

- 1) OWNER: JERRY SCHROEDER, JOHN SCHROEDER, RANDY SCHROEDER, & MARK SCHROEDER
5600 RICA ROAD
RICA, NEBRASKA 68430
- 2) ZONING CLASSIFICATION: RR & RR-RCA
- 3) WRIGHTS WHARF ROAD = MINOR COLLECTOR
- 4) HUNTING CREEK ROAD = LOCAL ROAD
- 5) BUILDING RESTRICTIONS - RR:
40 FOOT FRONT (LOCAL ROAD)
60 FOOT FRONT (MINOR COLLECTOR ROAD)
20 FOOT SIDE
50 FOOT REAR
- RR-RCA:
40 FOOT FRONT (LOCAL ROAD)
60 FOOT FRONT (MINOR COLLECTOR ROAD)
20 FOOT SIDE
50 FOOT REAR
- 6) TAX ACCOUNT NO. 15-002654
- 7) THE LAND SHOWN HEREON IS DESIGNATED AS ZONE "C" ON FEMA COMMUNITY-PANEL MAP NO. 240026 0075 A, OCTOBER 15, 1981.
- 8) THE LAND SHOWN HEREON IS SUBJECT TO A RIGHT-OF-WAY AGREEMENT WITH CHOP-TANK COOPERATIVE, INC. DATED AUGUST 26, 1942 AND RECORDED IN THE LAND RECORDS OF DORCHESTER COUNTY IN LIBER 45, FOLIO 459.
- 9) THE LAND SHOWN HEREON IS SUBJECT TO A RIGHT-OF-WAY EASEMENT WITH THE COMMISSIONERS OF DORCHESTER COUNTY DATED AUGUST 16, 1993 AND RECORDED IN THE LAND RECORDS OF DORCHESTER COUNTY IN LIBER 283, FOLIO 373.
- 10) THE ELEVATIONS SHOWN HEREON ARE BASED ON DORCHESTER COUNTY BENCHMARK #296, EL. 24.87'.
- 11) THE CRITICAL AREA BOUNDARY LINE SHOWN HEREON IS TAKEN FROM THE DNR 200 SCALE MAP #66.
- 12) TAX MAP 4, GRID 12, PARCEL 4
- 13) WATER AND SEWER DESIGNATION "NO PLANNED SERVICE AREA"
- 14) THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES.
- 15) THERE ARE NO KNOWN STEEP SLOPES.
- 16) THERE ARE NO KNOWN BURIAL SITES.
- 17) TOTAL AREA OF SITE = 35.408 ACRES±
- 18) SUBDIVISION LAYOUT BASED UPON DESIGN MANUAL PAGE 19
- 19) THE PARCEL SHOWN HEREON (TAX MAP 4, GRID 12, PARCEL 4) HAS BEEN HELD INTACT AND NOT SUBDIVIDED SINCE AT LEAST FEBRUARY 9, 1942.
- 20) THE CRITICAL AREA PORTION OF THE PROPERTY CONTAINS 15.360 ACRES±.
- 21) LOTS 1, 2, 3, & 12 AS SHOWN HEREON MUST ACCESS WRIGHTS REST ROAD AND ARE DENIED DIRECT ACCESS TO HUNTING CREEK ROAD AND WRIGHTS WHARF ROAD.

OWNER'S CERTIFICATE

WE, JERRY SCHROEDER, JOHN SCHROEDER, RANDY SCHROEDER, & MARK SCHROEDER, OWNERS OF THE PROPERTY DESCRIBED AND SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, AND ALL PARTIES IN INTEREST THERETO HAVE AFFIXED THEIR SIGNATURES INDICATING ASSENT TO THIS PLAN OF SUBDIVISION.

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. WE ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

Signature of Jerry Schroeder
JERRY SCHROEDER
DATE 5-3-2006

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF May, 2006.

Signature of Lanny White
LANNY WHITE
NOTARY
DATE 5-5-2006

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF May, 2006.

Signature of Randy Schroeder
RANDY SCHROEDER
DATE 5-3-06

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF May, 2006.

Signature of Angela Smyth
ANGELA SMYTH
NOTARY
DATE 5-3-06

Signature of Mark Schroeder
MARK SCHROEDER
DATE 5-3-06

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF May, 2006.

Signature of E. Joanne Stoppel
E. JOANNE STOPPEL
NOTARY
DATE 5-24-06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JOANNE SHROEDER TO JERRY SCHROEDER, JOHN SCHROEDER, RANDY SCHROEDER, & MARK SCHROEDER BY DEED DATED OCTOBER 27, 1999 AND RECORDED IN THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND IN LIBER 418, FOLIO 255; AND THAT ALL MONUMENTS ARE IN PLACE.

Signature of Jeffrey Ewell Hubbard
JEFFREY E. HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NUMBER 363
DATE 5/10/06

THIS SUBDIVISION 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.

THESE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL"; ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5 - STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING); DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE DORCHESTER COUNTY HIGHWAY DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITIES. (SUBDIVISIONS NOT MEETING THIS CRITERIA MUST ADDRESS RUNOFF IN ACCORDANCE WITH THE DORCHESTER COUNTY STORMWATER MANAGEMENT ORDINANCE.)

THIS PLAN IS HEREBY APPROVED BY THE DORCHESTER COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE SUBDIVISION

Signature of Mark Schroeder
MARK SCHROEDER
DATE 6-1-06

APPROVED BY THE DORCHESTER COUNTY HIGHWAY DEPARTMENT
Signature of Mark Schroeder
MARK SCHROEDER
DATE 5/24/06



CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2275.00'	101.12'	S 85°58'56" E	101.11'
C2	257.48'	167.32'	N 22°38'01" E	164.39'
C3	207.48'	134.83'	N 22°38'01" E	132.47'
C4	257.81'	173.73'	N 21°56'43" E	170.46'
C5	207.81'	140.03'	N 21°56'43" E	137.40'
C6	170.00'	243.30'	N 38°21'32" W	223.06'
C7	220.00'	314.86'	N 38°21'32" W	286.67'
C8	207.48'	43.00'	N 09°57'46" E	42.98'
C9	207.48'	91.77'	N 28°34'43" E	91.02'
C10	257.81'	22.47'	N 38°45'10" E	22.46'
C11	257.81'	108.33'	N 24°37'07" E	107.54'
C12	257.81'	42.93'	N 07°24'40" E	42.88'
C13	220.00'	66.29'	N 05°59'27" W	66.04'
C14	220.00'	100.50'	N 27°38'39" W	99.14'
C15	220.00'	107.78'	N 54°41'55" W	106.69'
C16	220.00'	40.81'	N 74°02'43" W	40.75'
C17	2275.00'	220.96'	S 81°55'35" E	220.88'
C18	2275.00'	26.90'	S 87°35'39" E	26.90'
C19	266.87'	95.35'	N 04°23'49" W	94.85'
C20	4471.79'	166.31'	S 25°24'21" E	166.30'
C21	4471.79'	134.86'	S 28°11'52" E	134.85'
C22	53.28'	82.25'	S 30°26'16" E	74.32'
C23	209.53'	53.91'	S 62°21'19" E	53.76'
C24	209.53'	70.41'	S 22°55'35" E	70.08'
C25	65.46'	67.21'	S 51°29'03" E	64.30'
C26	277.48'	166.92'	N 21°27'25" E	166.32'
C27	2275.00'	348.98'	S 83°32'18" E	348.75'
C28	25.00'	39.83'	N 49°39'16" E	39.75'
C29	25.00'	39.83'	N 41°37'08" W	35.75'
C30	50.00'	78.35'	N 34°15'10" W	70.58'
C31	25.00'	39.27'	S 34°21'37" E	35.35'
C32	25.00'	39.27'	S 55°38'23" W	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.08	N08°19'11"E
L2	22.82	S78°42'45"E
L3	81.50	S43°40'07"E
L4	36.45	S81°26'17"E

LEGEND

- EXISTING PAVING
- EXISTING WOODS LINE
- EXISTING UTILITY POLE
- PROPOSED WELL
- EXISTING PIEZOMETER
- IRON ROD FOUND
- IRON ROD & CAP FOUND
- IRON ROD SET (UNLESS OTHERWISE NOTED)
- FOREST CONSERVATION AREA

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND/OR SEWAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE DORCHESTER COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN THE COMMUNITY SYSTEM BECOMES AVAILABLE. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER.

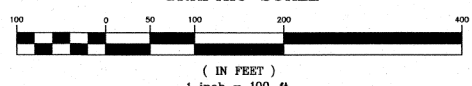
Signature of William G. Barker
WILLIAM G. BARKER
DORCHESTER COUNTY APPROVING AUTHORITY
DATE 5/19/2006

THERE ARE NO KNOWN SEPTIC SYSTEMS OR WELLS WITHIN 100' OF THE PROPERTY LINES (EXCEPT AS SHOWN).

Received June 2, 2006
Recorded in Liber 52, Folio 132
one of the Plats
Books of the Dorchester County, Maryland
The Michael L. Baker, Clerk

BENCHMARK
IRON ROD & CAP FOUND
(EL. 30.55')

GRAPHIC SCALE



P & Z# 1093

DATE	04/20/2006	SCALE	1"=100'	JOB NO.	050200	DRAWN BY	L.W.M.	DWG. NAME	050200SFP1	APPROVED	JCC	DATE		BY		REVISION		APPROVED		DATE	
FINAL PLAT												FOR									
WRIGHTS WHARF ESTATES												IN THE FIFTEENTH ELECTION DISTRICT									
DORCHESTER COUNTY, MARYLAND												TAX MAP 4									
GRID 12												PARCEL 4									
SHEET No. 1 OF 2												FILE No. B855									

Lane Engineering, Inc.
Civil Engineers - Land Planning - Land Surveyors



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15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 478-9942
1148 West Water St. Centerville, MD 21617 (410) 758-2095 FAX (410) 758-4422

