

SOUTH POINT FARMS

SUBDIVISION OF LANDS OF THE ESTATE OF
THOMAS F. JOHNSON, SR.

SOUTH POINT ROAD.
TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 100' JOB NO.: 3392/89
DATE: 6 / 16 / 89

AREA OF ESTATE OF THOMAS F. JOHNSON, SR. = ± 170.0 acres
NUMBER OF SUBDIVISION LOTS = 31 lots
TOTAL AREA OF LOTS 1 - 31 = ± 125.521 acres
TOTAL AREA OF WETLANDS OF LOTS 1 - 31 = ± 20.0 acres
LINEAR FEET OF ROAD R / W = ± 5,135 feet

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.

Thomas F. Johnson Jr. 12/6/89
Personal Representative Date

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. 11/30/89
L. E. Bunting, Jr. Date



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 sullability 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.

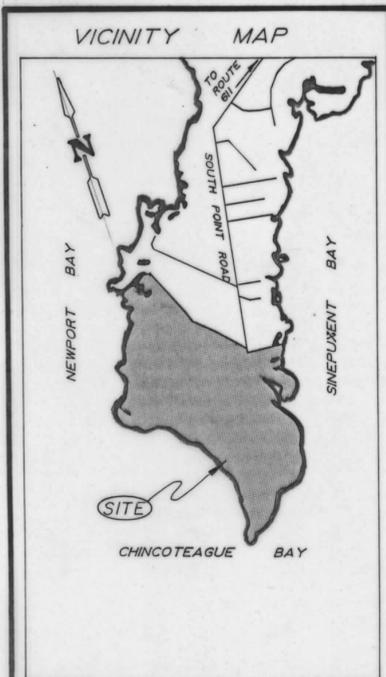
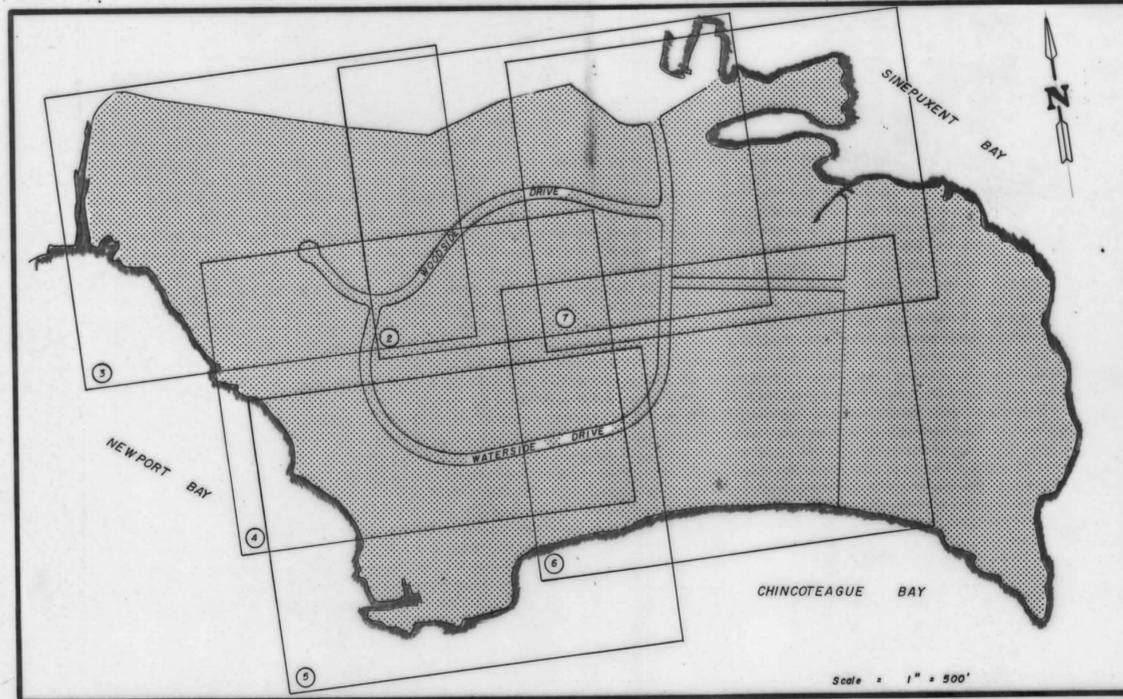
A 10' strip of land along this subdivision is hereby offered for dedication to Worcester County for the future widening of South Point Road. Acceptance of this offer may take place at any time by appropriate act of the County Commissioners.

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.

Richard P. Wells 14 Dec 1989
Chairman - Worcester County Planning Commission Date

KEY MAP



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

DEVELOPER

Thomas F. Johnson, Jr.
Personal Representative
Estate of T. F. Johnson, Sr.
128 East Main Street
Salisbury, MD. 21801

PROPERTY ZONED R-1

Min. Front Yard 35'
Min. Rear Yard 50'
Min. Side Yard 15'
Min. Lot Width = 100 at BRL

DEED REFERENCE

23 / 442
98 / 332

NOTE:

- 1.) Each lot within this subdivision is subject to the following easements and/or right-of-ways,
 - a) A 5' wide easement along the side lot lines are reserved for the installation and maintenance of public utility lines.
 - b) A 15' wide easement along the front property lines for the installation and maintenance of public utility lines and for the use, maintenance and stabilization control of drainage courses.
 - c) Restrictive conditions or covenants are to be recorded with the record plat.

MISC FEE 17.50
REC FEE 17.50
TOTL 35.00
2746CHK 35.00
01 01989 12-15 AF:29

Richard P. Wells 12/12/89
Approving Authority - Worcester County Date

