PROPERTY OWNER: CHARLES E. BRIGGS & BONNIE L. BRIGGS (PARCEL 23 & 149)
22879 LEWES GEORGETOWN HIGHWAY
GEORGETOWN, DELAWARE 19947-5300

ZONING CLASSIFICATION: "R" (RURAL)
MINIMUM LOT AREA - 43,560 SQ.FT. = 1.000 AC.
MINIMUM FRONT YARD - 50 FEET
MINIMUM SIDE YARD - 25 FEET
MINIMUM REAR YARD - 30 FEET

NOTES:

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C", AS INDICATED ON NATIONAL FOOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240130 0095 B.

THIS PROPERTY IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSOR OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE AFFECTS OF ANY NORMAL FARMING, HUNTING, FORESTRY & AQUACULTURE 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, AERIAL SPRAYING, FUMES, DUST, OR GLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

THIS PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

TIDAL OR NONTIDAL WETLANDS MAY EXIST ON THIS PROPERTY. IT IS THE RESPONSIBILTY OF THE LANDOWNER AND/OR DEVELOPER TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND PERMITS FOR WETLANDS.

THERE HAS BEEN ONE LOT SUBDIVIDED FROM THIS ORIGINAL PARCEL SINCE AUGUST 25,1971.

PARCEL	OWNER	DATE RECORDED	RECORDING REFERENCE
28	JAMES R. LOCKE	AUGUST 25, 1971	174/305

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE ADDITION PLAT AS SHOWN HEREON IS CORRECT, THAT IS A ADDITION OF THE LANDS CONVEYED FROM GEORGE C. HER SUBSTITUTE TRUSTEE, TO CHARLES E. BRIGGS & BONNIE L. BRIGGS BY DEED DATED JUNE 20, 2002, AND RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY IN LIBER 447, FOLIO 717 FOR PARCELS 149 & 23; AND THAT ALL MONUMENTS ARE IN PLACE.
THIS ADDITION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

7-12-06
DATE

THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
LANE ENGINEERING, INC.
117 BAY STREET
EASTON, MARYLAND 21601
(410)-822-8003

STATE OF MARYLAND
THOMAS D. LANE
No. 340
REGISTERED PROPERTY LINE SURVEYOR

WE, CHARLES E. BRIGGS & BONNIE L. BRIGGS, OWNERS OF TAX PARCELS 23 & 149 AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS ADDITION PLAT.

CHARLES E. BRIGGS — DATE 7/12/2006

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF July, 2006.

NOTARY — DATE 7-12-06

BONNIE L. BRIGGS — DATE 7/12/2006

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF July, 2006.

NOTARY — DATE 7-12-06

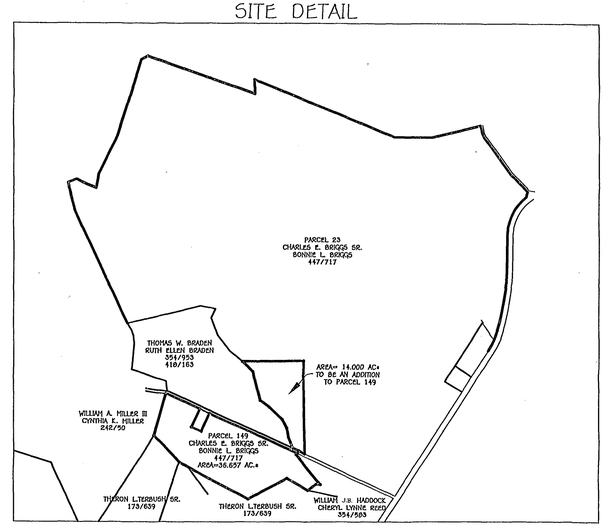
THIS SUBDIVISION IS MADE SOLELY FOR THE PURPOSE OF ADDING A PORTION OF THE THE PARCEL SHOWN HEREIN AS PARCEL 23 (14.0 AC±) TO THE ADJOINING LANDS OF PARCEL 149 AS RECORDED IN LIBER 447, FOLIO 717. SAID PARCEL DOES NOT CONSTITUTE A SEPARATE BUILDING LOT AND MAY NOT BE TRANSFERRED SEPARATELY FROM SAID ADJOINING LANDS. ANY FUTURE SUBDIVISION OF SAID PARCEL OR BUILDING DEVELOPMENT SHALL BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION REQUALTIONS IN EFFECT AT THAT TIME.

CAROLINE COUNTY APPROVING AUTHORITY — DATE 7/19/06

CAROLINE COUNTY ZONING ADMINISTRATOR — DATE 7/20/06

06-040

SITE DETAIL



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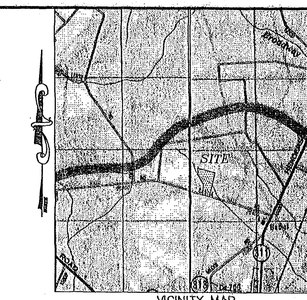

VICINITY MAP
SCALE 1" = 2000'
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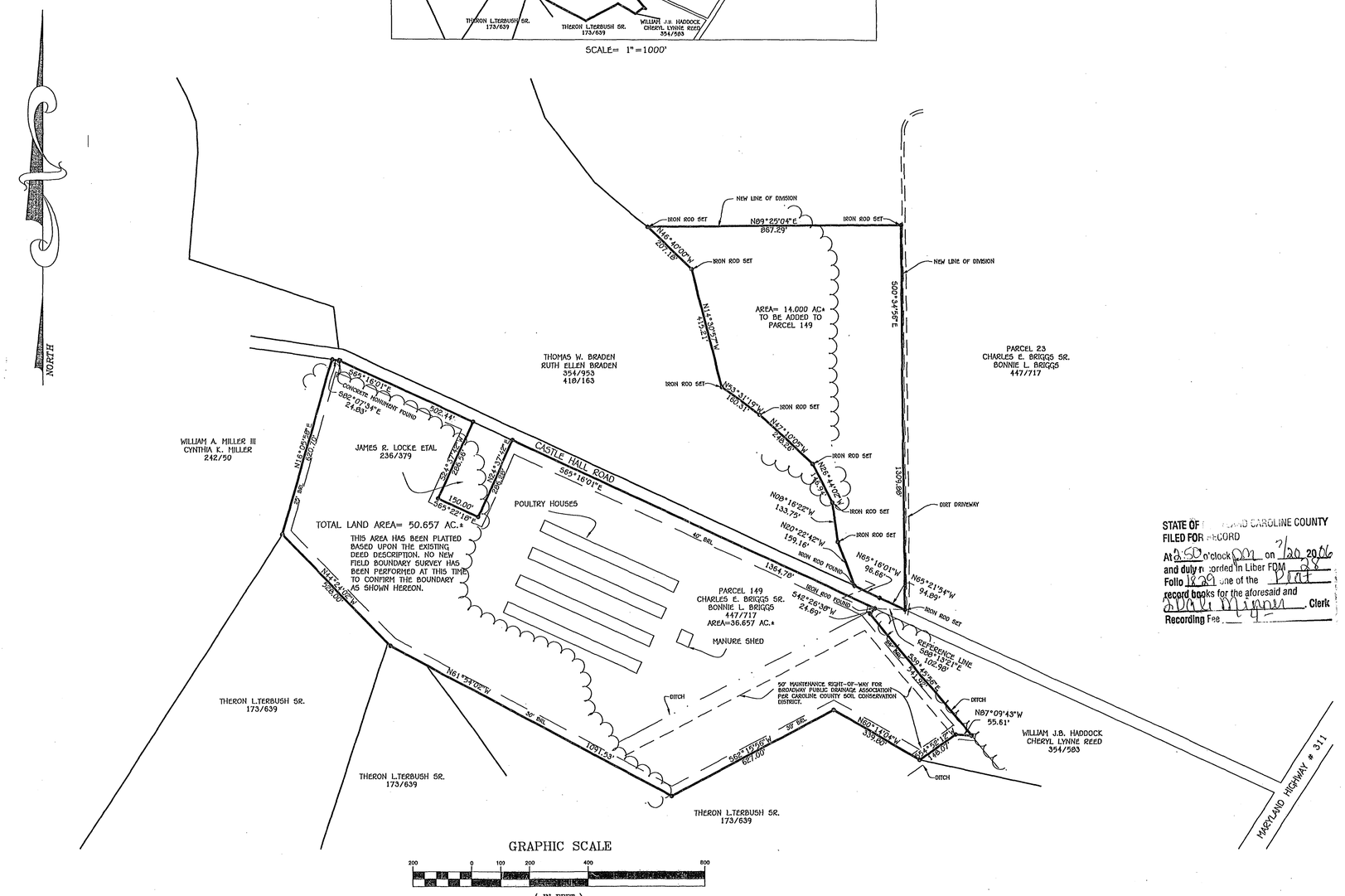

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

STATE OF MARYLAND CAROLINE COUNTY
FILED FOR RECORD
At 2:50 o'clock PM on 7/20/2006
and duly recorded in Liber FDM 28
Folio 129 one of the Plat
record books for the aforesaid and
Sharl Wigner Clerk
Recording Fee

BY	REVISION	APPROVED	DATE
G.A.G.	REVISIONS MADE PER CAROLINE COUNTY COMMENTS 7-06-06	T.D.L.	7-12-06

No.	BY	REVISION	APPROVED	DATE

SEAL

PLAT FEE-M
TOTAL
Rec# CH01 Rcpt
FDM CLR BK
Jul 20, 2006 PG

Lane Engineering, Inc.
Civil Engineers – Land Planning – Land Surveyors
117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
E-mail: mail @ leinc.com
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
1148 West Water St. Centreville, MD 21617 (410) 759-2095 FAX (410) 759-4422

DATE 7-12-06
SCALE 1"=200'
JOB NO. 0602354
DRAWN BY G.A.GALASSO
DWG. NAME 0602354SDX
APPROVED T.D.L.

ADDITION PLAT
FOR
CHARLES E. BRIGGS & BONNIE L. BRIGGS
IN THE FIRST ELECTION DISTRICT
CAROLINE COUNTY, MARYLAND
TAX MAP 8 GRID 13 & 19 PARCEL 23 & 149

SHEET No. 01 OF 01
FILE No. C088

P129560 MSA CSU 2254 1846

CAROLINE COUNTY CIRCUIT COURT (Plat File) Plat File 28, p. 1829, MSA_C2254_1846. Date available 2006/07/20. Printed 12/06/2018.
Maryland State Archives