMICO COUNTY CODE.
9. THESE LOTS MAY BE SUSCEPTIBLE TO PERIODIC LOCALIZED DRAINAGE PROBLEMS. LOT OWNERS ARE ENCOURAGED TO PREPARE THE SITE AND CONSTRUCT STRUCTURES SO AS TO MINIMIZE THE IMPACT OF THESE POTENTIAL STORM DRAINAGE PROBLEMS..
10. ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WICOMICO COUNTY ZONING CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
11. 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.
12. FINAL PLAT APPROVAL CERTIFIES THAT THE SUBDIVISION HAS BEEN REVIEWED FOR STORMWATER DRAINAGE EFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.
13. ALL FOUNDATIONS MUST BE A MINIMUM OF 10' FROM SEWAGE RESERVE AREAS AND 30' FROM A POTABLE WELL.
14. EACH SEWAGE/RESERVE AREA SHALL REMAIN EXCLUSIVE OF STRUCTURES, EASEMENTS,RIGHTS-OF-WAYS AND DRIVEWAYS. UTILITIES ARE TO BE LOCATED OUTSIDE OF THE SEWAGE DISPOSAL AREAS..
15. THE SEWAGE DISPOSAL AREA(S) SHOWN ON THIS PLAT ARE NOT TO BE IMPACTED DURING ANY PHASE OF CONSTRUCTION, GRADING OR STORM WATER MANAGEMENT ACTIVITIES, OTHERWISE THE SITE MAY BE DEEMED NOT BUILDABLE.
16. SEWAGE SYSTEM DESIGNS ARE BASED ON UNDISTURBED GRADES WHICH WERE OBSERVED DURING THE LAND EVALUATION PROCESS.
17. STORAGE SHED SHOWN IS PROHIBITED FROM USE AS A POULTRY HOUSE
18. EXISTING BUILDING ON PARCEL 57 IS PROHIBITED FROM USE AS A POULTRY HOUSE. STORAGE USE ONLY.
19. ZONE "X", MAP 24045C0070E, DATED 08/17/2015
20. WITHIN THE AREA DESIGNATED AS "DRAINAGE & MAINTENANCE EASEMENT" OBJECTS SUCH AS TREES, SHRUBS 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.

PURPOSE STATEMENT – THE PURPOSE OF THIS PLAT IS TO:
1) REVISE A COMMON PROPERTY BOUNDARY LINE BETWEEN PARCEL 57 AND PARCEL 394 (KNOWN AS LOT 1) ON MAP 26;
2) CREATE A SEPERATE PARCEL OF LAND FROM PARCEL 57.





VICINITY MAP
1"= 2000'

FOREST CONSERVATION NOTE:

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA#2016-82 ON FILE IN THE PLANNING OFFICE.

12/19/16

WICOMICO COUNTY
DEPARTMENT PLANNING AND ZONING

12/19/16
DIRECTOR

WICOMICO COUNTY
DEPARTMENT OF PUBLIC WORKS

Weston S. Young Jr. 12/19/16
DIRECTOR

WICOMICO COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION IS APPROVED FOR INTERIM WATER SUPPLY AND SEWAGE DISPOSAL IN ACCORDANCE WITH THE WICOMICO COUNTY WATER AND SEWERAGE PLAN. EXISTING FACILITIES NOT EVALUATED FOR THE PURPOSE OF THIS PLAT

12/2/16
DATE

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIRMENTS 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.

DOUGLAS WILLIAMS 11/20/16

Douglas E. Grove 11-22-2016
DOUGLAS E. GROVE
DATE

Toni R. Grove 11-22-2016
TONI R. GROVE
DATE

Scott L. Ness 11-20-2016
SCOTT L. NESS
DATE

Amy L. Ness 11-20-2016
AMY L. NESS
DATE

LEGEND

- = IRON PIPE FOUND
- = IRON ROD WITH CAP SET
- = IRON ROD WITH CAP FOUND
- = CONCRETE MONUMENT FOUND
- = POINT
- = FENCE
- = WELL
- = PROPERTY LINE TO BE ELIMINATED

COORDINATE TABLE

POINT	NORTHING	EASTING
1	275392.990	1666860.083
2	275481.482	1666736.515
3	275751.237	1666253.669
4	275766.469	1666224.799
5	275806.864	1666124.140
6	277299.963	1666067.455
7	277531.854	1667727.413
8	276863.445	1667847.012
9	276939.687	1668369.966
10	276471.399	1668451.874
11	276098.548	1668085.112
12	276041.321	1668034.103
13	275712.884	1667878.040
14	275616.437	1667857.652
15	275883.717	1666220.347
16	276287.888	1666588.028
17	276356.494	1667104.045
18	275894.861	1667151.084
19	275971.974	1667616.008
20	276028.530	1667606.627
21	276037.900	1667663.122
22	277008.665	1667298.017
23	277074.741	1667809.205

LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°56'10"W	98.58'
L2	N02°10'27"W	117.33'
L3	S8°49'18"W	426.33'
L4	S80°34'57"W	57.27'
L5	S09°25'03"E	57.33'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°38'01"	780.00'	76.69'	S41°42'42"W	76.66'
C2	26°57'32"	780.00'	367.01'	S25°24'56"W	363.63'
C3	12°49'59"	680.00'	152.30'	N54°23'33"W	151.99'
C4	2°45'02"	680.00'	32.64'	N62°11'03"W	32.64'
C5	9°08'55"	680.00'	108.58'	N68°08'01"W	108.46'

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS ON THIS PROPERTY.

GRAPHIC SCALE
0 120 240 360
(IN FEET)
1 inch = 120' ft.

REVISIONS	DATE
REVISED PER WICOMICO COUNTY COMMENTS	2/18/2016

SUBDIVISION/RESUBDIVISION FOR THE LANDS OF DOUGLAS E. & TONI R. GROVE SCOTT L. & AMY L. NESS

TAX MAP 26 GRID 5 PARCEL:57
BARREN CREEK ELECTION DISTRICT WICOMICO COUNTY, MD.

Douglas P. Williams, Professional Land Surveyor
Land Surveying • Land Planning • GPS/GIS
3288 Burrsville Rd 25622 Rewastico Rd
Harrington, DE 19952 Hebron, MD 21830
410-726-1831

LICENSE EXPIRES: 01/28/2017
STATE OF MARYLAND DOUGLAS P. WILLIAMS 21157 PROFESSIONAL LAND SURVEYOR
DOUGLAS P. WILLIAMS
MD 21157 REG. NO. | 09/25/2019 DATE

P221731

MSA C2332-2977

WICOMICO COUNTY CIRCUIT COURT (Plat Book) Plat Cabinet MSB 16, p. 798, MSA_C2332_2977. Date available 2016/12/20. Printed 02/06/2019.