

RHO 125/7

FILED
FEB 21 9 27 AM '90
CLERK OF COURT
MORNING

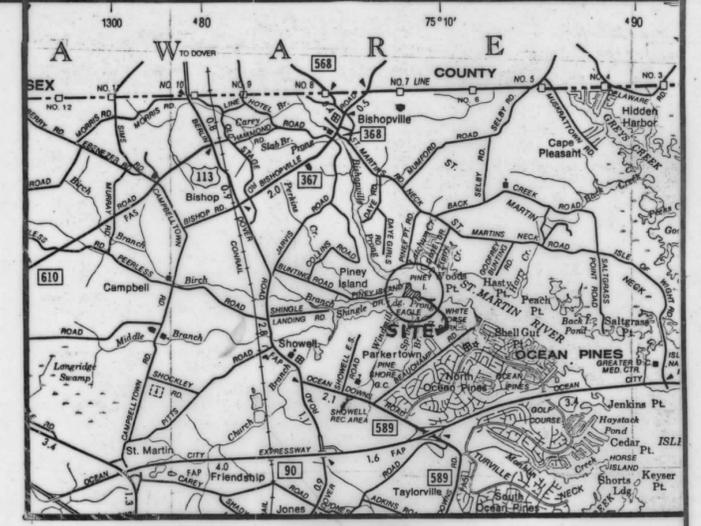
RHO 125/7 ✓

LOT AREA TABLE PER THIS SUBDIVISION

LOT	UPLANDS	WETLANDS	TOTAL
8A	31,706 sq.ft.	1,900 sq.ft.	33,606 sq.ft.
9A	30,000 sq.ft.	2,200 sq.ft.	32,200 sq.ft.
10A	30,000 sq.ft.	1,300 sq.ft.	31,300 sq.ft.
20	1.61 Ac. ±	0.43 Ac. ±	2.04 Ac. ±
21	2.06 Ac. ±	0.42 Ac. ±	2.48 Ac. ±
Outlot - C		2.85 Ac. ±	2.85 Ac. ±
Outlot - D	1,200 sq.ft.	1,372 Ac. ±	1.40 Ac. ±
TOTAL = 11.00Ac. ±			

ORIGINAL LOT AREA TABLE

LOT	AREA
8	35,848 sq.ft.
9	30,757 sq.ft.
10	38,445 sq.ft.
20	4,149 Ac. ±
Outlot - C	3.027 Ac. ±
Outlot - D	1.407 Ac. ±
TOTAL = 11.00 Ac. ±	

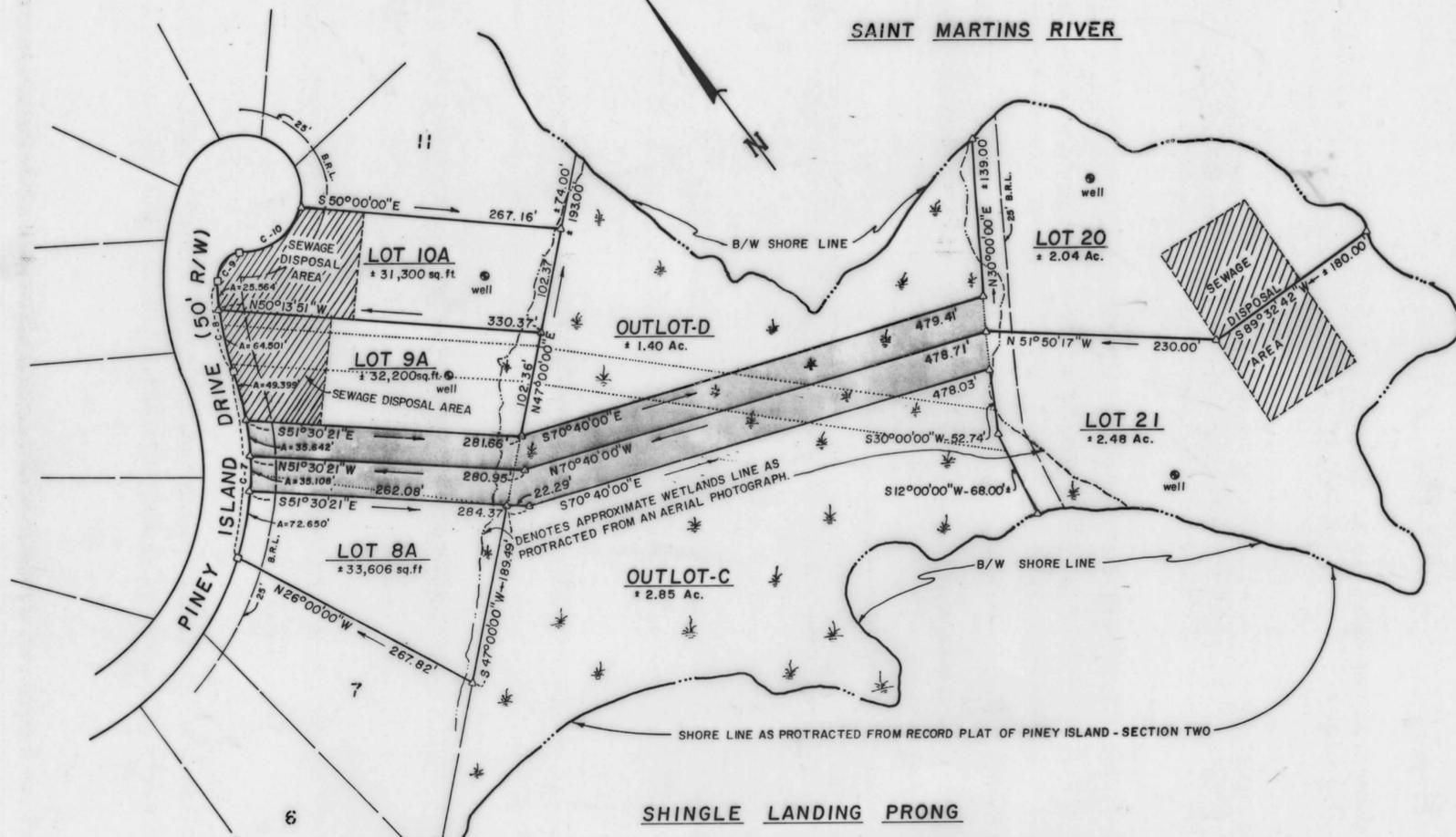


VICINITY MAP
DEPARTMENT OF ENVIRONMENTAL PROGRAMS

Lots 9A, 10A and 20 are approved as shown and were originally approved as shown on the Record Plat of Piney Island.

This subdivision is 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 system(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 ft. sq., exclusive of buildings, easements, rights-of-way and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.)

Suband Wells RS 11/29/89
DATE: 11/29/89 APPROVING AUTHORITY - WORCESTER COUNTY



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 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.

B. Any Approval By The Worcester County Health Department Of Any Sewer Or Water System Or Suitability Thereof 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.

F. Blair Smith, sac. 11/30/89
Worcester County Planning Commission Date

CLERK OF
CIRCUIT COURT
RICHARD H. OUTTEN

MISC FEE 2.50
REC FEE 2.50
TOTL 5.00
7276CCKE 5.00
01 01990 2-21 A9:37

"Based upon the Federal Emergency Management Agency Floodplain Map #240083 0025A dated February 15, 1979 this property is wholly within the Zone A7 (e1 6) and Zone B. Therefore this property and subsequent development is subject to the regulations set forth in the current local Floodplain Management Ordinance."

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C-7	36°16'20"	304.56'	192.81'	189.60'	N33°15'53"E
C-8	20°45'48"	248.52'	90.06'	89.57'	N25°30'38"E
C-9	90°26'38"	25.00'	39.46'	35.49'	N81°06'50"E
C-10	77°40'31"	60.00'	81.34'	75.25'	N87°29'54"E

PLAT REF.: PINEY ISLAND - SECTION TWO, RECORDED IN PLAT BOOK: F.W.H. 64/8

NOTE:
..... DENOTES FORMER LOT LINES TO BE ABANDONED.
CURRENT ZONING SETBACKS: FRONT = 25'
SIDES = 6' each
REAR = 30'

■ DENOTES COMMON INGRESS - EGRESS EASEMENT AND UTILITY EASEMENT TO SERVE LOTS 20 & 21.

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.

David Trumpitt, Pres 11-16-89
Property Owner Date

Frank G. Lynch, Jr. 11/10/1989
Professional Land Surveyor No. 10782 Date

**RESUBDIVISION OF LOTS 8,9,10 & 20 OF SECTION TWO
PINEY ISLAND SUBDIVISION**

FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MD.
ZONED: R-4
TAX MAP 15, PART OF PARCEL 90, GRID 6

FRANK G. LYNCH JR. & ASSOCIATES, INC.
SURVEYING - LAND PLANNING
ROUTE 4 - BOX 295B
BERLIN, MARYLAND 21811
641-5773 641-5353

SCALE: 1" = 100'-0"
DRAWN BY: P.Noonan
DATE: 9/12/89
FILE NO.: 2940/89

REVISED: 9/29/89
REVISED: 11/09/89

MSA CSU 2157-2782