

R. NO 135/12

RHO 135/12V

OWNER'S DEDICATION

WE, THE MAY PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IT IS OUR DESIRE TO RECORD THE SAME.

WE HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ACT OF THE ANNOTATED CODE OF MARYLAND (1974), ARTICLE 21, CONCERNING THE MAKING OF THIS PLAN, THE SETTING OF MARKERS AND THE EXISTENCE OF PRIOR RECORDED PLATS HAVE BEEN COMPLIED WITH.

THERE ARE NO SUITS IN EQUITY, ACTIONS AT LAW, LEASES, LIENS MORTGAGES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

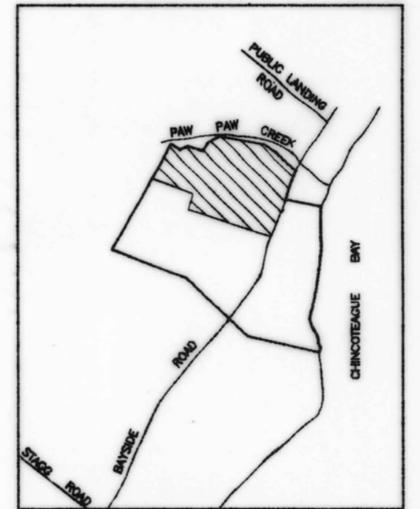
THE MAY PARTNERSHIP
DATE: July 9, 1992 BY: Walter Prichard
WALTER PRICHARD
GENERAL PARTNER
DATE: July 9, 1992 ATTEST: [Signature]

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

PARCEL B BLOCK B IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THE LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME.

NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 2400830170B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN ZONE ALL, ELEVATION 7 AND ZONE ALL, ELEVATION 8 AND ZONE B.
3. DEED REFERENCE - L.1632 F.134
4. TAX MAP 73 PARCEL 57
5. EXISTING ZONING E-1 ESTATE
6. THE COORDINATES SHOWN HEREON ARE BASED UPON USCGS TRAVERSE STATIONS CONNER RM 7 AND CONNER AZ MK 2.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE THAT IT IS A SUBDIVISION OF A PART OF THE LAND ACQUIRED BY THE MAY PARTNERSHIP, A VIRGINIA PARTNERSHIP, FROM PAUL M. JONES, JR., LAVARA J. VAN DE GRAFF, PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN W. JONES, LAVARA J. VAN DE GRAFF, LINDA SUE TODD AND CAROL L. BOUNDS, PARTNERS TRADING AS MT. EPHRAIM FARM, BY DEED DATED MARCH 29, 1989 AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER 1632 AT FOLIO 134.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 2,895,589 SQUARE FEET OR 66.24 ACRES OF LAND, OF WHICH 12,963.17 SQUARE FEET OR 0.2975 OF AN ACRE IS HEREBY OFFERED TO PUBLIC USE FOR THE WIDENING OF BAYSIDE ROAD.

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ACT OF THE ANNOTATED CODE OF MARYLAND (1974), ARTICLE 21, CONCERNING THE MAKING OF THIS PLAN, THE SETTING OF MARKERS AND THE EXISTENCE OF PRIOR RECORDED PLATS HAVE BEEN COMPLIED WITH.

DATE: 7-15-92 F. Meade Keiser
EDWARD MEADE KEISER
PROPERTY LINE SURVEYOR
NO REGISTRATION NO. 606

REC FEE	2.50
REC FEE	2.50
TOTL	5.00
5276CCKR	5.00
01 01993 1-29A1147	



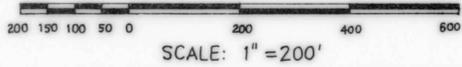
P 105
PAUL M. JONES, JR.
L.200 F.506
ZONED: A-1
USE: AGRICULTURAL

AGRICULTURAL
PARCEL B
BLOCK B
2,872,425 SQUARE FEET
65.94 ACRES

P 58
JONES
42/51

P 57
THE MAY PARTNERSHIP
L.1632 F.134
ZONED A-1

LEGEND
o DENOTES IRON PIPE SET
+ DENOTES UNMARKED POINT
[Symbol] DENOTES PROPOSED STREET DEDICATION



FILED
JUN 29 11 42 AM '93
RICHARD H. OUTEN
CLK., CT., CT.
301.00.

WORCESTER COUNTY PLANNING 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 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 THE 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 THE APPLICATION FOR SUCH PERMIT. THE FOLLOWING ROADS, WIDENING STRIPS, AMENITIES, AND/OR 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 WORCESTER COUNTY COMMISSIONERS. A TEN (10) FOOT WIDE DEDICATION STRIP ACROSS THE FRONT OF PARCEL B BLOCK B AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE WIDENING OF BAYSIDE ROAD.

PARCEL B BLOCK B
MINOR SUBDIVISION
OF THE LANDS OF THE MAY PARTNERSHIP
MOUNT EPHRAIM FARM
BAYSIDE ROAD
SECOND ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 200'
DATE: OCTOBER, 1991

IPDS LTD
THE INTERPROFESSIONAL
PLANNING & DESIGN STUDIO, LTD
802 SLIGO AVE., SILVER SPRING, MD 20910
TELEPHONE (301) 585-5676

WORCESTER COUNTY PLANNING COMMISSION	WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
<u>[Signature]</u> CHAIRMAN	<u>[Signature]</u> APPROVING AUTHORITY
<u>1/28/93</u> DATE	<u>1/8/93</u> DATE

MSA CSU 2157-3596