

R.L.O. 133/69

✓ RHO 133/69

MINOR SUBDIVISION FOR LANDS OWNED BY STEPHEN W. PUSEY, GARY M. PUSEY AND BRENDA J. TRADER SECOND ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

WORCESTER COUNTY PLANNING AND PERMITS

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, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM 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 CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

Charles D. Hall 8/11/92
PLANNING COMMISSION WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWER 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.

LIFT PUMPS MAY BE REQUIRED ON ALL LOTS.
WELLS ON LOTS 3 & 4 MUST BE 4 INCH WITH SUBMERSIBLE PUMPS.

Richard J. Wells RS 8/10/92
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 3-108 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.

Stephen W. Pusey 8/14/92
STEPHEN W. PUSEY DATE
Gary M. Pusey 8/4/92
GARY M. PUSEY DATE
Brenda J. Trader 8/4/92
BRENDA J. TRADER DATE

C/O STEPHEN W. PUSEY
P.O. BOX 397
DELMAR, DELAWARE 19940



CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	114.54'	112.50'	N 62°15'00" E	37°30'00"
C1A	175.00'	109.89'	108.09'	S 61°29'22" W	35°58'39"
C1B	175.00'	4.65'	4.65'	S 80°14'19" W	01°31'16"
C2	150.00'	99.18'	97.38'	S 80°03'24" E	37°52'58"
C3	167.89'	6.23'	6.23'	S 62°10'58" E	02°07'43"

LOT AREA TABLE

LOT #	GROSS AREA (AC.)	BUILDABLE AREA (AC.)
1	1.165	0.388
2	1.129	0.406
3	1.055	0.282
4	1.018	0.296
5	1.114	0.519

SURVEYORS CERTIFICATION
I, VAUGHN A. WMBROW, 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 3-108, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.
Vaughn A. Wmbrow 8/13/92
VAUGHN A. WMBROW
11704 BACK STREET
WHALEYVILLE, MD. 21872
PLS 243B

YARD SETBACK REQUIREMENTS
FRONT 35'
REAR 50'
SIDE 20' EACH

DATE: 7/17/92
REVISED 8/3/92

GRAPHIC SCALE



MSA CSU 2157-3469