

Resubdivision of Lot 1
Subdivision Lands Of
William J. Molnar
Sally Anne Molnar
Third Election District
Worcester County, Maryland

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 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 standards can not be met as of the date of application for such permit.

The following 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 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 The offer may not be withdrawn without the consent of the County Commissioners.

A 10 foot strip of land along this subdivision is hereby irrevocably dedicated to Worcester County for the future widening of Purnell Crossing Road.

APPROVED: WORCESTER COUNTY PLANNING COMMISSION

Colin Lamm

1/28/93
Date

This lot is approved for individual water supply and sewage disposal systems, in accordance with current regulations, a bermed infiltration pond exclusive of buildings, easements and rights of ways, and such other permanent physical objects has been provided on lot "1-A".

APPROVED: WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Richard J. Miller

1/4/92
Date

OWNER'S STATEMENT

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 Act of the Annotated Code of Maryland (1974), concerning the making of this plat, the setting of markers and the existence of prior recorded plats, has been complied with.

William J. Molnar
William J. Molnar
7967 Libertytown Rd.
Berlin, Maryland 21811

12/20/92
Date

Sally Anne Molnar
Sally Anne Molnar
7967 Libertytown Rd.
Berlin, Maryland 21811

12/29/92
Date

SURVEYOR'S CERTIFICATE

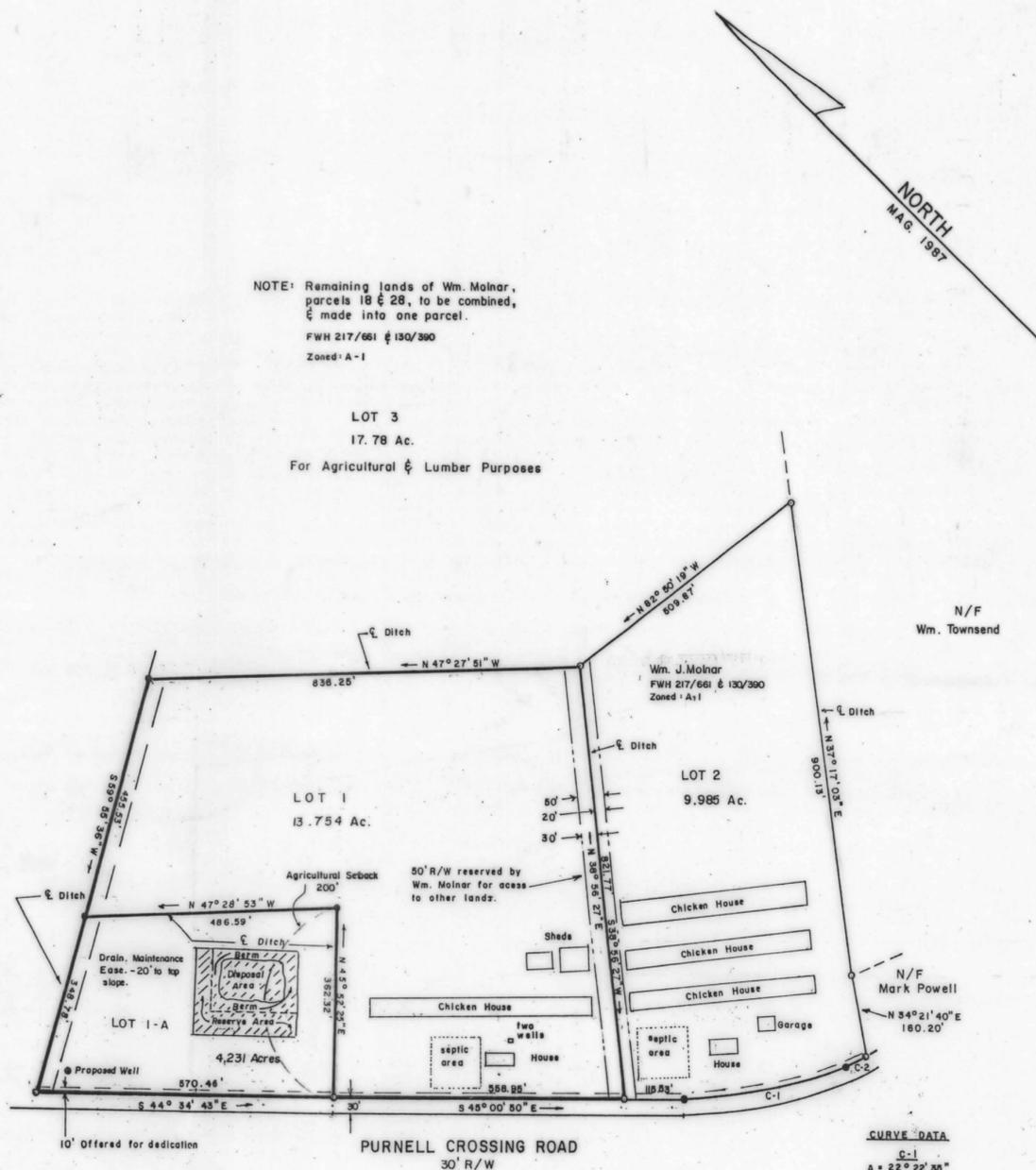
I, hereby certify that the requirements of Article 21, Section 3-108 of the Real Property Act of the Annotated Code of Maryland (1974), concerning the making of this plat, the setting of markers, and the existence of prior recorded plats has been complied with.

Steven E. Warren
Steven E. Warren
Box 50 A, P.O. St.
Worchester, Md., 21774

12-29-92
Date



FILED
Jan 29 11 34 AM '93
RICHARD H. JUTTEN
CLK. CT. CT.
WOR. CO.



N/F
Synexent Rod
& Gun Club Inc.
Parcel 110
Deed Ref. W.C.L. 1156
Zoned: A-1

N/F
Wm. Townsend

N/F
Mark Powell

	LOT 1	LOT 1-A
Gross	13.754 Ac.	4.231 Ac.
Net	13.060 Ac.	4.100 Ac.
Buildable	9.470 Ac.	1.420 Ac.

Tax Map 24 Parcel 112
Deed Ref. Lot 1 = F.W.H. 217/661 Plat Ref. R.H.O. 121/22
F.W.H. 130/390

Zoned - Agricultural
o = Iron Pipe

Scale: 1" = 200'

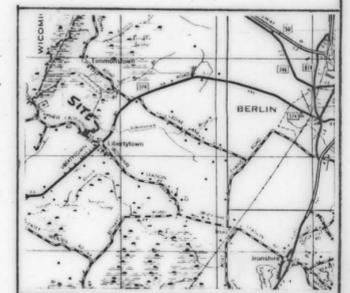


NOTE: All buildings shown hereon are existing.

Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community Number 2400830100B dated June 15, 1983, this subdivision is located in Zone 'C'.

CURVE DATA
C-1
Δ = 22° 22' 55"
R = 826.93'
T = 163.56'
Arc = 322.95'
Chd. = 320.90'
Chd. Br. = S 86° 12' 08" E

C-2
Δ = 1° 28' 36"
R = 1565.62'
T = 20.18'
Arc = 40.35'
Chd. = 40.35'
Chd. Br. = S 71° 45' 03" E



Location Map
1" = 2.2 mi. 1.

Survey By
Steven E. Warren
Willards, Maryland

April 6, 1991
Revised December 28, 1992

MSA CSU 2157-3594