

# NOTES:

- OWNER:  
MAJID AROOM  
5890 HARMONY ROAD  
PRESTON, MARYLAND 21655
- THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240130 0220 B, OCTOBER 15, 1980.
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THERE HAVE BEEN NO LOTS SUBDIVIDED FROM THIS ORIGINAL PARCEL SINCE DECEMBER 1, 1972.
- LOT REQUIREMENTS FOR "R" ZONE:  
MINIMUM LOT AREA: 1 ACRE  
MINIMUM FRONT YARD: 40 FT.  
MINIMUM SIDE YARD: 25 FT.  
MINIMUM REAR YARD: 30 FT.  
MINIMUM FROM STATE ROAD: 50 FT.
- TAX MAP 47, GRID 10, PARCEL 31
- TAX ACCOUNT NO. 04-002895.
- THERE HAVE BEEN NO LOTS SUBDIVIDED FROM THIS ORIGINAL PARCEL SINCE DECEMBER 1, 1972.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED LINES OTHER THAN THOSE SHOWN.

SITE AREA STATISTICS:  
TOTAL AREA OF LOTS = 35.073 AC.±  
TOTAL AREA OF RESIDUE = 82.228 AC.±  
TOTAL AREA OF SITE = 117.301 AC.±  
TOTAL AREA OF ROAD RIGHT-OF-WAY = 1.960 AC.±

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

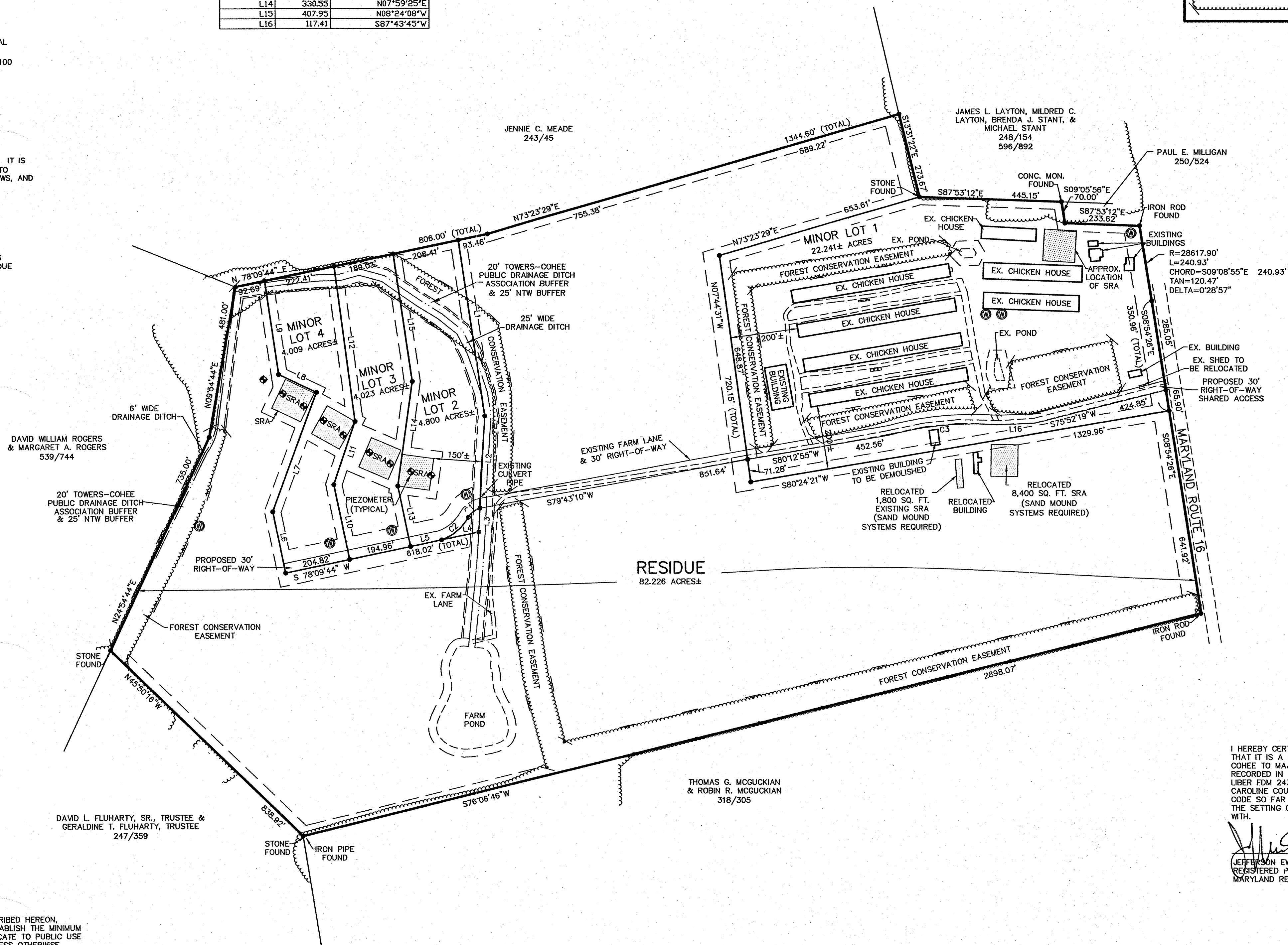
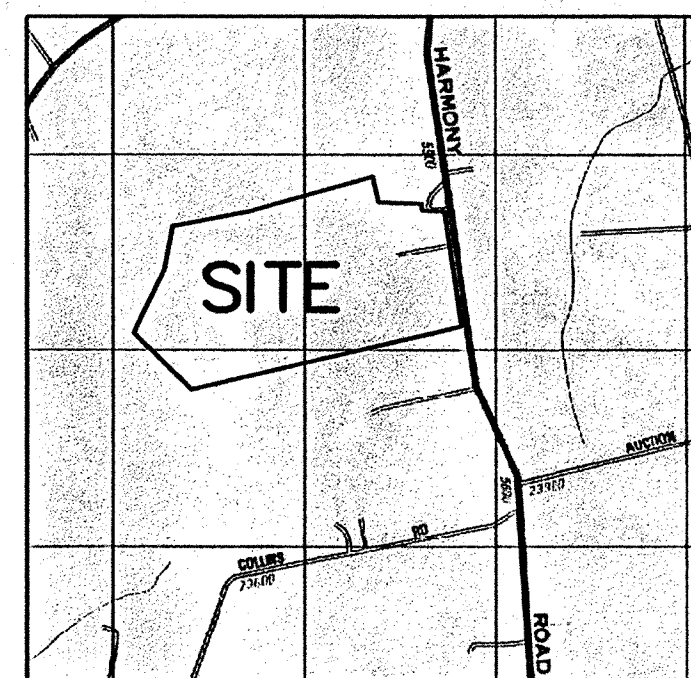
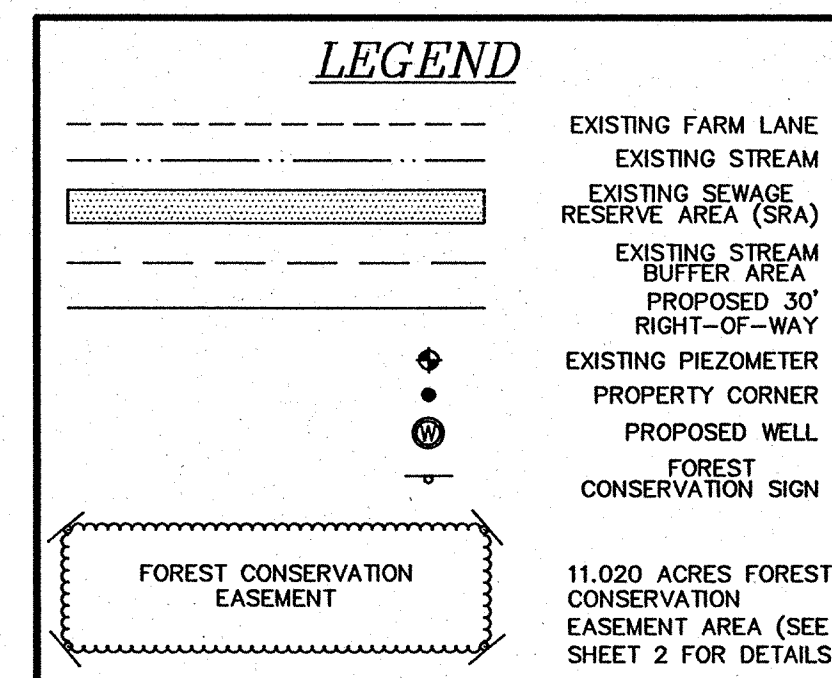
- MINOR SUBDIVISION RIGHTS AVAILABLE = 4  
MINOR SUBDIVISION RIGHTS USED = 4  
MINOR SUBDIVISION RIGHTS REMAINING = 0
- MAJOR SUBDIVISION RIGHTS AVAILABLE = 4  
MAJOR SUBDIVISION RIGHTS USED = 0  
MAJOR SUBDIVISION RIGHTS REMAINING = 4 MAJOR RIGHTS ASSIGNED TO RESIDUE

## FOREST COVER COMPUTATIONS

AREAS CHANGING LAND USE: 30' RIGHT-OF-WAY AND NET TRACT OF MINOR LOTS 1-4  
TOTAL AREA OF R.O.W., LOTS 1-4, & FOREST CONSERVATION EASEMENTS = 49.90 ACRES  
20% AFFORESTATION REQUIRED = 9.611 ACRES  
TOTAL FOREST COVER PROVIDED = 11.020 ACRES

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 561.61 | S08°24'08"E |
| L2         | 289.16 | S02°58'28"W |
| L3         | 74.94  | S02°58'28"W |
| L4         | 119.09 | S78°09'44"W |
| L5         | 99.15  | S78°09'44"W |
| L6         | 195.95 | N11°50'16"W |
| L7         | 398.91 | N20°08'53"E |
| L8         | 131.02 | N64°38'00"W |
| L9         | 299.63 | N08°24'08"W |
| L10        | 239.63 | N11°50'16"W |
| L11        | 209.19 | N18°34'39"E |
| L12        | 493.92 | N07°35'10"W |
| L13        | 194.43 | N11°50'16"W |
| L14        | 330.55 | N07°59'25"E |
| L15        | 407.95 | N08°24'08"W |
| L16        | 117.41 | S87°43'45"W |

| CURVE TABLE |         |         |         |           |               |             |
|-------------|---------|---------|---------|-----------|---------------|-------------|
| CURVE       | RADIUS  | LENGTH  | TANGENT | DELTA     | CHD. BEARING  | CHD. LENGTH |
| C1          | 61.39'  | 46.99'  | 24.71'  | 43°51'16" | S 51°51'45" W | 45.85'      |
| C2          | 159.03' | 112.59' | 58.77'  | 40°33'55" | S 49°56'31" W | 110.25'     |
| C3          | 985.96' | 338.55' | 170.96' | 19°40'25" | S 84°44'21" W | 336.89'     |



I, MAJID AROOM, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON. I HEREBY DEDICATE TO PUBLIC USE ALL ROADS, STREETS, AND OPEN SPACE SHOWN HEREON, UNLESS OTHERWISE NOTED ON THIS PLAN. I CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREIN INDICATED; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

MAJID AROOM  
DATE: 12-21-2005

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 21<sup>st</sup> DAY OF DECEMBER, 2005.  
NOTARY PUBLIC  
Sandra K. Russell  
NOTARY 12-1-04

NOTE: THIS SUBDIVISION IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSOR OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY FORMAL 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, FUMES, DUST, OR GLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

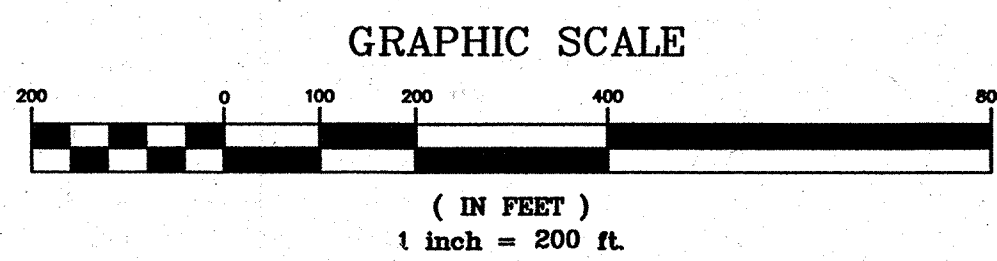
THIS SUBDIVISION IS BOUND BY THE CONDITIONS SET FORTH IN THE FOREST STAND DELINEATION, FOREST CONSERVATION PLAN AND LONG TERM PROTECTION AGREEMENT APPROVED BY CAROLINE COUNTY (FILE NO. CO-05-08) IN ACCORDANCE WITH THE FOREST CONSERVATION ACT OF 1991. THE LONG TERM PROTECTION AGREEMENT, FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN RESERVING IN PERPETUITY THE REQUIRED FOREST WITHIN THE FOREST CONSERVATION AREA OF 11.02 ACRES ARE RECORDED IN THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND. 49.90 ACRES ARE PERMITTED TO BE IN RESIDENTIAL USE. IF GREATER THAN 49.90 ACRES ARE TO BE IN RESIDENTIAL USE/REGULATED ACTIVITY, ADDITIONAL FOREST CONSERVATION MANAGEMENT WILL BE REQUIRED. (SEE SHEET 2 OF 2 THIS SET FOR DETAILS.)

LOTS 1-4 AS SHOWN HEREON MUST ACCESS THE 30' WIDE RIGHT-OF-WAY AS SHOWN HEREON.

THE SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THEIR COMMUNITY SYSTEMS WHEN THEY BECOME AVAILABLE. THE SRA ON LOTS 1-4 & RESIDUE ARE 10,000 SQ. FT.

APPROVED:  
Caroline County Engineering  
11/7/06  
3/8/06  
DATE  
DATE  
CHAIRMAN CAROLINE COUNTY PLANNING COMMISSION  
05-039

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM BENJAMIN L. COHEE TO MAJID AROOM BY DEED DATED SEPTEMBER 12, 1990, AND RECORDED IN THE LAND RECORDS OF CAROLINE COUNTY MARYLAND, LIBER FDM 243, FOLIO 139, AND THAT THE REQUIREMENTS OF THE CAROLINE COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE SO FAR AS THEY MAY CONCERN THE MAKING OF THE PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.  
JEFFERSON EWELL HUBBARD  
REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION NUMBER 363  
12/21/05  
DATE



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