

R.H.O. 135/54

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WORCESTER COUNTY PLANNING & 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 OR 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 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.

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY.

1. A 15 FOOT WIDE STRIP ACROSS THE FRONT OF THE PARCEL ON THE NORTH SIDE OF BACK STREET AND ADJOINING THE PRESENT RIGHT OF WAY LINE OF THE SAID BACK STREET IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF BACK STREET. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT CONSENT OF THE COUNTY COMMISSIONERS.

Charles D. Hall
PLANNING COMMISSION - WORCESTER COUNTY

5-5-93
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.

Vaughn A. Wimbrow
VAUGHN A. WIMBROW
Lea M. Wimbrow
LEA M. WIMBROW

5/5/93
5/5/93
DATE
DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE PURPOSE OF THIS PLAT IS TO APPROVE AN ADDITION TO A PARCEL WITH EXISTING APPROVED ON-SITE WATER AND SEWAGE DISPOSAL SYSTEMS.

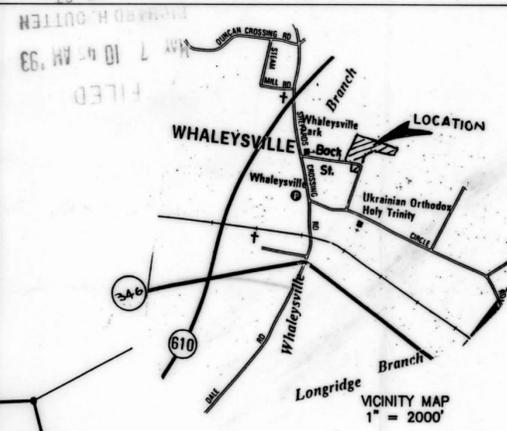
Suband Bell
APPROVING AUTHORITY - WORCESTER COUNTY

5/6/93
DATE

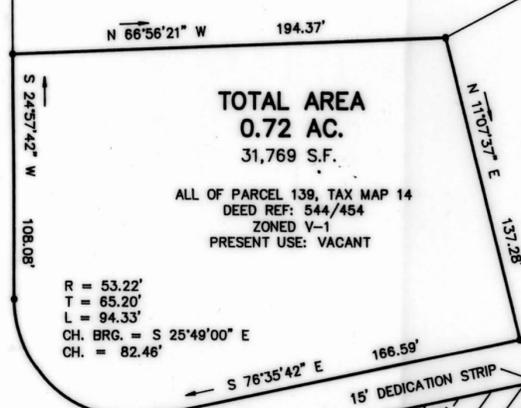
REVISED & REASSEMBLED LANDS OF VAUGHN A. & LEA M. WIMBROW

THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

OWNERS: VAUGHN A. & LEA M. WIMBROW
11706 BACK STREET
WHALEYSVILLE, MARYLAND 21872



LANDS OF IRMA H. HASTINGS ET AL
DEED REF: 215/323
T.M. 14, PARCEL 31
ZONED V-1



TOTAL AREA 0.72 AC.
31,769 S.F.
ALL OF PARCEL 139, TAX MAP 14
DEED REF: 544/454
ZONED V-1
PRESENT USE: VACANT

R = 53.22'
T = 65.20'
L = 94.33'
CH. BRG. = S 25°49'00" E
CH. = 82.46'

LANDS OF PHILLIP P. & TERRY H. FORT
DEED REF: 1493/144
T.M. 14, PARCEL 104
ZONED V-1

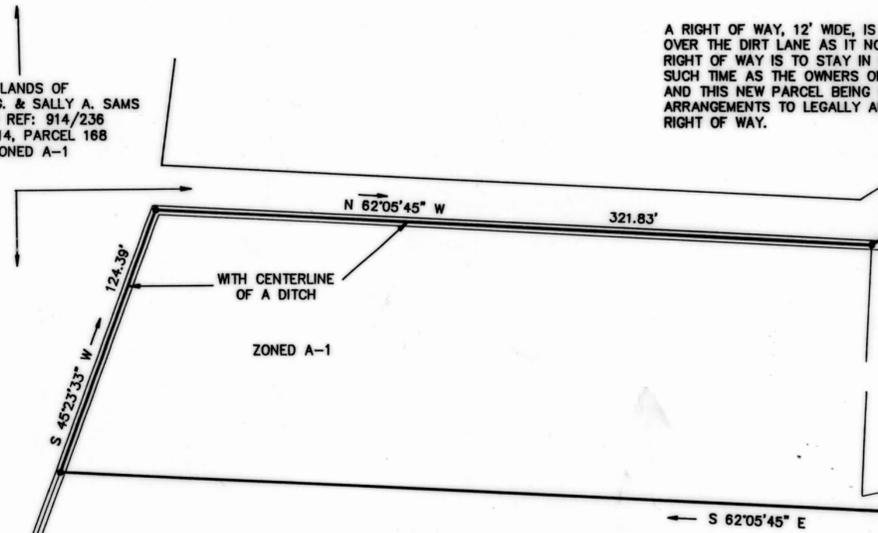
WHEN THE WORCESTER COUNTY COMMISSIONERS ACCEPT THE DEDICATION STRIP A NEW WELL MUST BE DRILLED.

APPROVED LOCATION

1. IRON ROD SET
2. UTILITY POLE
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 240083 0025 A, DATED 2/15/1979, THIS PROPERTY IS LOCATED IN ZONE A AND ZONE C AS HEREIN DEPICTED.

A RIGHT OF WAY, 12' WIDE, IS HEREBY GRANTED OVER THE DIRT LANE AS IT NOW EXISTS. THE RIGHT OF WAY IS TO STAY IN EFFECT UNTIL SUCH TIME AS THE OWNERS OF PARCEL 168 AND THIS NEW PARCEL BEING CREATED MAKE ARRANGEMENTS TO LEGALLY ABANDON SAID RIGHT OF WAY.

LANDS OF HOWARD G. & SALLY A. SAMS
DEED REF: 914/236
T.M. 14, PARCEL 168
ZONED A-1



AREA OF ADDITION 3.607 ACRES
BEING PART OF PARCEL 141,
TAX MAP 14,
DEED REF: 1023/474
PRESENT USE: CROPLAND

ORIGINAL PARCEL
TAX MAP 14, PARCEL 213
DEED REF: 472/443
1.563 ACRES

TOTAL AREA OF ORIGINAL PARCEL AND ADDITION 5.17 ACRES
BUILDABLE AREA 3.15 ACRES

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
VAUGHN A. WIMBROW
PROPERTY LINE SURVEYOR
MARYLAND NO. 243B

5/5/93
DATE



GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

DATE: APRIL, 1993
REVISED 5/5/93

OTHER LANDS OF VAUGHN A. & LEA M. WIMBROW
DEED REF: 1023/474
T.M. 14, PARCEL 141
89.07 ACRES ± REMAINING
ZONED A-1
PRESENT USE: CROPLAND

CONSULTING ENGINEERS AND SURVEYORS
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