

REQUIRED STANDARD PLAT NOTES

TIDAL AND NON-TIDAL WETLANDS DELINEATION NOTE

NON-TIDAL WETLANDS MAY EXIST ON THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE LAND OWNER AND/OR DEVELOPER TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND PERMITS FOR WETLANDS.

OR,

TIDAL AND/OR NON-TIDAL WETLANDS AS SHOWN HEREON WERE DELINEATED ON (DATE) BY (CONSULTANT/AGENCY) AND WERE FIELD LOCATED (DATE).

OR,

NO TIDAL OR NON-TIDAL WETLANDS HAVE BEEN LOCATED.

AGRICULTURAL COMPATIBILITY STATEMENT

THIS PROPERTY IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST OR GLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON (IS OR IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. (PANEL NUMBER), WITH AN EFFECTIVE DATE OF JANUARY 16, 2015 FOR CAROLINE COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE (MAY OR MAY NOT) BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

CHESAPEAKE BAY CRITICAL AREA STATEMENT

THE PROPERTY SHOWN HEREON (IS OR IS NOT) LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

IF APPLICABLE,

THE CRITICAL AREA OVERLAY ZONING DISTRICT IS (IDA) INTENSELY DEVELOPED AREA, (LDA) LIMITED DEVELOPMENT AREA OR (RCA) RESOURCE CONSERVATION AREA. DEVELOPMENT OF THIS/THESE LOT(S) IS SUBJECT TO THE STATE AND LOCAL CHESAPEAKE BAY CRITICAL AREA REGULATIONS.

SEDIMENT & EROSION CONTROL STATEMENT

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF CAROLINE COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE CAROLINE COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, PURSUANT TO ENVIRONMENTAL ARTICLE, TITLE 4, SUBTITLE 1 OF THE ANNOTATED CODE OF MARYLAND AND COMAR 26.17.01.

DIRT ROAD STATEMENT

(ROAD NAME) IS AN UNPAVED COUNTY ROAD AND IS DESIGNATED AS A MINIMUM SERVICE ROAD (IE. THE ROAD MAY NOT BE PASSIBLE IN ALL WEATHER CONDITIONS.) AS OF (DATE), (ROAD NAME) IS NOT ON THE CAROLINE COUNTY 10 YEAR ROAD PAVING PROGRAM.

ADDITION PLAT STATEMENT

THIS SUBDIVISION IS MADE SOLELY FOR THE PURPOSE OF ADDING THE PARCEL SHOWN HEREON TO THE ADJOINING LANDS OF (PARCEL INFORMATION).

AS RECORDED IN (RECORDING REFERENCE), SAID PARCEL DOES NOT CONSTITUTE A SEPARATE BUILDING LOT AND MAY NOT BE TRANSFERRED SEPARATELY FROM SAID ADJOINING LANDS. ANY FUTURE SUBDIVISION OF SAID PARCEL OR BUILDING DEVELOPMENT SHALL BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME.

ACREAGE OF BOTH PARCELS SHOULD BE SHOWN INCLUDING A TOTAL NEW ACREAGE

LOT HISTORY STATEMENT

THERE HAVE BEEN NO LOTS PREVIOUSLY SUBDIVIDED AND/OR CONVEYED FROM THE ORIGINAL TRACT AND/OR PARCEL SHOWN HEREON AFTER NOVEMBER 30, 1972.

OR,

THERE HAVE BEEN (#) LOT(S) PREVIOUSLY SUBDIVIDED FROM THE ORIGINAL TRACT AND/OR PARCEL AFTER NOVEMBER 30, 1972.

LOT #, OWNER, DATE RECORDED, RECORDING REFERENCE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (PREVIOUS OWNER) BY DEED DATED (DATE) AND RECORDED IN (LIBER, FOLIO), AND THAT THE REQUIREMENTS OF THE CAROLINE COUNTY SUBDIVISION REGULATIONS AND THE REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 108 OF THE ANNOTATED CODE OF MARYLAND, AS ENACTED OR AMENDED, SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN COMAR 09.13.06.12 AND .09.13.06.06 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED (PROPERTY LINE SURVEYOR OR PROFESSIONAL LAND SURVEYOR) UNDER THE LAWS OF THE STATE OF MARYLAND.

OWNERS' DEDICATION FOR LIMITED LIABILITY COMPANY

(SAME AS FOREGOING FORM FOR INDIVIDUAL EXCEPT AS INDICATED BELOW)

WE, _____ A _____ LIMITED LIABILITY COMPANY
(NAME OF LIMITED LIABILITY COMPANY) (NAME OF STATE)

BY _____, MANAGING MEMBER,
_____, SECRETARY, OWNERS OF THE PROPERTY, ETC

ATTEST: _____ DATE: _____

SECRETARY NAME OF LIMITED LIABILITY COMPANY
BY: _____
MANAGING MEMBER

SIGNATURE BLOCKS

(THIS SIGNATURE BLOCK IS TO BE USED FOR NEW LOTS CREATED WITH PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS ONLY)

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IN ACCORDANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO COMMUNITY SYSTEMS WHEN THEY BECOME AVAILABLE. THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN.

APPROVED: _____ DATE: _____
CAROLINE COUNTY APPROVING AUTHORITY

APPROVED: _____ DATE: _____
CAROLINE COUNTY ZONING ADMINISTRATOR

(FOR LOT LINE REVISIONS OR ADDITION PLATS THAT DO NOT CREATE NEW BUILDING LOTS AND DO NOT HAVE EXISTING WELL OR SEPTIC OR COMMUNITY WATER AND SEWER)

THE PURPOSE OF THIS PLAT IS SOLELY FOR (DESCRIBE ACTION CAREFULLY). SAID PARCEL(S) DO (DOES) NOT CONSTITUTE A BUILDING LOT(S) AND THEREFORE MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME EITHER THE PARCEL(S) CAN BE SERVED BY A COMMUNITY SEWERAGE SYSTEM OR EVALUATION OF THE PARCEL(S) DEMONSTRATE(S) THAT THE PARCEL(S) MEET(S) THE PROVISION SET FORTH IN COMAR 26.04.02 AND 26.04.03, IF APPLICABLE, IN PLACE AT THE TIME OF PROPOSAL SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE FEDERAL, STATE AND COUNTY CODES, REGULATIONS AND LAWS.

APPROVED: _____ DATE: _____
CAROLINE COUNTY APPROVING AUTHORITY

APPROVED: _____ DATE: _____
CAROLINE COUNTY ZONING ADMINISTRATOR

(FOR LOT LINE REVISIONS OR ADDITION PLATS THAT DO NOT CREATE NEW BUILDING LOTS AND DO HAVE EXISTING WELL OR SEPTIC OR COMMUNITY WATER AND SEWER)

THIS LOT LINE REVISION OR ADDITION PLAT SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN; HOWEVER, THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF ANY INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND CONNECT TO COMMUNITY SYSTEMS WHEN THEY BECOME AVAILABLE.

APPROVED: _____ DATE: _____

CAROLINE COUNTY APPROVING AUTHORITY

APPROVED: _____ DATE: _____

CAROLINE COUNTY ZONING ADMINISTRATOR

ASSIGNMENT OF REMAINING DEVELOPMENT RIGHTS STATEMENT

PER THE CODE OF PUBLIC LAWS OF CAROLINE COUNTY MARYLAND, CHAPTER 175-38, DEVELOPMENT RIGHTS IN THE R, RURAL DISTRICT, (#) REMAINING SUBDIVISION RIGHTS (LOTS) EXIST ON THE RESIDUAL OF THE PROPERTY. IF THE RESIDUE OF THESE POTENTIAL ADDITIONAL SUBDIVISIONS IS LESS THAN 20 ACRES, IT SHALL BE COUNTED AS ONE OF THE (#) REMAINING SUBDIVISION RIGHTS (LOTS). THIS IS WITHOUT CONSIDERATION OF OTHER POTENTIALLY BINDING EASEMENTS, AND APPLICABLE STATE AND COUNTY CODE, WHICH MAY RESTRICT THE CREATION AND DEVELOPMENT OF THESE LOTS.