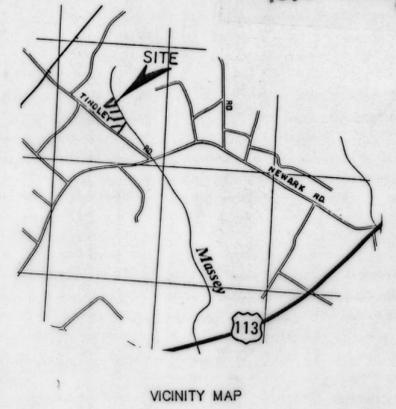


RHO 12873

MINOR SUBDIVISION FOR MAE B. COLLINS - DIVISION 3

4th ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

FILED
FEB 19 9 42 AM '91
RICHARD H. OUTEN
CLK. CT. CI.



LANDS OF HELEN & SAMUEL FOREMAN DEED REF. 1093/279 P-208

LANDS OF MARY L. & THOMAS W. BOUNDS DEED REF. 465/325 P-76

APPROVALS

WORCESTER COUNTY PLANNING & PERMITS

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A GUARANTEE, REPRESENTATION, OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE FEASIBILITY 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 ROAD WIDENING STRIP IS 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.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 10' STRIP OF LAND ALONG THE FRONT OF DIVISION 3, PARALLEL TO, AND BINDING ON THE EXISTING RIGHT OF WAY LINE OF TINDLEY ROAD.

S. Shain Smith 2/14/91
PLANNING COMMISSION - WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS LOT HAS ON-SITE WATER AND SEWAGE SYSTEMS. THE EXISTING SEWAGE SYSTEM IS TO BE PROPERLY ABANDONED PER ENVIRONMENTAL PROGRAMS SPECIFICATIONS. THE EXISTING WELL MAY HAVE TO BE REPLACED. THE OWNER IS TO CONTACT THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS DEPARTMENT FOR REPLACEMENT OF THESE SYSTEMS.

Richard H. Wells 2/15/91
APPROVING AUTHORITY - WORCESTER COUNTY, MARYLAND DATE

OWNER & DEVELOPERS CONSENT

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE REQUIREMENTS OF SECTION 3 - 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Maie B. Collins Feb 7 1991
MAE B. COLLINS DATE

10' DEDICATED TO WORCESTER COUNTY FOR ROAD WIDENING. (SEE NOTE)

TOTAL AREA 2.87 AC.

HIGH BANK (APPROX.)

ZONE A

- 1. SCALE 1" = 50'
- 2. IRON PIPE — ●
- 3. DEED REF: 659/258
- 4. TAX MAP 40, PARCEL 50
- 5. ZONED A-1 AGRICULTURAL
- 6. THIS PARCEL SEPARATED FROM OTHER LANDS OF MAE B. COLLINS BY THE CREATION OF PARCEL 208.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT MAP # 240083 0095 B, DATED JUNE 15, 1983, THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE A. ANY DEVELOPMENT OF THIS PROPERTY MUST COMPLY WITH THE REGULATIONS SET FORTH IN THE FLOODPLAIN MANAGEMENT ORDINANCE.

DATE: 1/15/91

CURVE 1
Δ = 07°20'56"
R = 654.58'
T = 42.04'
L = 83.96'
CH 83.96'
CH BRG. N 45°08'24" W

SURVEYORS CERTIFICATION

I, VAUGHN A. WIMBROW, A REGISTERED PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND DO CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3 - 108, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

Vaughn A. Wimbro 2/15/91
VAUGHN A. WIMBROW DATE



THIS AGREEMENT MADE BETWEEN MARY L. & THOMAS W. BOUNDS AND MAE B. COLLINS, WHO ARE ADJOINING LANDOWNERS OF PROPERTY SEPARATED BY A COMMON BOUNDARY LINE AND WHO ARE DESIROUS OF ESTABLISHING A LINE OF OWNERSHIP BETWEEN THEM CONCLUSIVELY DO AGREE ON AND FIX THE COMMON BOUNDARY LINE BETWEEN THEIR RESPECTIVE PROPERTIES AS WITNESSED IN THE FIELD BY IRON PIPES AND AS SHOWN ON THIS PLAT BY THE LINE MARKED "A".

Mary L. Bounds 2/12/91
MARY L. BOUNDS (OWNER OF PARCEL 76) DATE
Thomas W. Bounds 2-12-91
THOMAS W. BOUNDS (OWNER OF PARCEL 76) DATE
Maie B. Collins Feb 7 1991
MAE B. COLLINS (OWNER PARCEL 50) DATE

REC FEE 2.50
MISC FEE 2.50
TOTL 5.00
6685CEK 5.00
03 01991 2-19 89447

VAUGHN A. WIMBROW & ASSOCIATES
11704 BACK STREET, WHALEYVILLE, MARYLAND 21872

MBACSU 2157-3031

