

R.H.O. 135/21

RHO 135/21V

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.

A 10 FOOT WIDE STRIP ACROSS THE FRONT OF LOTS 1, 2, 3, 4 AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF LINE HOTEL ROAD. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Calvin Cummi 2/18/93
PLANNING COMMISSION WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOTS 1 AND 2 SHOWN HEREON ARE HEREBY APPROVED FOR INDIVIDUAL SEWAGE AND WATER SYSTEMS IN ACCORDANCE WITH THE DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.02.

LOTS 3 AND 4 ARE APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWAGE 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.

Rubens Wells RD 2/18/93
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.

Curtis Mercer 2/15/93
CURTIS MERCER DATE

Mable Mercer 2/15/93
MABLE MERCER DATE

Darryl Mercer 2/15/93
DARRYL MERCER DATE

Audrey Hallett 2-15-93
AUDREY HALLETT DATE

C/O CURTIS MERCER
RT. 1, BOX 271-B
BISHOPVILLE, MD. 21813

SURVEYORS CERTIFICATION

I, VAUGHN A. WIMBROW, 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. Wimbrow 2/15/93
VAUGHN A. WIMBROW DATE
11704 BACK STREET
WHALEYVILLE, MD. 21872
PLS 243B



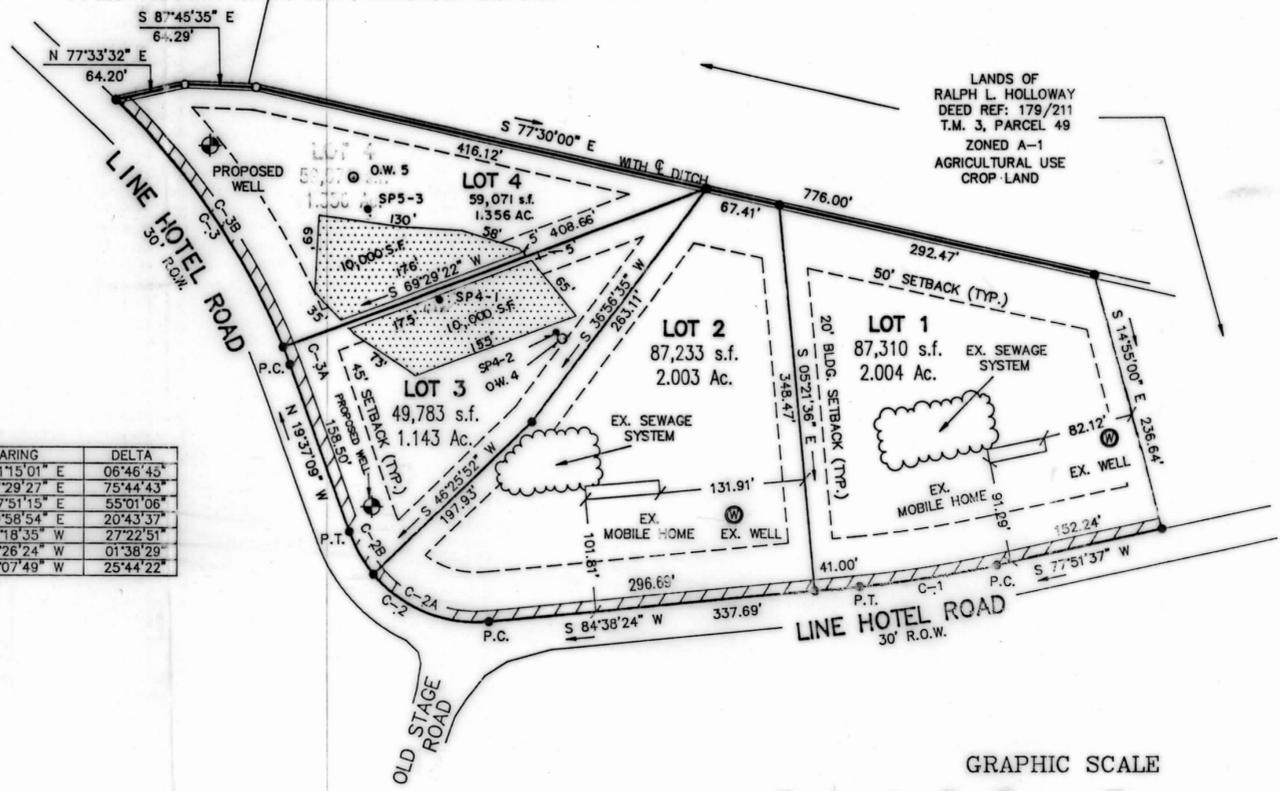
MINOR SUBDIVISION - LOTS 1, 2, 3 AND 4,

LANDS OF
CURTIS MERCER
MABLE MERCER
DARRYL MERCER
AUDREY HALLETT

5th ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

LANDS OF
GOLDEN ACRES INC.
DEED REF: 263/444
T.M. 3, PARCEL 53
ZONED A-1
AGRICULTURAL USE
CROP LAND

VICINITY MAP
1" = 2000'



LANDS OF
RALPH L. HOLLOWAY
DEED REF: 179/211
T.M. 3, PARCEL 49
ZONED A-1
AGRICULTURAL USE
CROP LAND

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1063.08'	125.78'	62.96'	125.71'	N 81°15'01" E	08°46'43"
C-2	122.16'	161.50'	95.01'	149.99'	S 57°29'27" E	75°44'43"
C-2A	122.16'	117.30'	63.62'	112.85'	S 67°51'15" E	55°01'06"
C-2B	122.16'	44.20'	22.34'	43.95'	S 29°58'54" E	20°43'37"
C-3	601.86'	287.62'	146.61'	284.89'	N 33°18'35" W	27°22'51"
C-3A	601.86'	17.24'	8.62'	17.24'	N 20°26'24" W	01°38'29"
C-3B	601.86'	270.38'	137.51'	268.11'	N 34°07'49" W	25°44'22"

LOT DATA

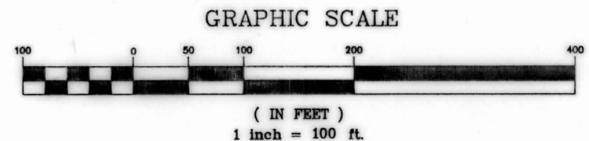
LOT NO.	GROSS AREA (AC.)	BUILDABLE AREA (AC.)
1	2.004	1.03
2	2.003	1.132
3	1.143	0.427
4	1.356	0.558

AREAS BASED ON THE ASSUMPTION THAT THE LOTS ARE TO BE USED FOR SINGLE FAMILY DWELLINGS.
FRONT YARD SETBACK 60' FROM CENTERLINE OF COUNTY ROAD
SIDE YARD SETBACK 20' EACH SIDE
REAR YARD SETBACK 50'

10,000 S.F. SEWAGE RESERVE AREA AND BUILDING SETBACKS SUBTRACTED FROM EACH LOT TO GET BUILDABLE AREA.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 240083 0025A DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C.

- 1. SCALE 1" = 100'
- 2. IRON PIPE SET - ●
- 3. UNMARKED CORNER - ○
- 4. DEED REF: 842/553
- 5. TAX MAP 3, PART OF PARCEL 115
THIS BEING ALL OF PARCEL 115 THAT LIES ON THE NORTH SIDE OF LINE HOTEL ROAD. THE RESIDUE OF PARCEL 115 LIES ON THE SOUTH SIDE OF LINE HOTEL ROAD AND CONSIST OF 3.15 ACRES ±.
- 6. PROPERTY ZONED A-1
- 7. PROPOSED SEWAGE DISPOSAL AREA
- 8. 10 FOOT STRIP DEDICATED FOR ROAD WIDENING.



VAUGHN A. WIMBROW & ASSOCIATES
11704 BACK STREET
WHALEYVILLE, MARYLAND 21872

DATE: MAY 29, 1992
REVISED DEC. 26, 1992

MSA CSU 2157-3608

