

R.N.O. 132/4

NOTES:

- OWNER - JOHN D. SHOWELL, III
P.O. BOX 190
OCEAN CITY, MD 21842
(301) 641-3651
- Lot 1 to be served by individual on-site water and sewer systems, other lots reserved for agricultural uses; raising of vegetables, field and nursery crops - timber growing and harvesting.
- This property is zoned R-2 Suburban Residential.
- Tax Map # 22 Parcel 266.
- Deed reference C.W.N. 23/80 & C.W.N. 41/260.
- Wetlands line was established on May 31, 1989 by Ron Gatton of Environmental Consultants Inc., Trappe, Maryland.
- All wetland configuration subject to field verification at time of construction.
- +20,000 sq. ft. of area exclusive of tidal and non-tidal wetland and 100 year flood plain is provided within the boundaries of Lot 1.
- Lots 2, 3, 4 and 5 are reserved for agricultural uses; raising of vegetables, field and nursery crops, timber growing and harvesting.
- Showell Drive to have 509 linear feet of pavement

FILED
JAN 27 6 26 AM '92
RICHARD H. QUTTEN
CLK. CT. CT.
MOR. CO.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	35.70'	21.66'	32.75'	N 70°20'16" E	81°49'27"
C2	50.00'	218.63'	-70.71'	81.65'	N 25°18'35" W	250°31'44"
C2A	50.00'	78.54'	50.00'	70.71'	S 74°25'33" W	90°00'00"
C2B	50.00'	55.39'	30.93'	52.60'	N 28°50'07" W	63°28'40"
C2C	50.00'	84.69'	56.57'	74.93'	N 51°25'45" E	97°03'04"
C3	25.00'	30.77'	17.68'	26.87'	S 64°41'25" W	70°31'44"
C4	25.00'	42.84'	28.85'	37.79'	S 19°39'44" E	98°10'33"

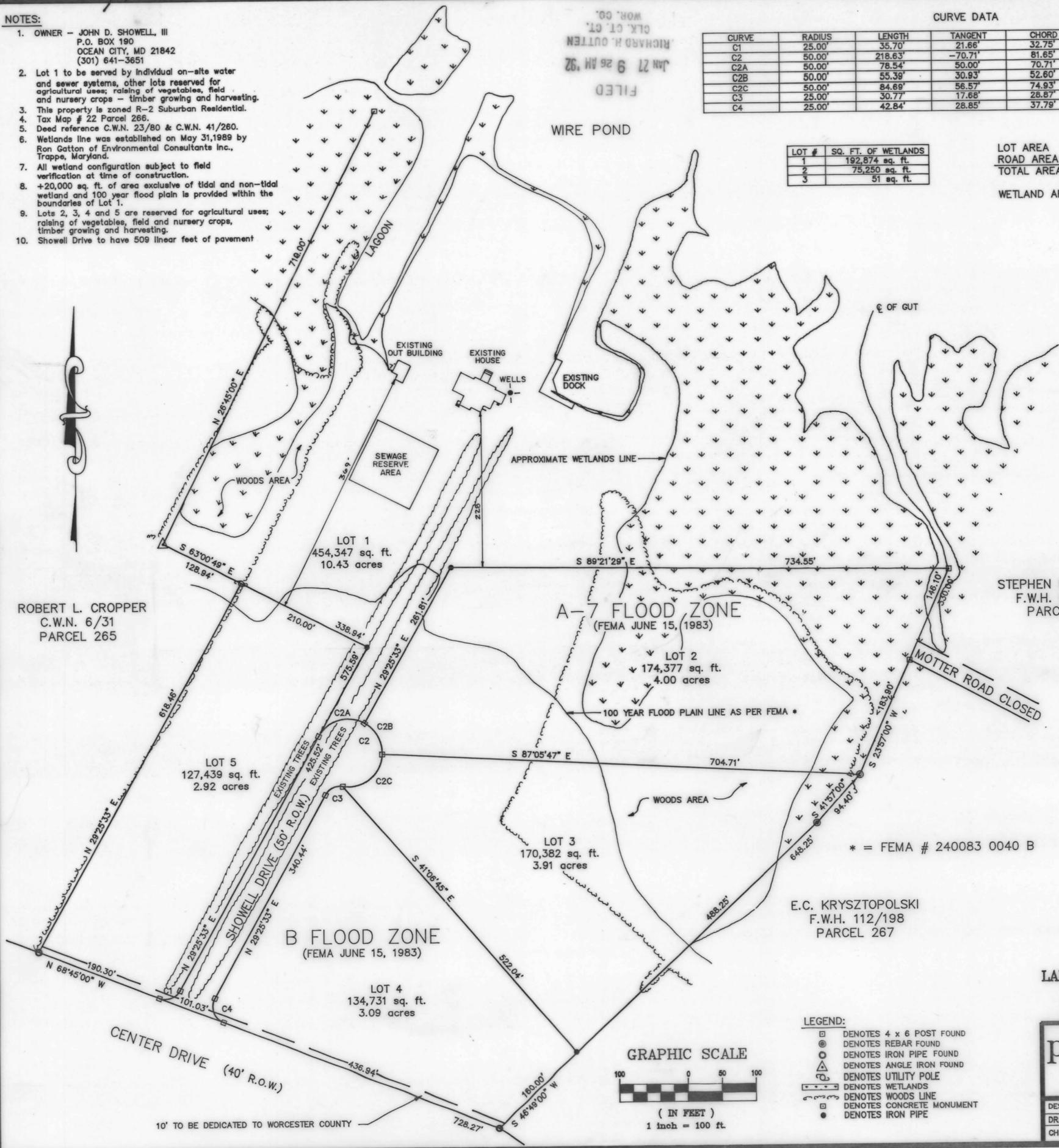
LOT #	SQ. FT. OF WETLANDS
1	192,874 sq. ft.
2	73,250 sq. ft.
3	51 sq. ft.

LOT AREA = +/- 24.35 ACRES
ROAD AREA = +/- 0.65 ACRES
TOTAL AREA = +/- 25.00 ACRES
WETLAND AREA = +/- 6.16 ACRES



ROBERT L. CROPPER
C.W.N. 6/31
PARCEL 265

STEPHEN B. PHILLIPS
F.W.H. 632/434
PARCEL 268



WORCESTER COUNTY PLANNING COMMISSION

A. 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.

B. Any approval by the Worcester County Health Department of any sewer or water system 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 standards cannot be met as of the date of application for such permit.

C. The following listed widening strips, amenities and improvements are 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' wide dedication strip across the front of lots 4 and 5 and adjoining the existing roadway is offered for the future widening of Center Drive.

Stephen B. Phillips 3/06/91
WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Lot 1 is approved with existing water and sewer as shown. Other lots reserved for agricultural uses; raising of vegetables, field and nursery crops - timber growing and harvesting.

Richard H. Qutten 12/30/91
APPROVING AUTHORITY - WORCESTER COUNTY DATE

OWNER'S AND SURVEYOR'S CERTIFICATION

WE 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.

John Dale Showell III 12/18/91
JOHN DALE SHOWELL III DATE

Ann Lockhart Showell 12-18-91
ANN LOCKHART SHOWELL DATE

Peter E. Loewenstein 11/18/91
PETER E. LOEWENSTEIN
PROFESSIONAL LAND SURVEYOR
P.O. BOX 580
FRANKFORD, DE 19945
(302) 732-9595

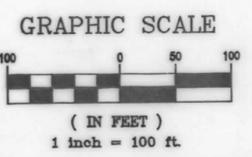
RECORD PLAT

LANDS OF JOHN D. SHOWELL III & ANN LOCKHART SHOWELL
TENTH ELECTION DISTRICT,
WEST OCEAN CITY, WORCESTER COUNTY, MARYLAND

P&A PETER E. LOEWENSTEIN & ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
P.O. BOX 580 - FRANKFORD, DEL 19945
(302) 732-9595 DE 1-800-427-3030 FAX # (302) 732-3768 MD 1-800-752-4058

DESIGNED BY	SURVEYED BY	JOB NO. 1902-247
DRAWN BY L. VAN HOY	DATE OCTOBER 1990	SHEET OF
CHECKED BY P.E.L.	SCALE AS SHOWN	

- LEGEND:**
- DENOTES 4 x 6 POST FOUND
 - DENOTES REBAR FOUND
 - DENOTES IRON PIPE FOUND
 - △ DENOTES ANGLE IRON FOUND
 - DENOTES UTILITY POLE
 - DENOTES WETLANDS
 - DENOTES WOODS LINE
 - DENOTES CONCRETE MONUMENT
 - DENOTES IRON PIPE



USA 08U 2157-3342