

RHO 129/55

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NOTES

- OWNER - Baycorp, Limited  
9 Marcus Court  
Rockville, MD  
c/o Nantucket Point  
P.O. Box 1030  
Ocean City, MD
- Current Zoning - MR-3
- Total No. of Proposed Lots - 36
- Total Linear Footage of Roads - 1,425.79 Ft.
- Total Lot Area = +/- 6.52 Ac.  
Total Road Area = +/- 1.64 Ac.  
Outlot A Uplands Area = +/- 0.99 Ac.  
Outlot A Wetlands Area = +/- 1.32 Ac.  
TOTAL AREA = +/- 10.47 Ac.
- All lots to be served by public water & sewer.
- Based on the 1983 FEMA flood insurance map, this entire subdivision is located in the 100 Year flood map zone A7 (EL 6). Therefore, this subdivision will be subject to the regulations set forth in the current floodplain management ordinance.
- Setbacks for this subdivision will comply with current Worcester County zoning ordinances except where variances have been granted by the Board of Zoning Appeals.
- Front yard setback is 25' unless shown otherwise.

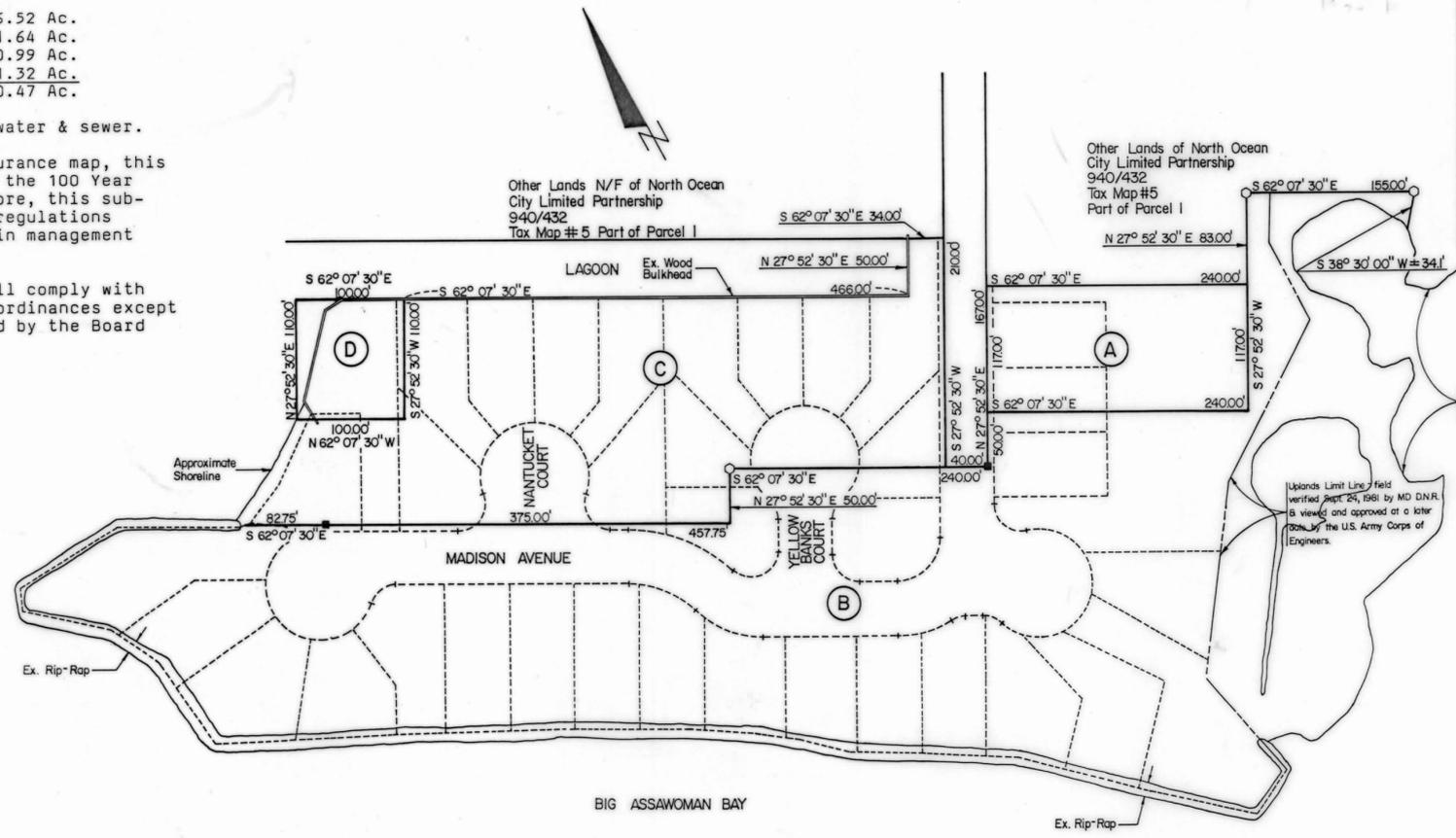
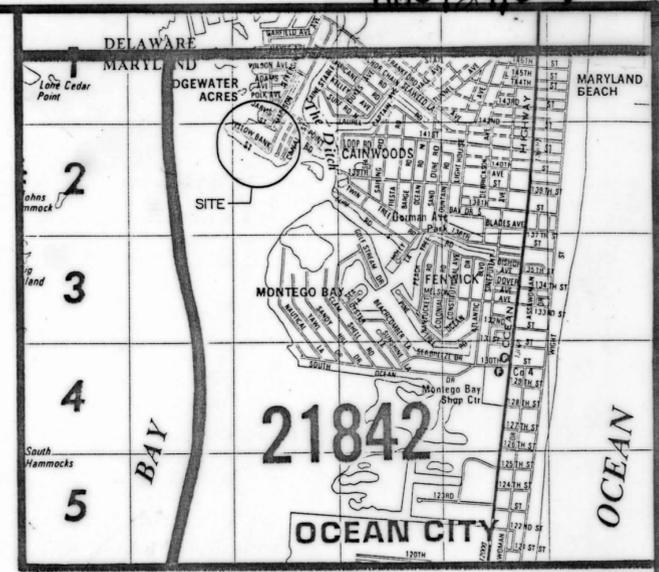
**SURVEYOR'S CERTIFICATION**  
I certify that the requirements of Section 3-108 of the real property article of the annotated code of Maryland (1981) concerning the making of this plat and the setting of markers have been complied with.

*[Signature]*  
DATE 3/15/91

**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.

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

*[Signature]*  
OWNER DATE 3/15/91



Existing Shoreline as located by F. Douglas Jones (MD PLS. 450) on July 20, 1989

Uplands Limit Line of field verified Sept 25, 1981 by MD DNR. A view of and approved at a later date by the U.S. Army Corps of Engineers.

THE FENWICK DITCH

REC FEE 7.50  
MISC FEE 7.50  
TOTL 15.00  
3357CKEK 15.00  
03 01991 5-13 P3810

- (A) Lands of Baycorp, Limited  
Tax Map #5 Part of Parcel 1  
Deed Ref. 940/432
- (B) Lands of Baycorp, Limited  
Tax Map #5 Parcel 2  
Deed Ref. 1552/337
- (C) Lands of Baycorp, Limited  
Tax Map #5 Part of Parcel 1  
Deed Ref. 940/432
- (D) Lands of Baycorp, Limited  
Tax Map #5 Part of Parcel 1  
Lots 34 & 35, Block 6, Edgewater Acres  
Deed Ref. 1552/338

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GRARANTEE, 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.

- 5' x 167' Widening Strip on the eastern side of Madison Avenue
- 5' x 210' Widening Strip on the western side of Madison Avenue
- Madison Avenue
- Nantucket Court
- Yellow Banks Court

WORCESTER COUNTY PLANNING COMMISSION

*[Signature]*  
DATE 4 Apr 91



- Denotes Concrete Monument Found
- Denotes Concrete Post Found

----- Denotes Proposed Lot Lines

Revised March 1991 by M. Bruce

This subdivision 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.

4/4/91 Date *[Signature]*  
APPROVING AUTHORITY-WORCESTER COUNTY

REVISED RECORD PLAT  
**NANTUCKET POINT**  
TENTH ELECTION DISTRICT,  
WORCESTER COUNTY, MARYLAND

**SOULÉ & ASSOCIATES** ENGINEERING / SURVEYING / PLANNING  
1323 Mt. Hermon Road Suite 8A Salisbury, Maryland 21801  
Phone 301/742-7797

SURVEYED BY F. Douglas Jones	DATE April 1990	SHEET 1 OF 3
DRAWN BY M. Bruce	SCALE As Shown	
CHECKED BY	JOB NO. 90-013	

MSA CSU 2157-3101-1

