

This subdivision is approved for interim individual water supply and sewage system in accordance with the County Comprehensive Water and Sewage Plan. (For each building unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right-of-ways and other permanent or physical objects, shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available.

Date 10/17/90

Richard L. Wells RS
APPROVING AUTHORITY-WORCESTER COUNTY

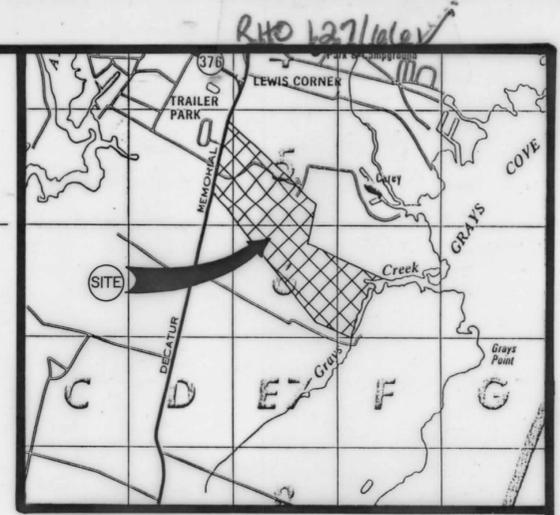
SURVEYOR'S CERTIFICATION
I certify that the requirements of Section 3-108 of the real property article of the annotated code of Maryland (1981) concerning the making of this plat and the setting of markers have been complied with.

Richard H. Outten
DATE 10-9-90



OWNER'S CERTIFICATION
I 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.

Tommy Tomlee
DATE 10-3-90



LOCATION MAP

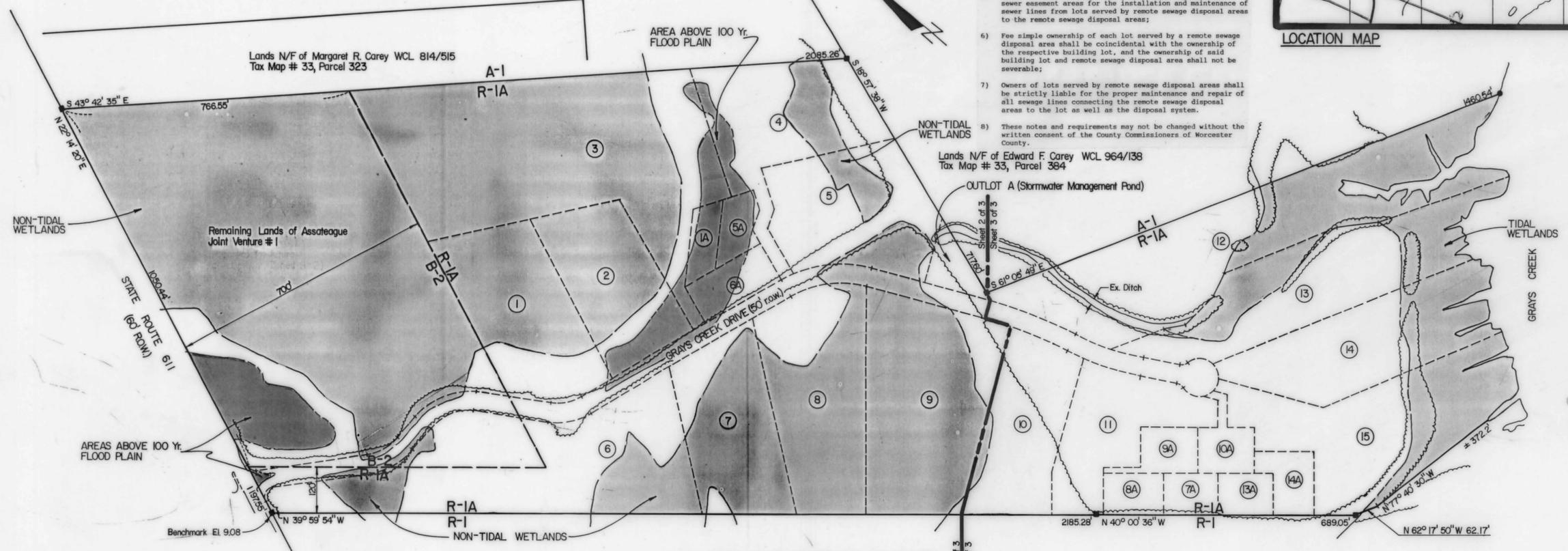
- SEWER NOTES AND REQUIREMENTS:**
- 1) Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 are approved as building lots only as specifically provided herein;
 - 2) Lots 1A, 5A, 6A, 7A, 8A, 9A, 10A, 13A and 14A are approved only as remote sewage disposal areas for Lots 1, 5, 6, 7, 8, 9, 10, 13 and 14, respectively;
 - 3) Lots 7A, 8A, 9A, 10A, 13A and 14A are approved as sewage disposal areas only and for no other purpose for sand mound disposal systems;
 - 4) Lots 11, 12, and 15 are approved for on-site sand mound disposal systems but not for conventional on-site disposal systems;
 - 5) Easements are reserved in the 20 foot wide utility and sewer easement areas for the installation and maintenance of sewer lines from lots served by remote sewage disposal areas to the remote sewage disposal areas;
 - 6) Fee simple ownership of each lot served by a remote sewage disposal area shall be coincidental with the ownership of the respective building lot, and the ownership of said building lot and remote sewage disposal area shall not be severable;
 - 7) Owners of lots served by remote sewage disposal areas shall be strictly liable for the proper maintenance and repair of all sewer lines connecting the remote sewage disposal areas to the lot as well as the disposal system.
 - 8) These notes and requirements may not be changed without the written consent of the County Commissioners of Worcester County.

Lands N/F of Margaret R. Carey KJC 26/351
Tax Map # 33, Parcel 150

Lands N/F of Margaret R. Carey WCL 814/515
Tax Map # 33, Parcel 323

Lands N/F of Edward F. Carey WCL 964/138
Tax Map # 33, Parcel 384

Lands N/F of Elizabeth C. Shockley WCL 948/579
Tax Map # 42, Parcel 14



- NOTES**
1. OWNER/DEVELOPER: Assateague Joint Venture #1
Thomas H. Collins (Trustee)
9301 A-1-A, Suite 4
Vero Beach, FL 32963
(407) 589-8000
 2. Tax Map #33, Parcel 275
Current Zoning: R-1A
 3. Total No. of Lots: 15
Min. Lot Size: 2 Acres
Min. Lot Width: 200 Ft.
 4. Total Linear Footage of Road: 2759.82 Ft.
 5. Total Lot Area = +/- 59.46 Ac.
Total Road Area = +/- 3.24 Ac. (+/- 0.56 Ac. Non-Tidal Wetlands)
Outlot A = +/- 0.40 Ac. (68.9 Sq.Ft. Non-Tidal Wetlands)
Area of Remaining Lands = +/- 15.87 Ac. (+/- 13.40 Ac. Non-Tidal Wetlands)

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 HEALTH DEPT. OF ANY SEWER OR SUITABILITY THEREFOR 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 CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSION 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.

GRAY'S CREEK DRIVE

THE PLANNING COMMISSION'S APPROVAL OF THIS SUBDIVISION PLAT PROHIBITS THE CONSTRUCTION AND/OR INSTALLATION OF ANY COMMERCIAL ENTRANCE OFF OF THE NORTHERLY AND/OR SOUTHERLY SIDE OF GRAY'S CREEK DRIVE.

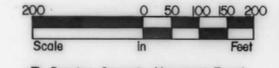
THE PLANNING COMMISSION'S APPROVAL OF THIS PLAT ESTABLISHED A 2.86 ACRE NATURAL/VISUAL EASEMENT WITHIN THE BOUNDARIES OF LOT #6 AS DENOTED ON THE SUBDIVISION PLAT. THE EXISTING VEGETATION SHALL NOT BE REMOVED UNLESS DUE TO DAMAGE OR DISEASE WHICH HAS BEEN CONFIRMED BY THE APPLICABLE BAY FORESTER FOR THE COUNTY. IN ADDITION NO STRUCTURES OF ANY TYPE ARE TO BE ERRECTED OR LOCATED WITHIN THE EASEMENT.

WORCESTER COUNTY PLANNING COMMISSION

A. Blair Smith
DATE 10/18/90

STORMWATER MANAGEMENT NOTES AND REQUIREMENTS:

- 1) All residential lot owners shall be jointly and severally liable for the maintenance, restoration and repair of the stormwater management areas and structures.
- 2) All residential lot owners shall be jointly and severally liable with the developer, as noted on this plat, for the faithful performance of the Stormwater Management Agreement as recorded in the Land Records of Worcester County.
- 3) Outlot A has been approved for the location and construction of a stormwater management structure.
- 4) Any change in use or area of Outlot A cannot be altered without the consent of the County Commissioners of Worcester County.
- 5) The above notes and requirements may be enforced by the County Commissioners of Worcester County and/or an individual lot owners.



- Denotes Concrete Monument Found
- Denotes Iron Pipe Found
- Denotes Proposed Lot Lines
- Denotes Non-Tidal Wetlands Line
- Denotes Tidal Wetlands Line
- Denotes 100 Year Flood Plain Line
- Denotes Woods Line
- Denotes Zoning District Line

RECORD PLAT
GRAY'S CREEK SUBDIVISION
TENTH ELECTION DISTRICT,
WORCESTER COUNTY, MARYLAND

& SOULÉ
& ASSOCIATES

ENGINEERING / SURVEYING / PLANNING

1323 Mt. Hermon Road Suite BA Salisbury, Maryland 21801
Phone 301/742-7797

SURVEYED BY	DATE	May 1990	SHEET 1 OF 3
DRAWN BY	SCALE	As Shown	
CHECKED BY	JOB NO.	89-034	

REC FEE 7.50
MISC FEE 7.50
TOTL 15.00
8417CKEK 15.00
03 01990 10-9A11:20

MSA CS4 2157-2943-1

