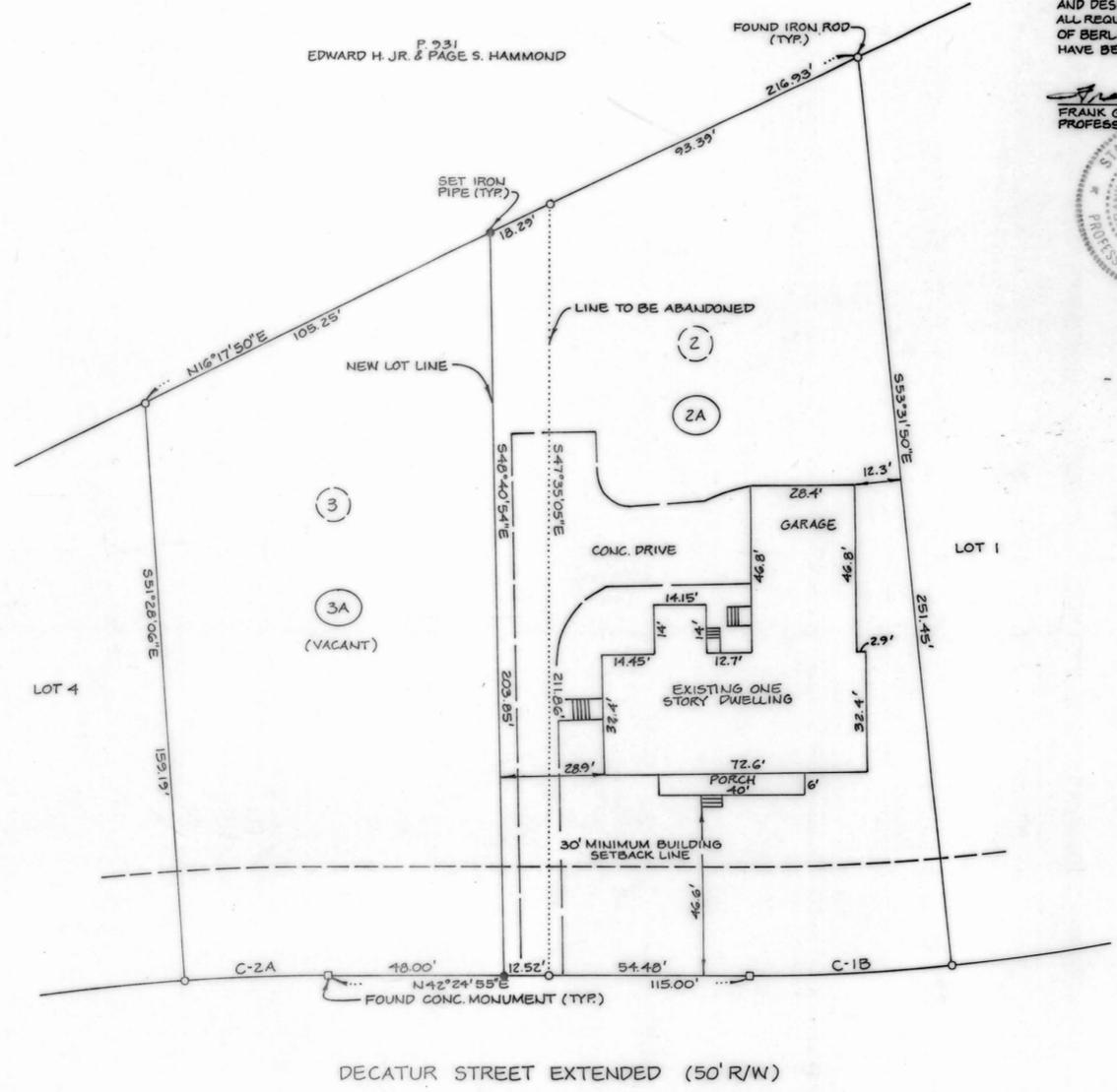
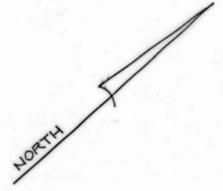


R.H.O. 131/76

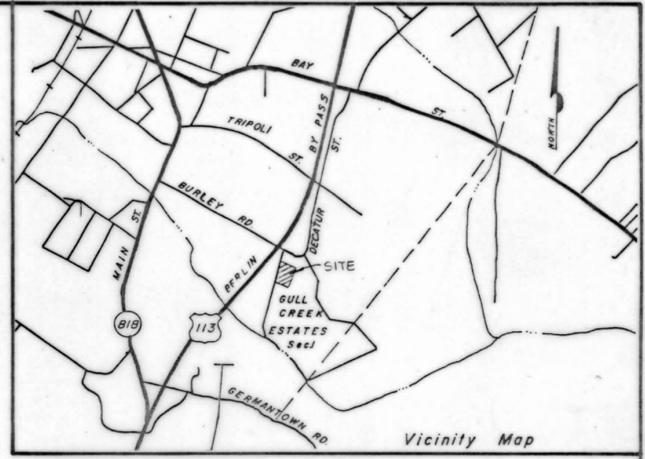
R40 131/76

FILED  
JAN 17 1 23 PM '92  
RICHARD H. OUTTEN  
CLK. CL. '91  
MOR. CO.



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY DONE BY ME, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN AND THAT ALL REQUIREMENTS OF CHAPTER 94 OF THE CODE OF BERLIN AND ALL OTHER APPLICABLE LAWS HAVE BEEN FULLY COMPLIED WITH.

*Frank G. Lynch, Jr.* 12/23/1991  
FRANK G. LYNCH, JR. DATE  
PROFESSIONAL LAND SURVEYOR NO. 10782



**TOWN OF BERLIN PLANNING COMMISSION**  
THIS RESUBDIVISION IS APPROVED BY THE PLANNING COMMISSION FOR THE TOWN OF BERLIN, AND ANY REQUIREMENTS OF CHAPTER 94 OF THE BERLIN CODE NOT SATISFIED HEREIN ARE HEREBY WAIVED PURSUANT TO BERLIN CODE 94-2.

*James F. McCabe* 11/9/92  
CHAIRMAN DATE  
*Eunice L. McCabe* 11/9/92  
SECRETARY DATE

**WORCESTER CO. ENVIRONMENTAL PROGRAMS**  
PLANS FOR CENTRAL WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*James F. McCabe* 12/23/91  
*Eunice L. McCabe* 12/23/91  
OWNER DATE

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.

*Richard A. Wells* 1/4/92  
APPROVING AUTHORITY - WORCESTER CO. DATE

**OWNERS' CERTIFICATE**  
WE HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY AGREE TO THE SUBDIVIDING THEREOF AS SHOWN HEREON.

*James F. McCabe* 12-23-91  
JAMES F. McCABE, OWNER DATE

*Eunice L. McCabe* 12-23-91  
EUNICE L. McCABE, OWNER DATE

I HEREBY CERTIFY THAT ON THE 23rd DAY OF December 1991 PERSONALLY APPEARED *James F. McCabe* and *Eunice L. McCabe* OWNERS, WHO ACKNOWLEDGED THE AFORESAID TO BE THEIR DEED AND ACT.

*Richard A. Wells* 12/23/91  
NOTARY PUBLIC DATE

REC FEE 2.50  
MISC FEE 2.50  
TOTL 5.00  
3060CKER 3.00  
03 01992 1-7 P1:23

**RESUBDIVISION OF LOTS 2 AND 3  
SECTION ONE REVISED AND AMENDED  
GULL CREEK ESTATES**

TOWN OF BERLIN  
THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MD.  
PROPERTY OWNER: JAMES F. AND EUNICE L. McCABE  
TAX MAP 302, PARCEL 401, LOTS 2 AND 3  
DEED REFERENCE 1588/182  
PLAT REF.: W.C.L. 105, FOLIOS 63-65

**FRANK G. LYNCH JR. & ASSOCIATES, INC.**  
SURVEYING - LAND PLANNING  
10535 RACETRACK ROAD  
BERLIN, MARYLAND 21811  
PHONE (301) 641-5773 641-5353  
FAX (301) 208-0227

SCALE: 1"=30' DATE: 11/19/91 DRAWN BY: GPM FILE NO.: 4208/91

**CURVE DATA**

| NO.  | DELTA     | RADIUS  | ARC    | CHORD                |
|------|-----------|---------|--------|----------------------|
| C-1B | 05°56'45" | 535.00' | 55.52' | 539°26'32"W - 55.49' |
| C-2A | 03°53'01" | 589.00' | 39.65' | 540°28'24"W - 39.64' |

**LOT AREA TABLE**

| ORIGINAL LOT NO. | AREA        | NEW LOT NO. | AREA        |
|------------------|-------------|-------------|-------------|
| 2                | 22,760 S.F. | 2A          | 25,784 S.F. |
| 3                | 19,661 S.F. | 3A          | 16,645 S.F. |

**GENERAL NOTES:**  
1. PROPERTY ZONED R-1  
2. ZONED SETBACK LINES  
FRONT: 30'  
SIDES: 12' MIN., 30' TOTAL  
REAR: 40'  
3. MIN. LOT WIDTH: 80'  
4. MIN. LOT AREA: 10,000 S.F.  
5. NOT MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY THE APPLICABLE ZONING REGULATIONS.



USA OSU 1257-3305