

RHO 124/54

WOR. CO. CLK. CT. RICHARD H. CUTTEN JUN 5 2 02 PM '90

RHO 124/54 ✓

# SADDLE CREEK

**SUBDIVISION**  
OF LANDS OF  
**SADDLE CREEK, INC.**  
THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 100' JOB NO.: 3447/89  
DATE: 12/12/89



### 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.* 12/22/89  
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 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.

The following listed Roads are hereby offered for dedication to the Worcester County Commissioners. 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 The offer may not be withdrawn without the consent of the County Commissioners.

- 1. SADDLE CREEK DRIVE
- 2. CATTAIL COURT
- 3. CYPRESS COURT

*Paul Phillips* 4 Jan 1990  
Chairman - Worcester County Planning Commission Date

### WORCESTER COUNTY APPROVING AUTHORITY

Lot 1 and Lot 25 are approved for existing sewage and water systems in accordance with Maryland State Department of Health regulation 10.17.02.

Lots 2 thru 24 are approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community systems when available. The disposal systems are RESTRICTED to SPECIAL DESIGNS meeting current Environmental Programs standards. Water supplying the wells shall be from confined aquifer (approximately 50' feet below the ground level or some deeper confined aquifer. (For each building unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways, and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.)

REC FEE 15.00  
MISC FEE 15.00  
TOTL 30.00  
4173CCEK 30.00  
03 01990 1-05 P2101

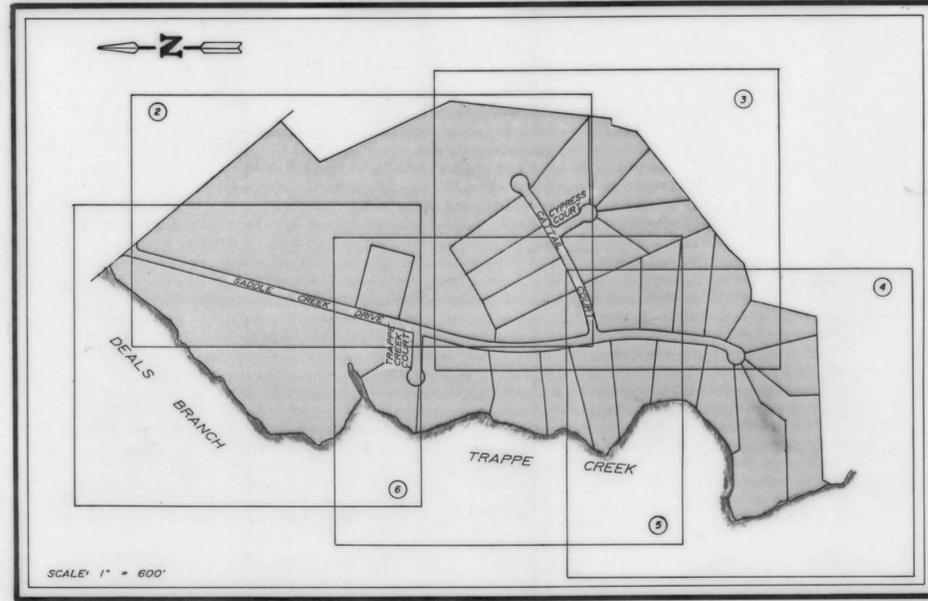
*Paul Phillips* 1/3/90  
Approving Authority - Worcester County Date

### 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.

The subdivision shown on this plat is permitted due to the August 2, 1988 approval of Rezoning Case No. 261 by the Worcester County Commissioners in which this property was rezoned from A-1 Agricultural District to R-1 Rural Residential District subject to the following condition, the overall density for this parcel shall be limited to a maximum of 45 dwelling units to be situated on lots with a minimum of 2 acres in size.

### KEY MAP



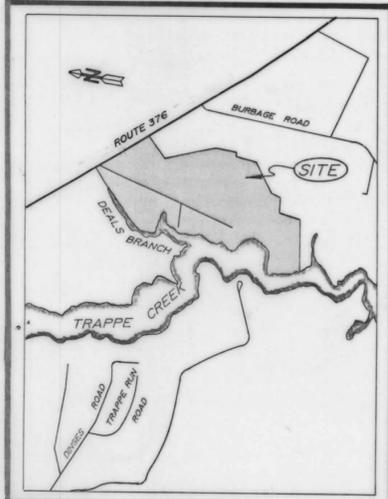
TOTAL AREA OF SUBDIVISION = ± 119.15 acres

- INCLUDES LANDS OF:
- A.) LILLIAN H. GREY & JESSE T. HASTINGS, JR. PARCEL 191
  - B.) SADDLE CREEK, INC. PARCEL 287
  - C.) LILLIAN H. GREY PARCEL 319

(This plat reassembles and resubdivides Lot # 2 as shown on the recorded plat entitled "Dills Acres, Section 2" and the parcel as shown on the recorded plat entitled "Minor Subdivision for Lillian H. Grey.")

- TOTAL NUMBER OF LOTS = 25 lots
- TOTAL AREA OF LOTS 1-25 = ± 59.20 acres
- MINIMUM LOT SIZE = 2.00 acres
- AREA OF WETLANDS (marsh) = ± 3.35 acres
- TOTAL LINEAR FEET OF ROAD R/W = 4,670 ft.

### VICINITY MAP



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

### OWNER / DEVELOPER

Saddle Creek, Inc.  
P.O. Box 600  
Ocean City, MD. 21842

### PROPERTY ZONED R-1

- Min. Front Yard = 35'
- Min. Side Yard = 15'
- Min. Rear Yard = 50' (Lots 9 thru 25)

Lots 1-9 subject to 75' building setback distance from the Mean High Water mark of Trappe Creek and Deals Branch.

Min. lot width at Front Building Restriction Line = 100 feet.

### DEED REFERENCE

R.H.O. 1569 / 196

### 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.

*Paul C. Luce* 12/22/89  
Saddle Creek, Inc. Date  
*Lillian H. Grey* 12/27/89  
Lillian H. Grey Date  
*John E. Grey* 12/27/89  
John E. Grey Date  
*Jesse T. Hastings, Jr.* 12/28/89  
Jesse T. Hastings, Jr. Date

### NOTE:

\* Based upon the Federal Emergency Management Agency Flood Insurance Rate Map #240083 0100 B, dated June 15, 1983, a portion of this subdivision is located within Zone A-12 (el. 7) and Zone B. \*

