

RHO 135/14

RHO 135/14 v

LOT 1 AREA TABLE

BUILDABLE LOT AREA	0.552 ACRE
NET LOT AREA	1.107 ACRE
GROSS LOT AREA	2.495 ACRE

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

P. 1
PAUL M. JONES
L. CWN 15 F.146
ZONED: A-1
USE: AGRICULTURAL

**BLOCK B
AGRICULTURAL
PARCEL "A"**
3,253,807.75 SQUARE FEET
OR 74.70 ACRES

P. 44
BAYSIDE FARMS
L.834 F.573
ZONED: A-1
USE: AGRICULTURAL

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: *[Signature]*
WALTER PRICHARD
GENERAL PARTNER

DATE: July 9, 1992 ATTEST: *[Signature]*



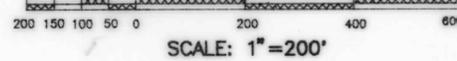
P. 45
NORMA THATCHER
L.405 F.281
ZONED: E-1 ESTATE
USE: AGRICULTURAL

P. 57
THE MAY PARTNERSHIP
L.1632 F.134
ZONED: E-1 ESTATE
USE: AGRICULTURAL

P. 10
PAUL M. JONES
L.226 F.686
ZONED: C-1
USE: AGRICULTURAL

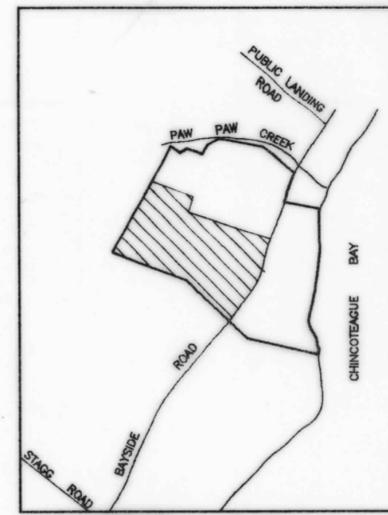
LEGEND

- DENOTES IRON PIPE SET
- + DENOTES UNMARKED POINT
- ▲ DENOTES EXISTING WELL
- △ DENOTES PROPOSED WELL
- ==== DENOTES PROPOSED STREET DEDICATION
- DENOTES FENCE LINE



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 ALLELEVATION 7.
3. DEED REFERENCE: L.1632 F.134
4. TAX MAP 73 PARCEL 57
5. EXISTING ZONING: E-1
6. THE COORDINATES SHOWN HEREON ARE BASED UPON USGCS TRAVERSE STATIONS CONNER RM 7 AND CONNER AZ MK 2.
7. THE WORCESTER COUNTY PLANNING COMMISSION GRANTED A WAIVER PURSUANT TO SECTION 2-502 (1)(2) OF THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE AS IT RELATES TO LOT 1.
8. THE BOARD OF ZONING APPEALS CASE NO. 24135 GRANTED VARIANCES PURSUANT TO SECTION 1-202(c)(14) AND SECTION 1-304(r)(1) OF THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE ON SEPTEMBER 10, 1992.



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, 1990 AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER 1632 AT FOLIO 13A.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 3,378,889.71 SQUARE FEET OR 77.5686 ACRES OF LAND, OF WHICH 16,397.95 SQUARE FEET OR 0.3764 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 *E. Meade Keiser*
EDWARD MEADE KEISER
PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608

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 LOT 1 AND PARCEL A BLOCK B AND ADJOINING THE EXISTING ROADWAY IS OFFERED FOR THE FUTURE WIDENING OF BAYSIDE ROAD.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 1 BLOCK B IS APPROVED WITH EXISTING WELL AND SEPTIC SYSTEMS AS SHOWN.

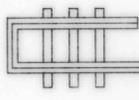
REC FEE	2.50
MISC FEE	2.50
TOTL	5.00

PARCEL A 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.

**LOT 1 AND PARCEL A
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

[Signature]
CHAIRMAN

1/23/93
DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

[Signature]
APPROVING AUTHORITY

1/8/93
DATE



Maryland State Archives

MSA CSU 2157-3600