

SITE SUMMARY FOR SLIDING SCALE SUBDIVISION

PROPOSED LOTS, 1, 7, & 8 OWNED BY: FOUR OAKS FARM PROPERTIES, LLC
11401 CHAPEL ROAD
CORDOVA, MD 21625

FOR DEED REFERENCE SEE: S.M. 964/184
ZONED AG - AG USE
SITE IS NOT LOCATED IN CRITICAL AREA
SITE IS NOT IN THE FLOODPLAIN
NO STEEP SLOPES LOCATED ON THIS SITE
NO HISTORICAL SITES WERE OBSERVED ON SITE
SOIL LINES SHOWN HEREON ARE SCALED FROM SOILS MAP 35 OF QUEEN ANNE'S COUNTY
BLUE LINE STREAM SHOWN HEREON WAS SCALED FROM QUAD MAP OF WYE MILLS.
WOODS LINES SHOWN HEREON WERE FIELD LOCATED
THERE ARE NO STRUCTURES ON THE SITE.
THERE ARE NO THREATENED OR ENDANGERED SPECIES WITHIN THE SITE.

EXISTING AREA PER MICHAEL A. SCOTT, INC. FIELD RUN SURVEY
120.357 Ac.±
RESULTING AREA:
LOT 1 - 110.357 Ac.±
LOT 7 - 5.000 Ac.±
LOT 8 - 5.000 Ac.±
NUMBER OF NEW LOTS ARE (2) TWO
TOTAL NUMBER OF SLIDING SCALE LOTS ALLOWED ARE (2) TWO
TOTAL NUMBER OF SLIDING SCALE LOTS REMAINING AFTER SUBDIVISION ARE (0) ZERO

CONFIRMATORY NOTE

THE SOLE PURPOSE OF THIS CONFIRMATORY PLAT IS TO REMOVE THE 15' WIDE VEGETATIVE BUFFER AS SHOWN ON THE SUBDIVISION PLATS RECORDED IN PLAT BOOK LIBER S.M. 36, FOLIO 37 B, C & D. ALL OTHER INFORMATION REGARDING THIS SUBDIVISION SHOULD BE OBTAINED FROM PLATS RECORDED IN PLAT BOOK LIBER S.M. 36, FOLIOS 37 A-I.

NOTE: SUB-24-00-0000 IS AN AMENDMENT TO RECORDED MAJOR SUBDIVISION #03-05-02-0008.

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____
COUNTY OF _____, 20____, BEFORE
ON THIS _____ DAY OF _____, 20____, BEFORE
ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE
SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS
WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

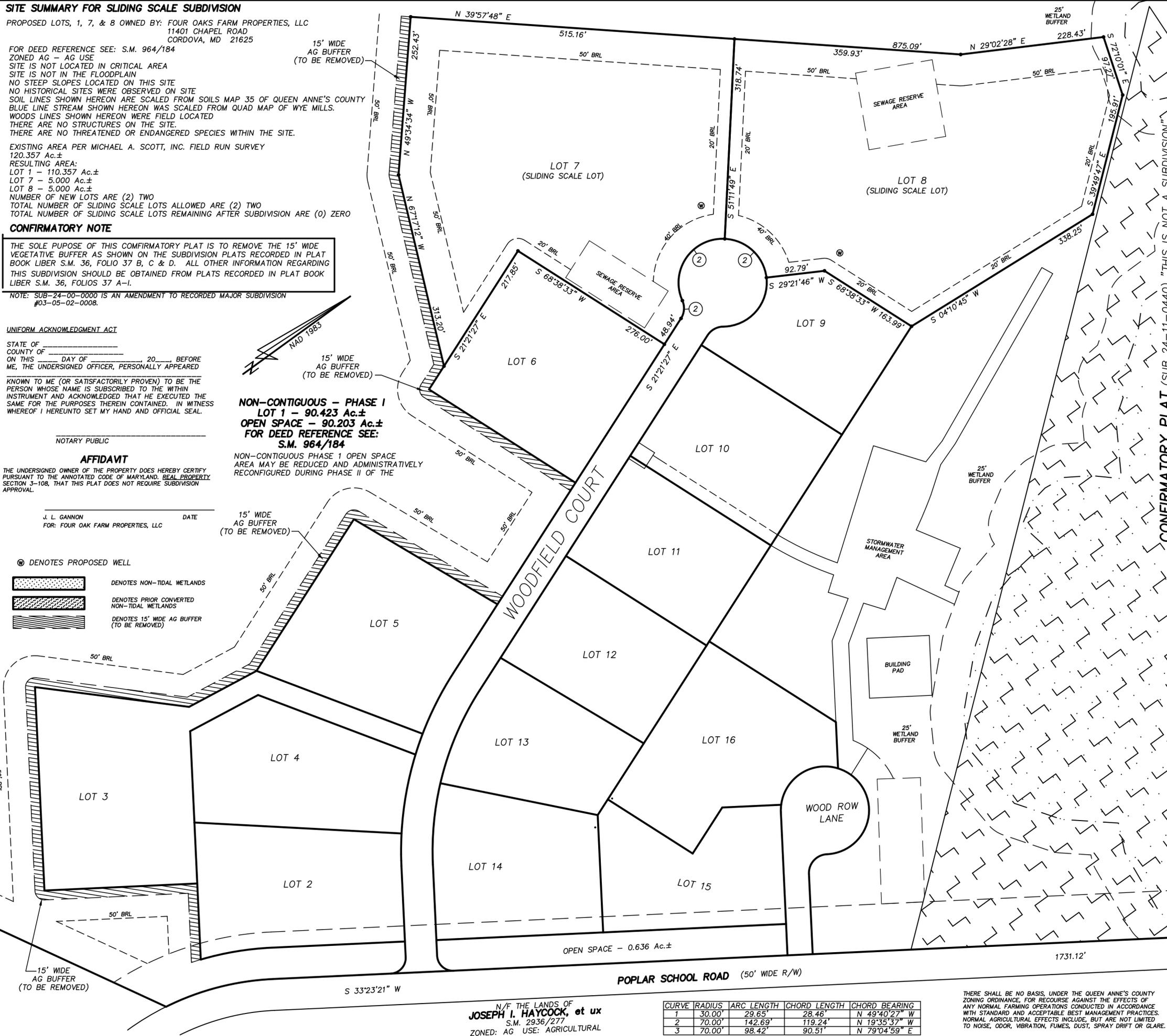
AFFIDAVIT

THE UNDERSIGNED OWNER OF THE PROPERTY DOES HEREBY CERTIFY
PURSUANT TO THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY
SECTION 3-108, THAT THIS PLAT DOES NOT REQUIRE SUBDIVISION
APPROVAL.

J. L. GANNON DATE _____
FOR: FOUR OAK FARM PROPERTIES, LLC

⊗ DENOTES PROPOSED WELL

-  DENOTES NON-TIDAL WETLANDS
-  DENOTES PRIOR CONVERTED NON-TIDAL WETLANDS
-  DENOTES 15' WIDE AG BUFFER (TO BE REMOVED)



NON-CONTIGUOUS - PHASE I
LOT 1 - 90.423 Ac.±
OPEN SPACE - 90.203 Ac.±
FOR DEED REFERENCE SEE:
S.M. 964/184

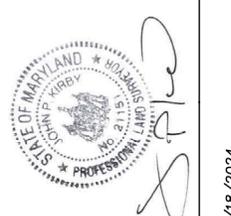
NON-CONTIGUOUS PHASE I OPEN SPACE
AREA MAY BE REDUCED AND ADMINISTRATIVELY
RECONFIGURED DURING PHASE II OF THE

POPLAR SCHOOL ROAD (50' WIDE R/W)

N/F THE LANDS OF
JOSEPH I. HAYCOCK, et ux
S.M. 2936/277
ZONED: AG USE: AGRICULTURAL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	30.00'	29.65'	28.46'	N 49°40'27" W
2	70.00'	142.69'	119.24'	N 19°35'37" W
3	70.00'	98.42'	90.51'	N 79°04'59" E

THERE SHALL BE NO BASIS, UNDER THE QUEEN ANNE'S COUNTY
ZONING ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF
ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE
WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES.
NORMAL AGRICULTURAL EFFECTS INCLUDE, BUT ARE NOT LIMITED
TO NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.



12/19/2024
DATE

SEAL

FINAL PLAN

OF THE LANDS OF

WOODS HERITAGE

THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
TAX MAP 60 GRID 6 PARCEL 1 LOT 1

KIRBY & ASSOCIATES, INC.
Professional Land
Surveying Services

P.O. Box 27
114 West Water Street, Suite B
Centreville, Maryland 21617
(410) 758-2726

SCALE: 1"=100'

DATE: NOV. 2024

JOB NO. Q-19-164

FOLDER REF Q-162

DESIGNED BY KIRBY

APPROVED BY

REVISION

PER REVIEW COMMENTS DATED 12/17/24

SHEET NO. 2 OF 3

CADD FILE 19-164B