

R.H.O. 131/6

FILED
OCT 7 1 57 PM '91
RICHARD H. OUTTEN
PLK. ST. CT.
WOR. CO.

R.H.O. 131/6

DIVISION 3 - LANDS OF RALPH F. & ALEINE E. WATSON

THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

WORCESTER COUNTY PLANNING AND 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 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 SEWAGE OR WATER SYSTEMS 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.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 FOOT STRIP OF LAND ALONG THE FRONT OF DIVISION 3, PARALLEL TO, AND BINDING ON THE EXISTING R.O.W. LINE OF TALL TIMBER ROAD.

Carol Cummins 10/3/91
 PLANNING COMMISSION WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER 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 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. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard Stokes RS 9/30/91
 APPROVING AUTHORITY WORCESTER COUNTY DATE

OWNERS AND DEVELOPERS CONSENT

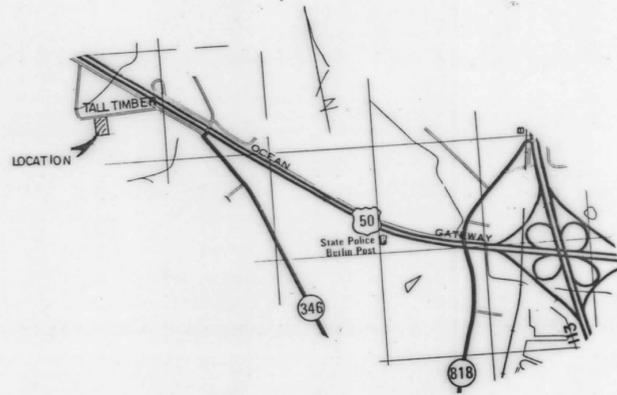
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE REQUIREMENTS OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Ralph F. Watson 9-30-91
 RALPH F. WATSON DATE
Aleine E. Watson 9-30-91
 ALEINE E. WATSON DATE

SURVEYORS CERTIFICATION

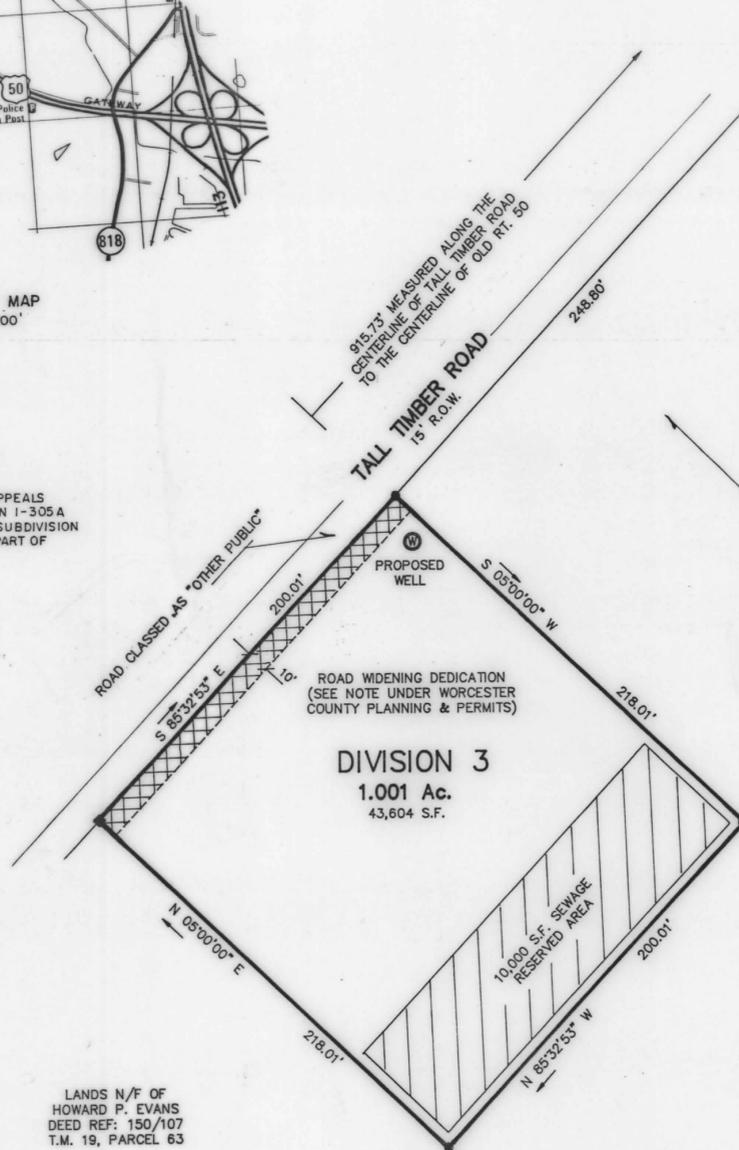
I, VAUGHN A. WIMBROW, A REGISTERED PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND DO CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3-10B, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

Vaughn A. Wimbrow 9/30/91
 VAUGHN A. WIMBROW DATE



VICINITY MAP
1" = 2000'

THE WORCESTER COUNTY BOARD OF ZONING APPEALS GRANTED A VARIANCE PURSUANT TO SECTION 1-305A OF THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ORDINANCE ON SEPT. 12, 1991 AS PART OF CASE No. 21990.



LANDS N/F OF HOWARD P. EVANS
DEED REF: 150/107
T.M. 19, PARCEL 53

LANDS OF JAMES W. & CONNIE H. HALL
DEED REF: 435/123
T.M. 20, PARCEL 56

OTHER LANDS OF RALPH F. & ALEINE E. WATSON
DEED REF: 163/546
T.M. 20, PARCEL 45
41.11 ACRES REMAINING

MISC FEE	2.50
REC FEE	2.50
TOTL	5.00
6033CCKE	5.00
01 01991 10-07 P155	

1. SCALE 1" = 50'
2. IRON PIPE
3. LARGE GRANITE MARKER
4. DEED REF: 163/546
5. TAX MAP 20, PART OF PARCEL 45
6. PROPERTY ZONED A-1
7. 10,000 S.F. AREA RESERVED FOR SEWAGE DISPOSAL SYSTEM
8. 10 FOOT STRIP DEDICATED FOR ROAD WIDENING
9. PROPOSED WELL LOCATION
10. THE FIRST DIVISION FROM THE ORIGINAL PARCEL SINCE JULY 25th, 1967 WAS PARCEL 66, TAX MAP 20; THE SECOND DIVISION WAS PARCEL 294, TAX MAP 20.

DATE: JUNE 27, 1991

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

USA 084 2157-3283

