

RHO 132/35

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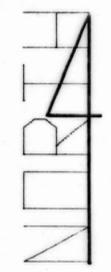
LINE #	BEARING	DISTANCE
L1	N44°30'00"E	7.92'

FILED  
 MAR 5 1992  
 REC'D  
 CLERK OF COURT  
 WOR. CO.

# A CONSOLIDATION PLAT

FOR  
 JAMES I. ROUNDS  
 SUSIE MAE

FEBRUARY 18, 1992



### OWNERS & 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, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.

*James Rounds* 3/5/92  
 JAMES I. ROUNDS DATE

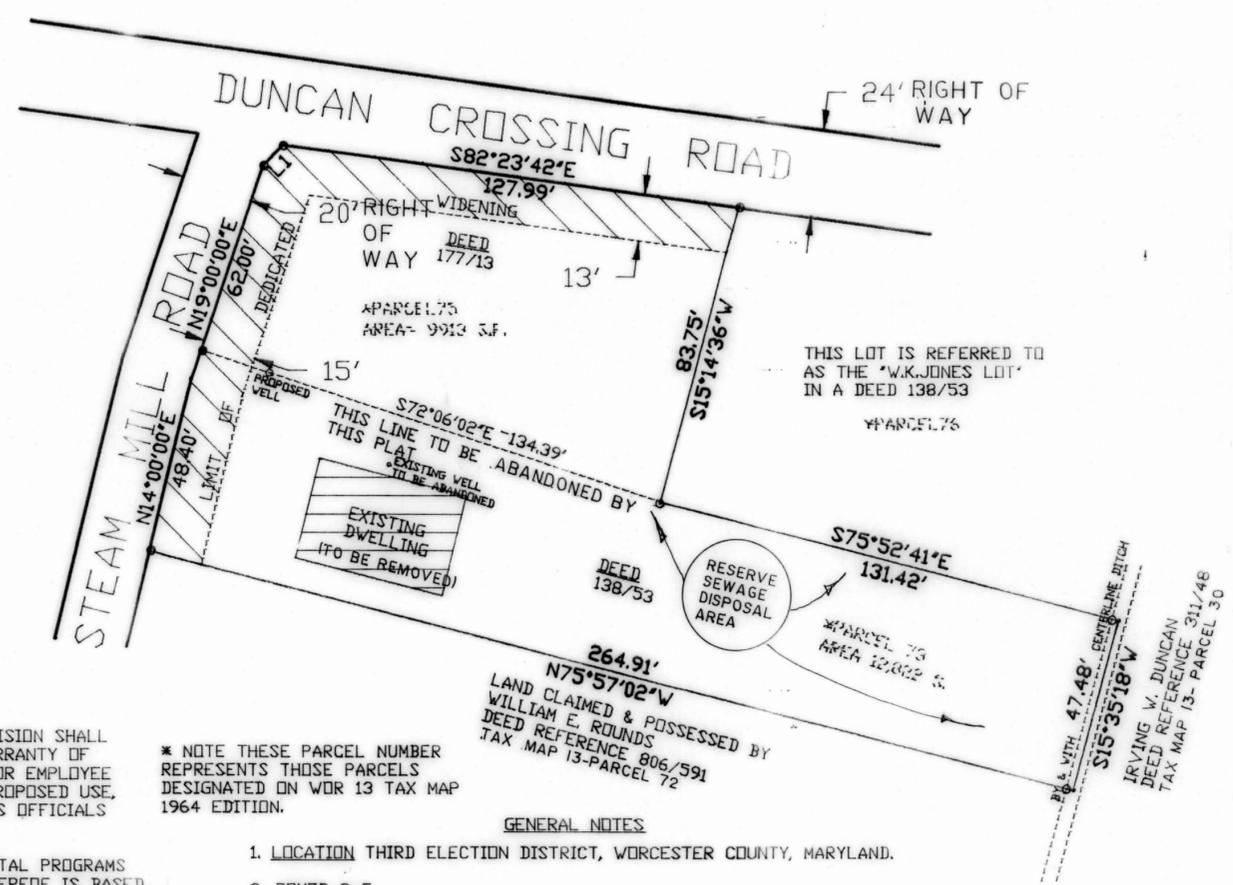
*Susie Mae Rounds* 3/5/92  
 SUSIE MAE ROUNDS DATE

### SURVEYORS CERTIFICATION

I, HERMAN L. PURNELL III, A 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 3-108, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

*Herman L. Purnell III* 3/4/92  
 HERMAN L. PURNELL III DATE  
 PROPERTY LINE SURVEYOR #78

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 240003 0025 DATED 2-17-79, THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN ZONE C (AN AREA OF MINIMAL FLOODING.)



REC FEE 2.50  
 REC FEE 2.50  
 TOTL 5.00  
 CASH 5.00  
 04 1992 3-05 P105

### 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 & 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 THE APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THIS OFFER CANNOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

1. A 15' (FIFTEEN) WIDE STRIP PARALLEL AND BINDING ON THE EXISTING RIGHT OF WAY OF THAT ROAD LOCALLY KNOWN AS "STEAM MILL ROAD".
2. A 13' (THIRTEEN) WIDE STRIP PARALLEL AND BINDING ON THE EXISTING RIGHT OF WAY OF THE ROAD LOCALLY KNOWN AS "DUNCAN CROSSING ROAD".

\* NOTE THESE PARCEL NUMBER REPRESENTS THOSE PARCELS DESIGNATED ON WOR 13 TAX MAP 1964 EDITION.

- #### GENERAL NOTES
1. LOCATION THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND.
  2. ZONED R-5
  3. TOTAL AREA = 22,735 S.F.
  4. MAP 13, PARCEL 73, 75, & 76 AS SHOWN ON THE 1964 TAX MAP, ARE CURRENTLY SHOWN ON TAX MAP 13 AS PARCEL 73. NO CONSOLIDATION PLAT WAS RECORDED TO COMBINE THESE THREE PARCELS INTO ONE PARCEL AS SHOWN ON CURRENT TAX MAP.

MINIMUM SETBACKS

FRONT YARD	25'
SIDE YARD	6'
REAR YARD	30'

### WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS PLAT IS TO COMBINE TWO EXISTING LOTS INTO ONE PARCEL WITH APPROVAL FOR ONSITE WATER & SEWAGE SYSTEMS FOR A SINGLE FAMILY DWELLING.

*Richard Stivers* 3/5/92  
 APPROVING AUTHORITY DATE

LEGEND  
 ● IRON PIPE FOUND  
 ○ IRON PIPE PLACED

SCALE 1" = 30'

HERMAN L. PURNELL & SON  
 SURVEYORS & PLANNERS  
 317 N. SALISBURY BLVD.  
 SUITE 201  
 SALISBURY, MARYLAND  
 21801  
 PHONE 1-301-749-1543

*Carl Cummins*  
 WORCESTER COUNTY PLANNING COMMISSION DATE 3/5/92

USA (301) 2157-3332

