

RHO 132/13

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REVISED SOUTH POINT FARMS

SUBDIVISION OF LANDS OF THE ESTATE OF
THOMAS F. JOHNSON, SR.
SOUTH POINT ROAD.
TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 100' JOB NO. 3392/89
DATE: 2 / 7 / 92

WOR. CO.
CLK. CT. CT.
RICHARD H. OUTTEN
1981 FEB 13 4 42 PM

OWNER'S CERTIFICATE
As legal owner of this property, I approve of this subdivision and desire that it be recorded.
I hereby certify that the requirements of Section 3-108 of the Real Property Act of the Annotated Code of Maryland (1974), Article 21, concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.
Thomas F. Johnson, Jr. 2/13/92
Personal Representative Date

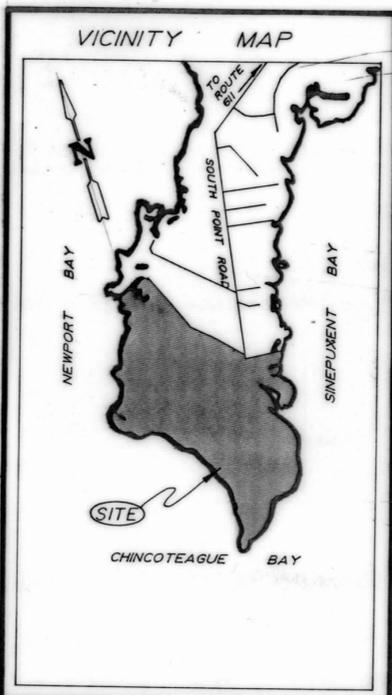
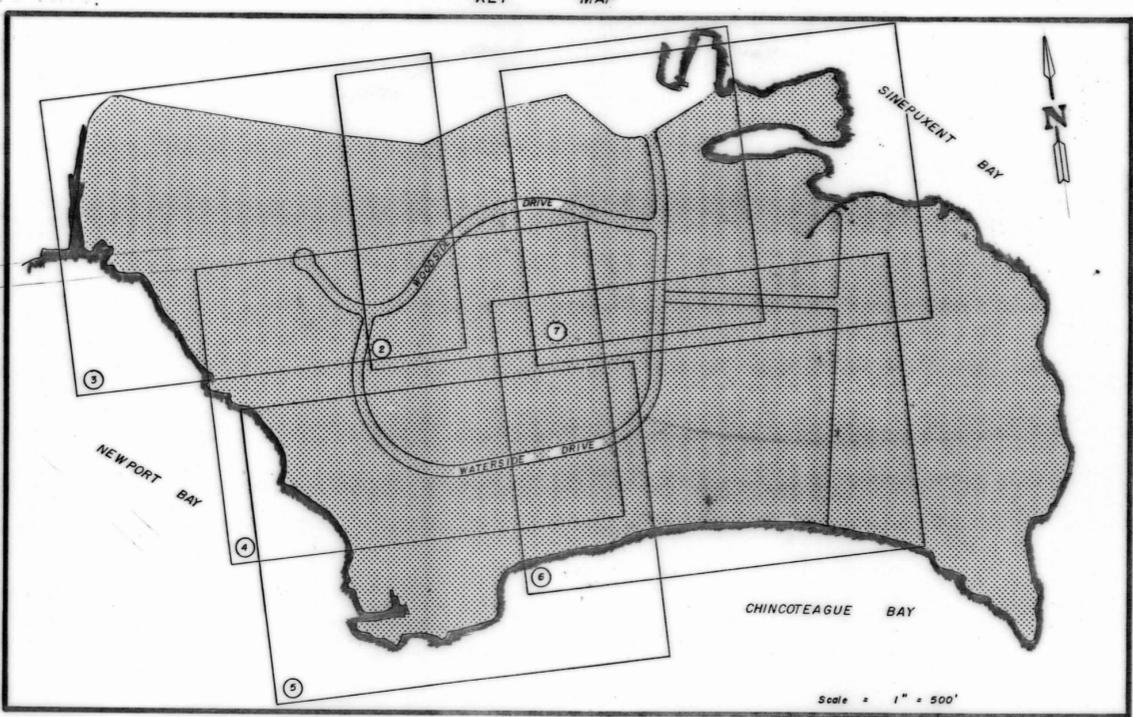


SURVEYOR'S CERTIFICATE
I hereby certify that the requirements of Section 3-108 of the Real Property Act of the Annotated Code of Maryland (1974), Article 21, concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.
L. E. Bunting, Jr. 2/13/92
L. E. Bunting, Jr. Date

WORCESTER COUNTY PLANNING AND ZONING 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 Approving Authority of any sewer or water system or suitability therefore 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 can not be met as of the date of application for such permit.
A 10' strip of land along this subdivision is hereby offered for dedication to Worcester County for the future widening of South Point Road. Acceptance of this 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.
Carole Cunniff 2/14/92
Chairman - Worcester County Planning Commission Date

AREA OF ESTATE OF THOMAS F. JOHNSON, SR. = ± 170.0 acres
NUMBER OF SUBDIVISION LOTS = 31 lots
TOTAL AREA OF LOTS 1 - 31 = ± 125.521 acres
TOTAL AREA OF WETLANDS OF LOTS 1 - 31 = ± 20.0 acres
LINEAR FEET OF ROAD R / W = ± 5,135 feet

KEY MAP



L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
301-641-3313

DEVELOPER
Thomas F. Johnson, Jr.
Personal Representative
Estate of T. F. Johnson, Sr.
128 East Main Street
Salisbury, MD. 21801

PROPERTY ZONED R-1	DEED REFERENCE
Min. Front Yard 35'	23 / 442
Min. Rear Yard 50'	981 / 332
Min. Side Yard 15'	
Min. Lot Width = 100' at BRL	

NOTE:
The purpose of this revised plat is to abolish the recreational easements shown on South Point Farms plat dated 6 / 16 / 89 and recorded 12 / 15 / 89 in the land records of Wor. Co. in Platbook # R.H.O. 124 / 15.

APPROVING AUTHORITY - WORCESTER COUNTY
This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are Restricted to Special Designs meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 60' feet below the ground level), or some deeper confined aquifer. (For each building lot, the 10,000 sq. ft. shown on each lot is reserved for sewage disposal and an individual well location which may not be encroached upon by buildings, easement, right-of-ways, and any other permanent or physical objects.
Dulane Rivers 2/14/92
Approving Authority - Worcester County Date

REC FEE 17.50
RISC FEE 17.50
TOTL 35.00
5261CKER 35.00
03 01992 2-14 F3143

NOTE:
1.) Each lot within this subdivision is subject to the following easements and/or right-of-ways,
a) A 5' wide easement along the side lot lines are reserved for the installation and maintenance of public utility lines.
b) A 15' wide easement along the front property lines for the installation and maintenance of public utility lines and for the use, maintenance and stabilization control of drainage courses.
c) Restrictive conditions or covenants are to be recorded with the record plat.

