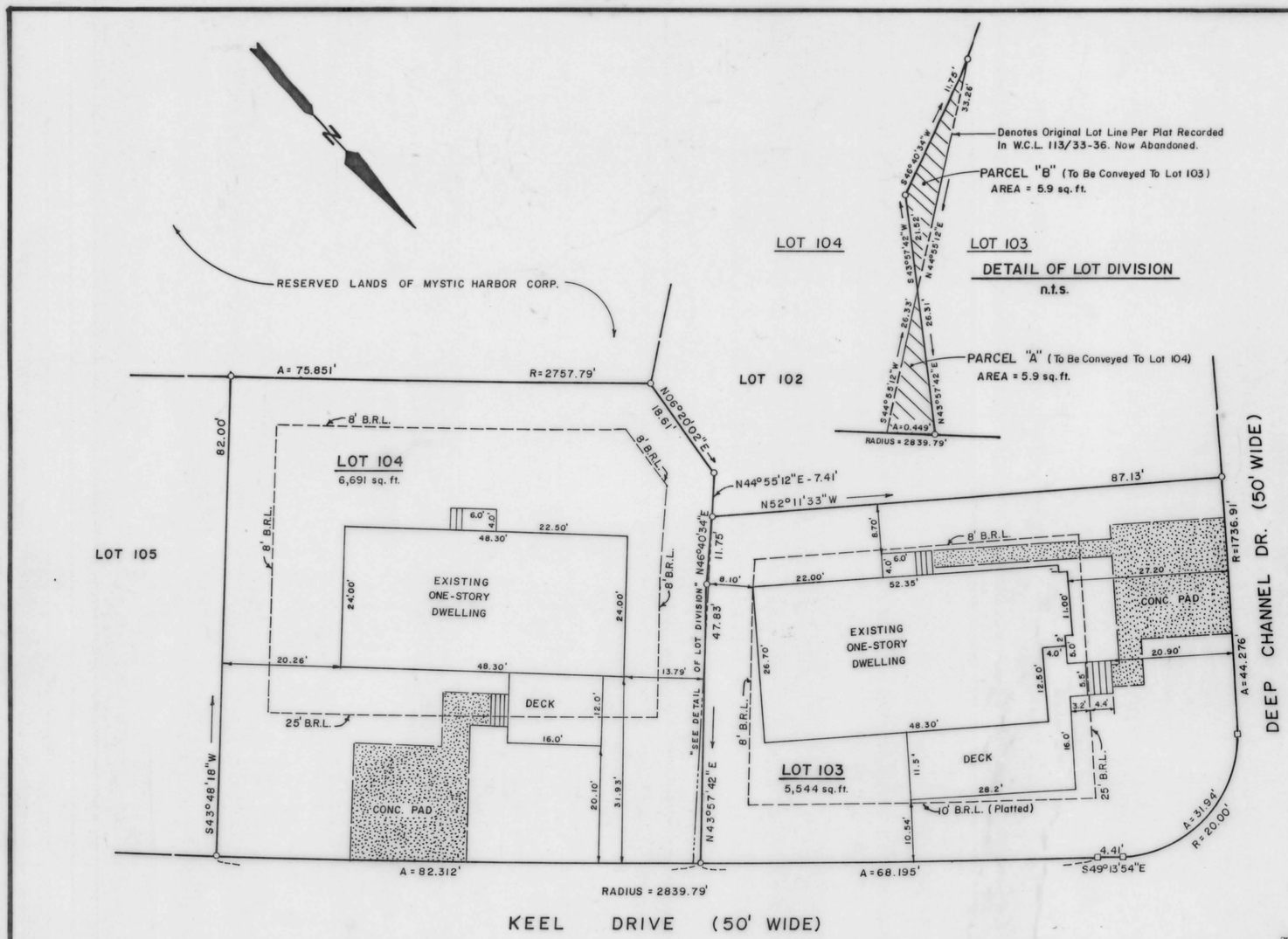
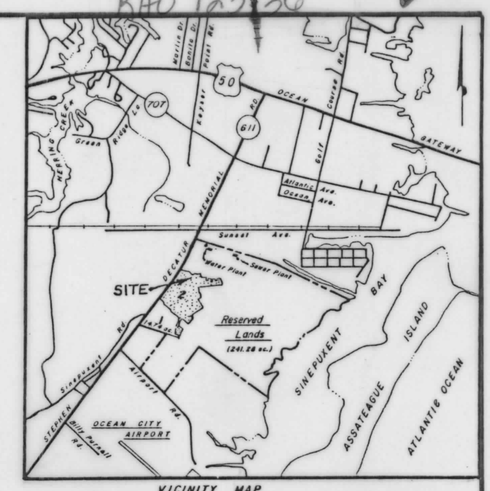
BHO 123/36





OWNERS AND SURVEYORS CERTIFICATE

We Certify That The Requirements Of Section 3 - 108 Of The Real Property Article Of The Annotated Code Of Maryland (1981) Concerning The Making Of This Plat And The Setting Of Markers Have Been Complied With.

W. Douglas Stathis, Vice Pres. Mystic Harbour Corp. 9/22/89
Property Owner Date

9/26/89
Date

STATE OF MARYLAND — FRANK GLENWOOD LYNCH — 10782 — REGISTERED PROFESSIONAL LAND SURVEYOR

Frank G. Lynch, Jr. Professional Land Surveyor No. 10782 — Date 9/22/1989

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

The lots as shown hereon were previously approved for Central Water Supply and Sewerage Systems and are subject to said approvals as shown on the plats as recorded in Platbook Liber: W.C.L. 113 folios 33 - 36.

Richard L. Wells RS — 10/3/89
Approving Authority - Worcester County — Date

WORCESTER COUNTY PLANNING & ZONING COMMISSION

Pursuant To Section 2 - 303 (9) Of The Worcester County Subdivision Ordinance, The Following Statements Are Required To Be Attached To, And Recorded With, The Plat:

A. The Grant Of A Permit Or Approval Of This Subdivision Shall Not Constitute A Representation, Guarantee, Or Warantee Of Any Kind By Worcester County Or By Any Official Or Employee Thereof Of The Practicability Or Safety Of Any Proposed Use, And Shall Create No Liability Upon The County, Its Officials, Or Employees.

B. Any Approval By The Worcester County Health Department Of Any Sewer Or Water System Or Suitability Therefor Is Based Upon State And County Standards Existing As Of The Date Of Approval; Such Standards Are Subject To Change And A Building Permit May Be Denied In The Future, In The Event Standards Cannot Be Met As Of The Date Of Application For Such Permit.

C. The Following Listed Widening Strips, Amenities And Improvements Are Hereby Offered For Dedication To The County Commissioners For Worcester County. Acceptance Of Such Offer May Take Place At Any Time By Appropriate Act Of The County Commissioners. The County Commissioners Are In No Way Required To Accept Such Offer. The Offer May Not Be Withdrawn Without The Consent Of The County Commissioners.

1. A N/A Foot Strip Across The Front Of N/A And Adjoining The Existing Road Is Offered As A Widening Strip For The Future Widening Of N/A.

5 Oct 1989
Worcester County Planning Commission — Date

GENERAL NOTES

Lots subject to easements, variances, and other data as shown on original Section Two Mystic Harbour Subdivision plats as recorded in Platbook: Liber W.C.L. 113, folios 33-36.

The purpose of this resubdivision is to modify the common boundary line between Lots 103 and 104 as shown hereon.

These lots are subject to variances pertaining to lot area, width, and yard requirements as granted by the Worcester County Board of Zoning Appeals Case No. 14133. Unless otherwise noted, building setback lines are: Front = 25', Rear = 8', Side = 8' each

Setback lines shown hereon apply to mobile homes and manufactured housing units only.

Easements are hereby reserved over the lots as follows: Front = 10', Side = 5', Rear = 5', for placement and maintenance of utilities and/or drainage.

Property Zoned: R-5

RESUBDIVISION OF LOTS 103 & 104

SECTION TWO - BLOCK I - MYSTIC HARBOUR

TENTH ELECTION DISTRICT
WORCESTER COUNTY, MD.
ZONRD : R-5

MISC FEE 2.50
REC FEE 2.50
TOTL 5.00
7686CKEK 5.00
02 01989 10:10A10:39

FRANK G. LYNCH JR. & ASSOCIATES, INC.
SURVEYING - LAND PLANNING
ROUTE 4 - BOX 299B
BERLIN, MARYLAND 21811
641-5773 641-5353

SCALE : 1" = 15'-0"
DRAWN BY: P. NOONAN
DATE : 9/22/89
FILE NO. : 3196

FILED
Oct 10 10 39 AM '89
RICHARD H. COTTEN
CLK. CT. CT.
WOR. CO.

MSA CSU 2157-2560

Maryland State Archives