

RHO 125/27

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DEED RESTRICTIONS

Current Zoning of subject property is:

Lot  
Zoning B-2  
Front Setbacks - West 10', South 20'  
Rear Setback - 10'  
Side Setback - East 10'

Lot 1:

Zoning R-3  
Front Setback - 35'  
Rear Setback - 35'  
Side Setback - 35'

1. Future public street offered now as easement in perpetuity.
2. 10' strip along Germantown Road dedicated for future widening.
3. All septic tanks, outhouse pits, and wells shown will be properly abandoned.
4. No lot may ever be resubdivided so as to produce a building site of less area or width than the minimum required by the applicable zoning regulations.

APPROVED - WORCESTER COUNTY ENVIRONMENTAL PROGRAM

This LOT-1 shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.

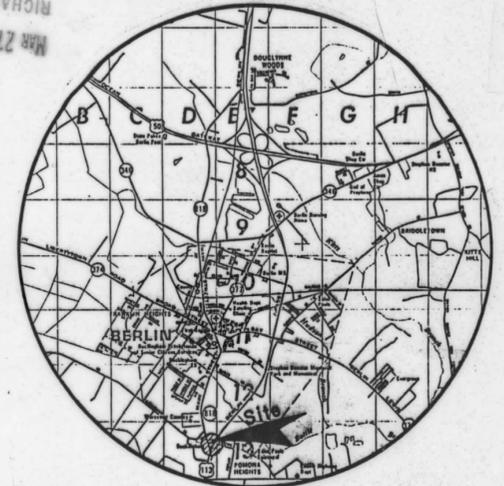
*Rick Wells* 3/27/90  
 Approving Authority - Worcester County Environmental Program  
 Rick Wells - Chief Sanitarian

APPROVED - TOWN OF BERLIN, MARYLAND

This Plat is in compliance with the Zoning Regulations for the Town of Berlin, Maryland.

*Edward J. Gilliss* 3/27/90  
 PRESIDENT - PLANNING AND ZONING

SECRETARY - PLANNING AND ZONING



VICINITY MAP

NOT TO SCALE

OWNER'S CERTIFICATION

I, L. Peter Patrick, acknowledge ownership of this property and agree to the subdividing thereof as shown on this plat and also offer for dedication all streets and other ways and places intended for public use.

*L. Peter Patrick* 3/23/90  
 L. Peter Patrick - Owner

SURVEYOR'S CERTIFICATION

I do hereby attest to compliance with the requisites of Title 3, Section 108 of the Real Property Article of the Annotated Code of the State of Maryland (latest edition) so far as it concerns the making of this plat and the setting of markers as shown hereon.

I further attest this plat represents a survey made by myself, that it is accurate to the best of my knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown and that all requirements of Chapter 94, Subdivision of Land, from the Code of the Town of Berlin and of other applicable laws have been fully complied with.

*R. Lee Gilliss, Jr.*  
 R. Lee Gilliss, Jr.  
 3-23-90  
 Date



CENTRAL WATER AND SEWERAGE SYSTEM

Plans for central water and sewerage systems have been approved by the Department of Environment and said facilities will be available to all lots offered for sale.

*L. Peter Patrick* 3-23-90  
 L. Peter Patrick - Owner

SUBDIVISION

LOT - 1  
OF THE LANDS OF

**L. PETER PATRICK**

TOWN OF BERLIN  
WORCESTER COUNTY, MARYLAND

R. Lee Gilliss, Surveyor  
 Rt 4 Box 435 • Berlin, MD 21811  
 (301) 641-4933

TLG Engineering Co.  
 311 Oakley St. • Cambridge, MD 21613  
 (301) 228-TADE

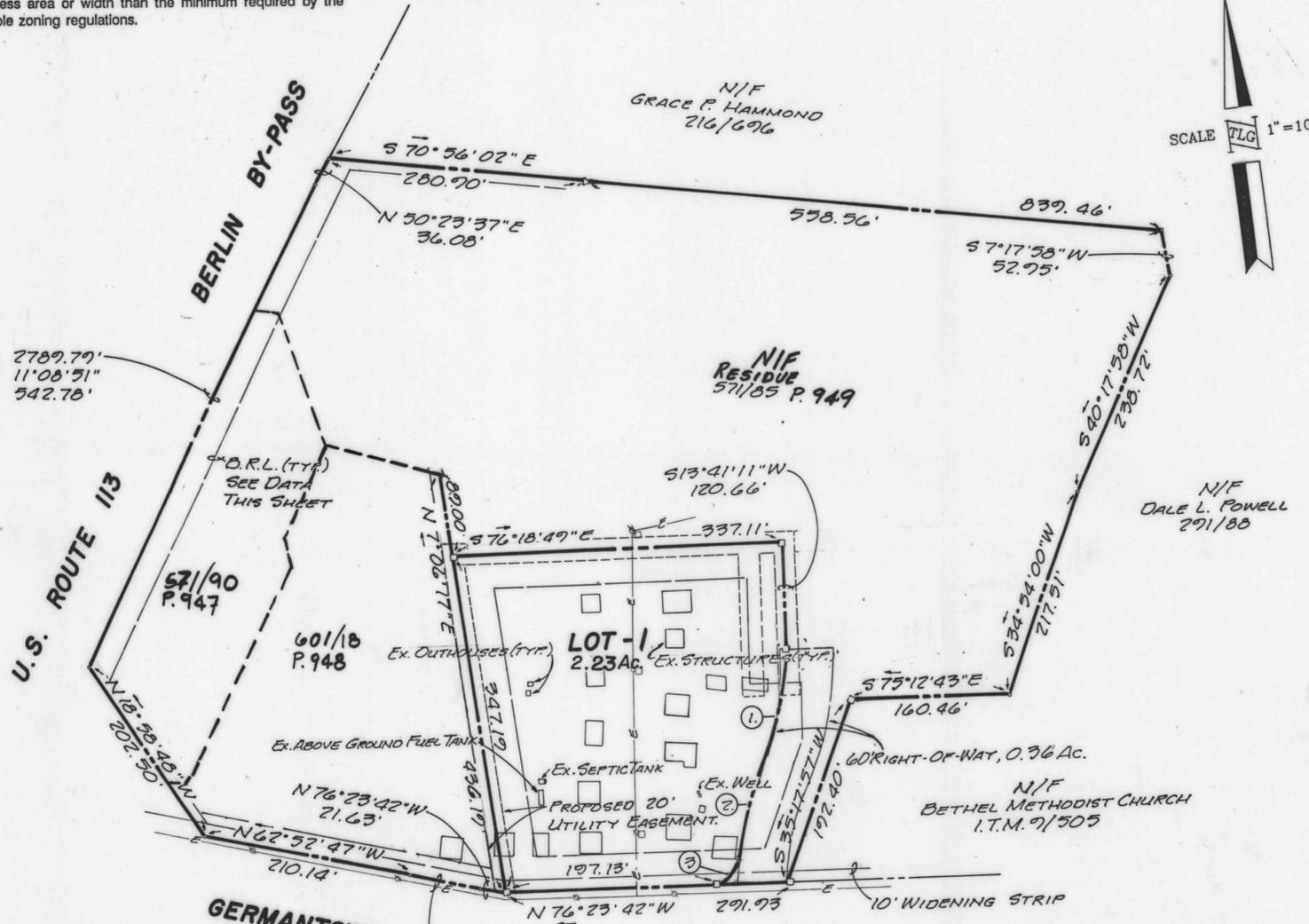
DRAWN BY: LEE	DATE: 11/27/89	JOB No. 89-TLG-105
CHECKED BY: R.L.G./T.L.G.	SCALE: 1" = 100'	SHEET 1 OF 1

MSA CSU 2157-2742

R = 2789.79'  
 Δ = 11°08'51"  
 L = 542.78'

U.S. ROUTE 113  
 N 16° 38' 46" W  
 202.50'

BERLIN BY-PASS  
 S 70° 56' 02" E  
 280.90'



ROAD

CURVE DATA

1. R :	130.00'
Δ :	40° 09' 05"
L :	91.1'
2. R :	100.00'
Δ :	38° 11' 06"
L :	126.627'
3. R :	25.00'
Δ :	87° 54' 15"
L :	38.355'

LEGEND

- : REBAR
- Δ : UNMARKED POINT

NOTE

BOUNDARY SURVEY PREPARED BY HAMPSHIRE, HAMPSHIRE AND ANDREWS, INC. DATED DEC. 27, 1988.

TOPOGRAPHY PREPARED BY ANDREWS MILLER & ASSOC. DATED FEBRUARY 1989.

