

Based upon the Federal Emergency Management Agency Map # 240083 0025A, dated February 15, 1979, this subdivision is located in Zone A.

Worcester County Planning 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 Environmental Programs 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.
- The following roads, widening strips, amenities, 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 The offer may not be withdrawn without the consent of the County Commissioners.

*R. Davis Smith*  
WORCESTER COUNTY PLANNING COMMISSION

11/5/90  
DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDING EASEMENTS, RIGHTS-OF-WAY AND OTHER PERMANENT OF 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.

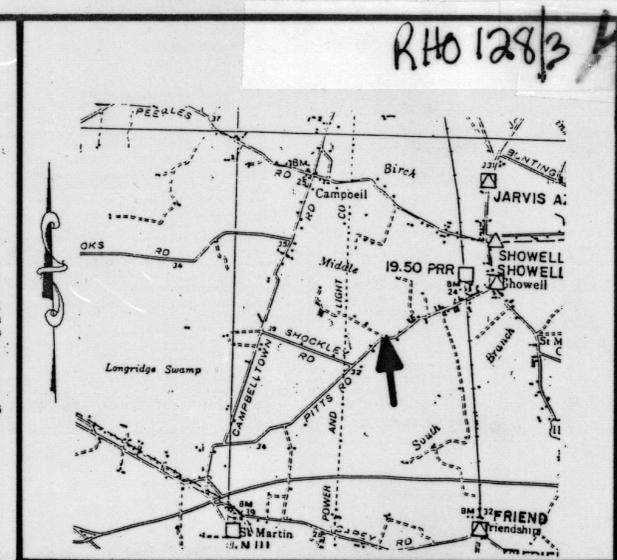
*Richard Wells RS*  
APPROVING AUTHORITY-WORCESTER COUNTY

11/5/90  
DATE

This is an agreement of easement, by and between John H. and Hester L. Shockley and Showell Farms, Inc.

John H. and Hester L. Shockley grants to Showell Farms, Inc. an easement across their respective lands located in the Third Election District, Worcester County, Maryland, said easement having been surveyed by Peter E. Loewenstein and Associates, Inc., Registered Engineers and Surveyors, said plot being dated August, 1990, said easement being described as follows:

ALL THAT certain tract, piece and parcel of land situate, lying and being in the Third Election District, Worcester County, Maryland, and being more particularly described as follows: BEGINNING at a t-bar located on the northerly side of Pitts Road; thence running with the right of way of said road, South 82 degrees 43 minutes 31 seconds West, 50.41 feet to a t-bar; thence leaving said road and running through the lands of John H. and Hester L. Shockley North 60 degrees 23 minutes 09 seconds West 574.06 feet to a t-bar; thence North 39 degrees 50 minutes 03 seconds East, 15.20 feet to a point marking the center line of said easement; thence running with said center line South 60 degrees 47 minutes 11 seconds East, 360.04 feet to a point; thence leaving the centerline North 68 degrees 30 minutes 36 seconds East, 28.05 feet to a t-bar; thence South 58 degrees 10 minutes 21 seconds East, 234.22 feet to a t-bar, being the point or place of beginning, containing 0.31 acres of land more or less. Also being a thirty foot (30') easement and right-of-way.

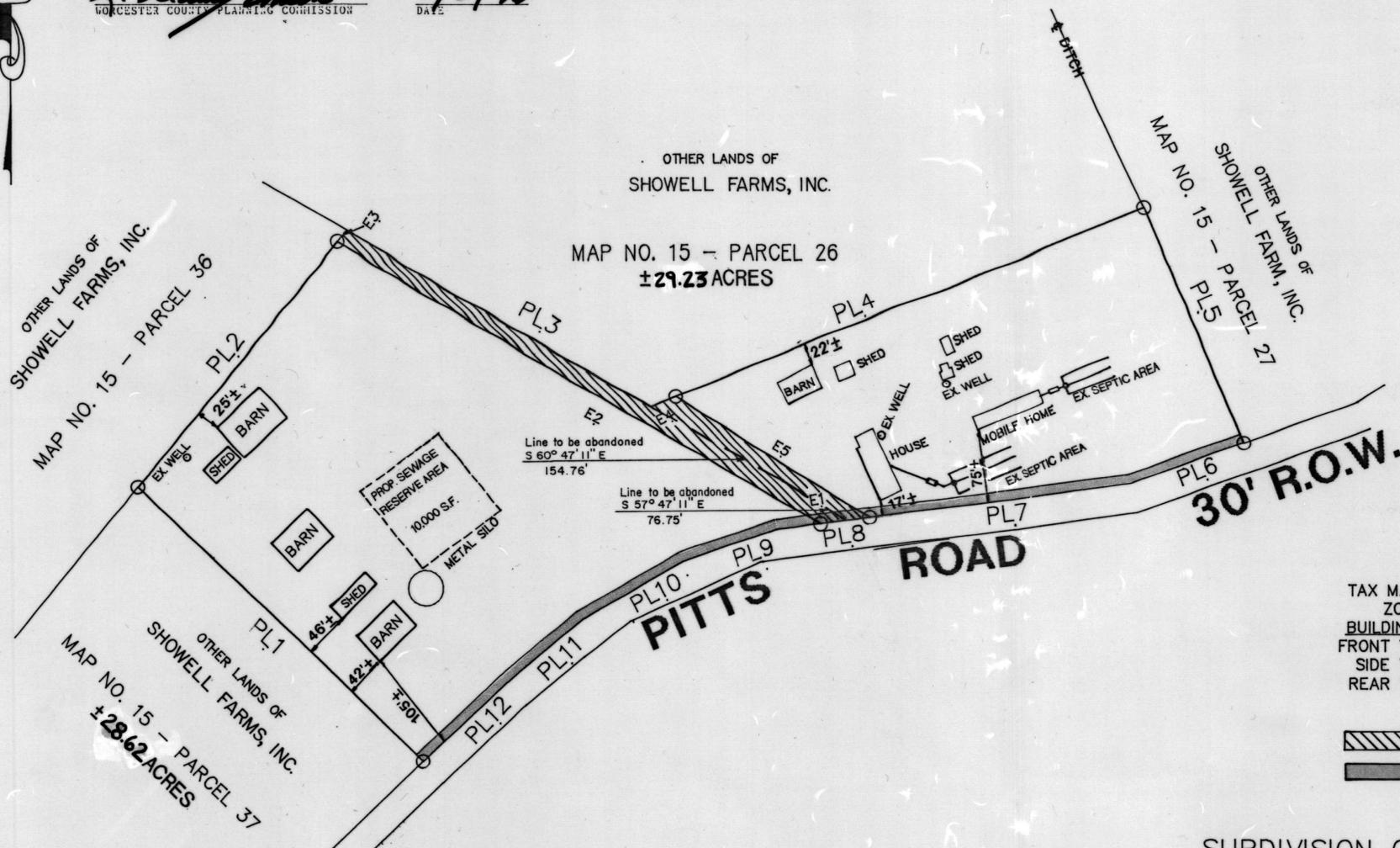


LOCATION PLAN 1" = 1 MILE

OWNER'S AND SURVEYOR'S CERTIFICATION

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.

*Demetrius Carver, TREASURER* 11/8/90  
OWNER DATE  
*[Signature]* 11/1/90  
SURVEYOR DATE



LEGEND

- O = IRON T-BAR SET
- TAX MAP # = MAP 15 - PART OF PARCEL 26 & 37
- ZONING = A-1
- BUILDING SET BACKS
- FRONT YARD = 35' MIN
- SIDE YARD = 20' MIN
- REAR YARD = 20' MIN
- E1 = EASEMENT BEAR. & DIST.
- PL1 = PROPERTY LINE BEAR. & DIST.
- [Hatched Box] = PERPETUAL EASEMENT TO SHOWELL
- [Shaded Box] = A 10' WIDE DEDICATION STRIP ACROSS THE FRONT OF THE LOT AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR FUTURE WIDENING OF PITTS ROAD

PL1	N 46°40'01" W	404.86'
PL2	N 39°50'03" E	320.48'
PL3	S 60°47'11" E	360.04'
PL4	N 68°30'36" E	541.77'
PL5	S 23°49'22" E	257.09'
PL6	S 70°06'01" W	125.50'
PL7	S 82°43'31" W	267.00'
PL8	S 82°43'31" W	94.72'
PL9	S 71°44'53" W	103.50'
PL10	S 60°14'59" W	117.53'
PL11	S 50°32'49" W	100.31'
PL12	S 47°42'40" W	119.14'
E1	S 82°43'31" W	50.41'
E2	N 60°23'09" W	574.06'
E3	N 39°50'03" E	15.20'
E4	N 68°30'36" E	28.05'
E5	S 58°10'21" E	234.22'

SOURCE OF TITLE = PORTION OF 150/386 & 467/3 & JEB 18/424

AREA OF PARCEL = 6.23 ACRES  
AREA OF ACCESS EASEMENT = 0.31 ACRES  
TOTAL AREA = 6.54 ACRES

NOTE: There are no existing structures on parcels 26 and 27 within 200' of the barn and metal silo.

SUBDIVISION OF A PORTION OF THE LANDS OF **SHOWELL FARMS, INC.**

THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

**p e & a** PETER E. LOEWENSTEIN & ASSOCIATES, INC.  
ENGINEERING - SURVEYING - PLANNING  
P.O. BOX 580 - FRANKFORD, DEL 19945

SURVEYED BY R. WELLS  
DRAWN BY M.H.DAVIDSON  
CHECKED BY P.E.L.

DATE AUGUST 1990  
SCALE 1" = 100'  
JOB NO. 1903-154

SHEET 1 OF 1

MSA CSU 2157-2982



REC FEE 2.50  
MISC FEE 2.50  
TOTL 5.00  
9843CKEK 5.00  
3 01990 11-07 P2:12