

# REQUIRED STANDARD PLAT NOTES

## TIDAL AND/OR NON-TIDAL WETLANDS DELINEATION NOTE

TIDAL AND/OR NONTIDAL 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 IN FLOOD ZONE \_\_\_\_\_ LOCATED WITHIN THE COASTAL FLOODPLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NO. \_\_\_\_\_ DATED \_\_\_\_\_ FOR CAROLINE COUNTY, MARYLAND. THEREFORE MANDATORY FLOOD INSURANCE 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 ZONING 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 AREAS 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 CAROLINE COUNTY 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, COMAR 4-103 AND 26.09.01.05.

## DIRT ROAD STATEMENT

\_\_\_\_\_*(NAME)*\_\_\_\_\_ ROAD IS AN UNPAVED COUNTY ROAD AND IS DESIGNATED AS A MINIMUM SERVICE ROAD (I.E. THE ROAD MAY NOT BE PASSABLE IN ALL WINTER OR WET

WEATHER CONDITIONS. AS OF \_\_\_\_\_ (DATE) \_\_\_\_\_ (NAME) \_\_\_\_\_ ROAD 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 HEREIN AS \_\_\_\_\_ TO THE ADJOINING LANDS OF \_\_\_\_\_ AS RECORDED IN \_\_\_\_\_ (LAND RECORDS) \_\_\_\_\_. 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 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 THIS ORIGINAL TRACT AND/OR PARCEL AFTER NOVEMBER 30, 1972.

<u>LOT #</u>	<u>OWNER</u>	<u>DATE RECORDED</u>	<u>RECORDING REFERENCE</u>
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## **SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM \_\_\_\_\_ TO \_\_\_\_\_ BY DEED DATED \_\_\_\_\_ IN LIBER F.D.M. \_\_\_\_\_, FOLIO \_\_\_\_\_ AND THAT THE REQUIREMENTS OF THE CAROLINE COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, 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.

## **OWNER'S CERTIFICATE AND DEDICATION**

WE (I), \_\_\_\_\_ AND \_\_\_\_\_ OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE (I), HEREBY DEDICATE TO PUBLIC USE ALL ROADS, STREETS, WALKWAYS AND OPEN SPACE SHOWN HEREON, UNLESS OTHERWISE NOTED ON THIS PLAT. WE (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 PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF MY (OUR) KNOWLEDGE.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE AND TITLE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE AND TITLE

THE OWNER(S) HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

**OWNERS' DEDICATION FOR CORPORATION**

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

WE, \_\_\_\_\_ A \_\_\_\_\_ CORPORATION  
(NAME OF CORPORATION) (NAME OF STATE)

BY \_\_\_\_\_, PRESIDENT, \_\_\_\_\_,  
SECRETARY, OWNERS OF THE PROPERTY, ETC.

ATTEST:

DATE: \_\_\_\_\_

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
NAME OF CORPORATION

(CORPORATE SEAL)

BY: \_\_\_\_\_  
PRESIDENT

**SIGNATURE BLOCKS**

*(THIS SIGNATURE BLOCK WORDING 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 IS 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 THE 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 THE CODE OF MARYLAND REGULATION (COMAR 26.04.02 AND 26.04.03, IF APPLICABLE IN PLACE AT THE TIME OF PROPOSAL IS 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 HAVE EXISTING WELL OR SEPTIC OR COMMUNITY WATER AND SEWER)***

THIS LOT LINE REVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. HOWEVER, THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF ANY INDIVIDUAL WELL/SEPTIC SYSTEMS WHEN THE COMMUNITY SYSTEM(S) BECOMES AVAILABLE.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CAROLINE COUNTY APPROVING AUTHORITY

APPROVED \_\_\_\_\_ DATE: \_\_\_\_\_  
CAROLINE COUNTY ZONING ADMINISTRATOR