

RHO 134/70

**SURVEYOR'S CERTIFICATION**

I hereby certify, to the best of my knowledge and belief, 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 as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

*L. E. Bunting, Jr.* 12/18/92  
L. E. Bunting, Jr. P.L.S. 142 Date



**OWNER'S CERTIFICATION**

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Charles R. Jenkins* 12/17/92  
Charles R. Jenkins 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, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees. Any approval by Worcester County Environmental Programs 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. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

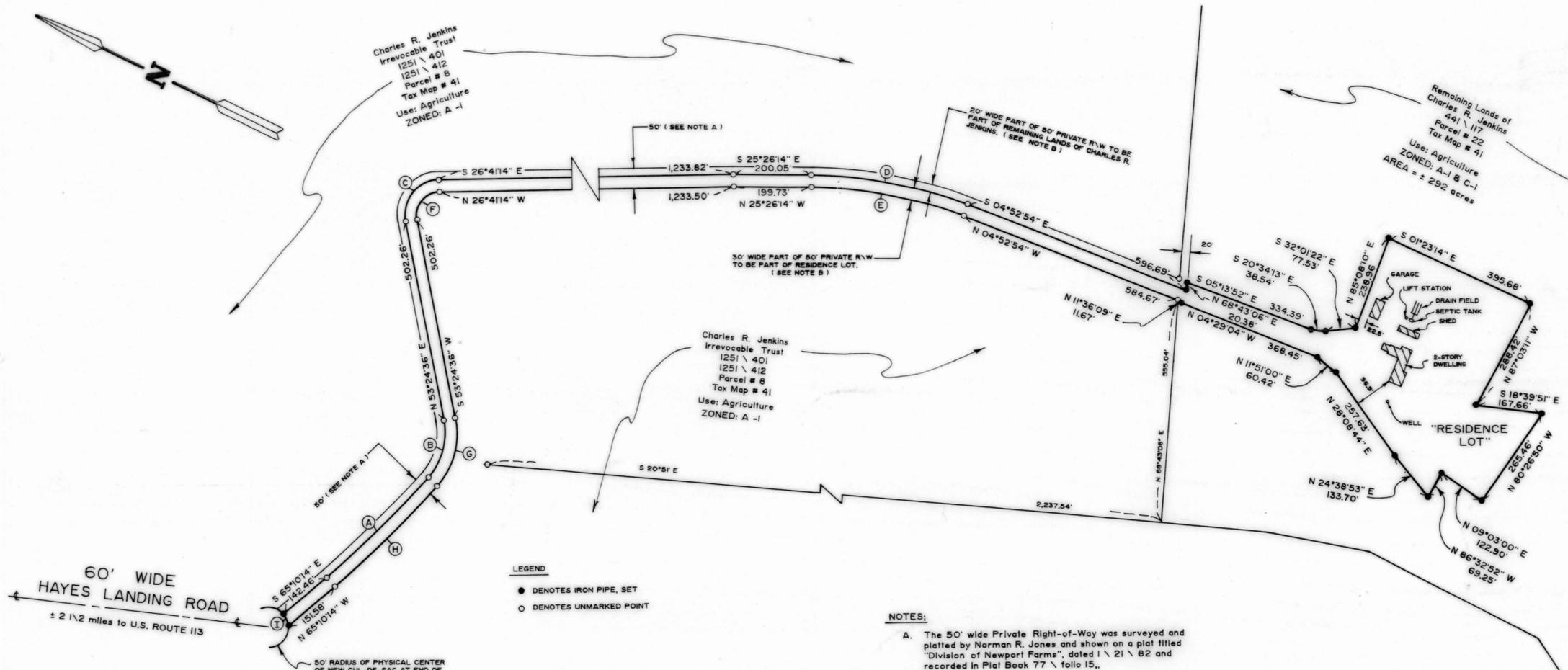
*Charles D. Hall* 12-18-92  
Worcester County Planning Commission Date

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

This subdivision is approved with existing on-site water and sewage facilities as shown. Any future alterations to these systems will require Environmental Programs approval.

*Richard Allen RS* 12/18/92  
Approving Authority - Worcester County Date

FILED



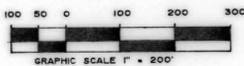
**LEGEND**  
● DENOTES IRON PIPE, SET  
○ DENOTES UNMARKED POINT

- NOTES:**
- A. The 50' wide Private Right-of-Way was surveyed and platted by Norman R. Jones and shown on a plat titled "Division of Newport Farms", dated 1 \ 21 \ 82 and recorded in Plat Book 77 \ folio 15.
  - B. An ingress and egress easement is hereby established over and across that 50' wide strip of land which extends from the northerly most part of the "Residence Lot" to Hayes Landing Road for the benefit of Charles R. Jenkins, Sr., Charles R. Jenkins Irrevocable Trust, and the Charles R. Jenkins Sr., remaining interest trust.
  - C. Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel Number 240083 0095 B, dated 6 \ 15 \ 83, this "Residence Lot" is located in zones A12 & B.
  - D. The "Residence Lot" is subject to Worcester County Appeals Case # 24607, approved on 12 \ 10 \ 92.
  - E. Zoning Classifications A - 1  
Front Yard Setback 35'  
Side Yard Setback 20'  
Rear Yard Setback 50'
  - F. The 50' wide Right-of-Way shown is privately owned and maintained by the lot owner served.

AREA OF SURVEY = ± 7.753 acres

**CURVE DATA TABLE**

Curve	Radius	Arc	Chord	Chord Bearing
A	2,323.92'	355.35'	355.01'	S 69°33'04" E
B	166.30'	152.84'	147.52'	N 79°44'21" E
C	87.40'	152.39'	133.81'	S 76°38'19" E
D	1,121.43'	402.33'	400.17'	S 15°09'34" E
E	1,091.43'	391.56'	389.47'	N 15°09'34" W
F	57.40'	100.08'	87.88'	N 76°38'19" W
G	196.30'	180.41'	174.13'	S 79°44'21" W
H	2,353.92'	359.94'	359.59'	N 69°33'04" W
I	50.00'	31.89'	31.35'	N 41°43'28" E



**VICINITY MAP**

**L. E. Bunting Surveys, Inc.**  
MARYLAND & VIRGINIA  
LAND SURVEYING  
24 BROAD STREET  
BERLIN, MARYLAND 21811  
410-641-3313

**RESIDENCE LOT**  
MINOR SUBDIVISION  
OF LANDS OF  
CHARLES R. JENKINS  
PART OF PARCEL # 22, TAX MAP # 41  
NEWPORT FARMS  
THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 200' DATE: 12 \ 10 \ 92  
JOB NO.: 4746 \ 92

MSA CSU 2157-3563

