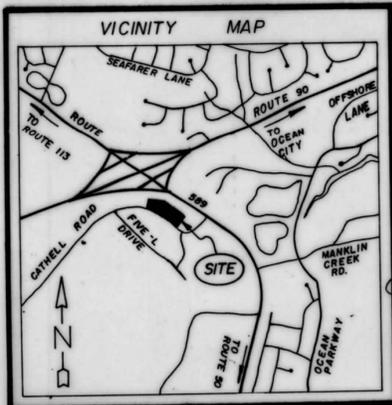


RHO 123/72 ✓



**WORCESTER COUNTY PLANNING AND ZONING COMMISSION**

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty 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.

Any approval by the Worcester County Approving Authority of any sewer or water system or suitability therefore 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 can not be met as of the date of application for such permit.

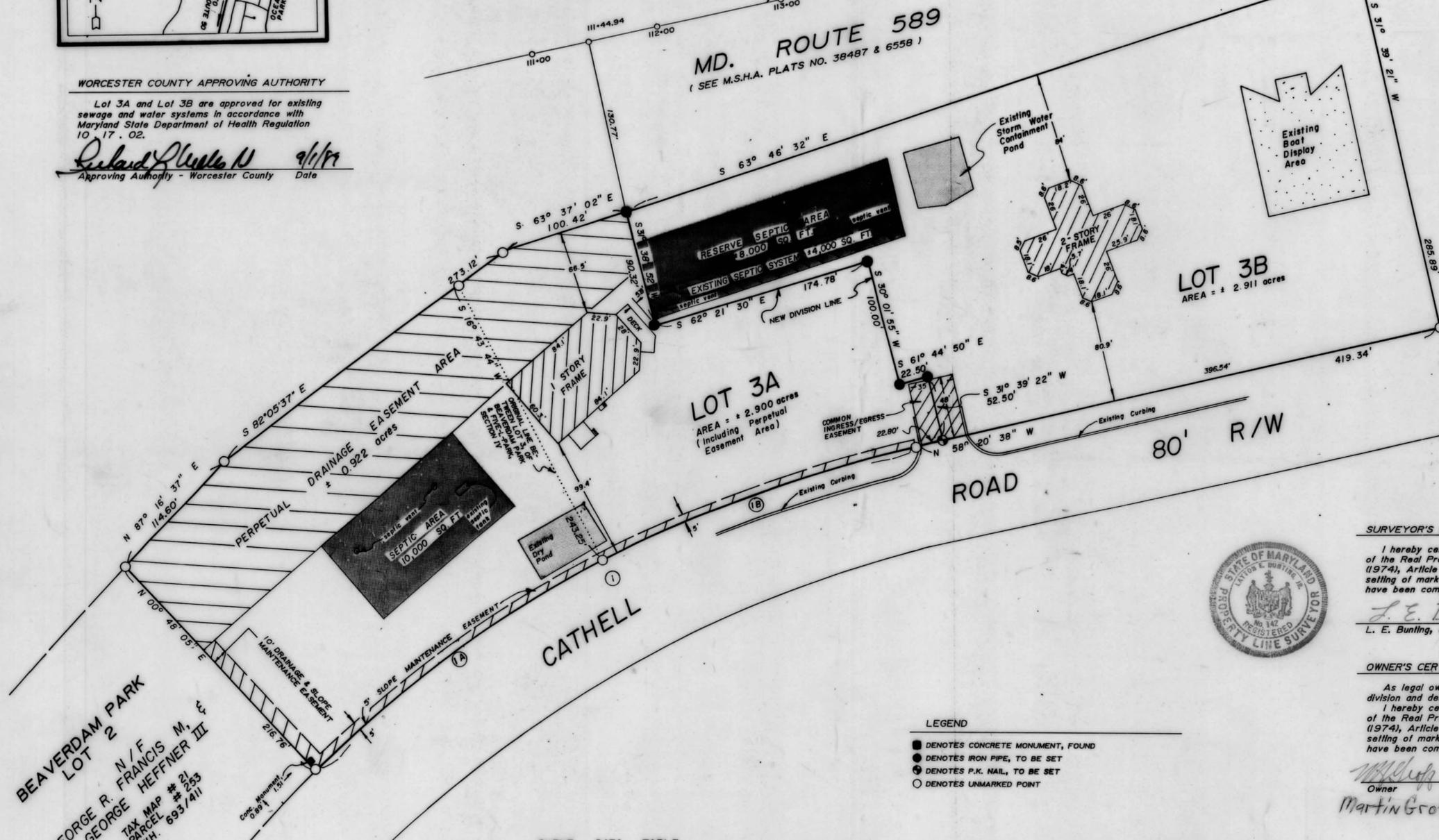
*Richard H. Groff* 5 Sept 1989  
 Chairman - Worcester County Planning Commission Date

FILED  
 Nov 29 10 52 AM '89  
 RICHARD H. GROFF  
 CLERK

**WORCESTER COUNTY APPROVING AUTHORITY**

Lot 3A and Lot 3B are approved for existing sewage and water systems in accordance with Maryland State Department of Health Regulation 10.17.02.

*Richard H. Groff* 9/1/89  
 Approving Authority - Worcester County Date



OTHER LANDS OF MARTIN GROFF W.C.L. 860/113

BEAVERDAM PARK LOT 2 N/F GEORGE R. FRANCIS M, GEORGE HEFFNER III TAX MAP # 21 PARCEL # 253 F.W.H. 693/411

**CURVE DATA TABLE**

Curve	Radius	Arc	Delta	Chord	Chord Bearing
(L)	994.93'	535.79'	30°51'17"	529.33'	N 73° 46' 16" W
(IA)	994.93'	276.58'	15°55'39"	275.69'	N 81° 14' 05" W
(B)	994.93'	259.21'	14°55'38"	258.47'	N 65° 48' 26" W

REFERENCE PLAT  
 "Property Survey for Five-L Limited Partnership II"  
 By: Loewer & Associates, Inc.

DEED REFERENCE  
 Parcel 232 - W.C.L. 860/113  
 Parcel 253, Lot 3 - W.C.L. 860/113  
 Wor. Co. Tax Map 21

- LEGEND**
- DENOTES CONCRETE MONUMENT, FOUND
  - DENOTES IRON PIPE, TO BE SET
  - ⊙ DENOTES P.K. NAIL, TO BE SET
  - DENOTES UNMARKED POINT

TOTAL AREA OF LOT 3A & 3B = ± 5.811 acres

PROPERTY ZONED B-2  
 "Through Lot"  
 Min. Front Yard (MD. Route 589) - 25'  
 Min. Front Yard (Cathell Road) - 40'  
 Min. Side Yard - 0

OWNER / DEVELOPER  
 Martin Groff  
 100 Cathell Road  
 Berlin, MD. 21811

**SURVEYOR'S CERTIFICATE**

I hereby certify that the requirements of Section 3-10B of the Real Property Act of the Annotated Code of Maryland (1974), Article 21, concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

*L. E. Bunting, Jr.* 5/16/89  
 L. E. Bunting, Jr. Date

**OWNER'S CERTIFICATE**

As legal owner of this property, I approve of this subdivision and desire that it be recorded. I hereby certify that the requirements of Section 3-10B of the Real Property Act of the Annotated Code of Maryland (1974), Article 21, concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

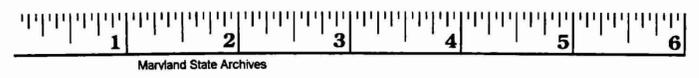
*Barbara H. Groff* 7/11/89  
 Owner  
 Martin Groff Barbara H. Groff Date



**RECORD PLAT**

**LOT 3A & LOT 3B**  
 RESUBDIVISION & REASSEMBLANCE OF BEAVERDAM PARK, LOT 3 AND THE REMAINING LANDS OF FIVE-L PARK, SECTION IV  
 THIRD ELECTION DISTRICT WORCESTER COUNTY, MARYLAND  
 SCALE: 1" = 60' DATE: 3/3/89  
 JOB NO.: 3657/89

**L. E. Bunting Surveys, Inc.**  
 MARYLAND & VIRGINIA LAND SURVEYING  
 24 BROAD STREET  
 BERLIN, MARYLAND 21811  
 301-641-3313



M&A CSU 2157-2615