R.H.O 137/4

RHO 137/4

WORCESTER COUNTY PLANNING AND ZONING 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, 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 therefore 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.

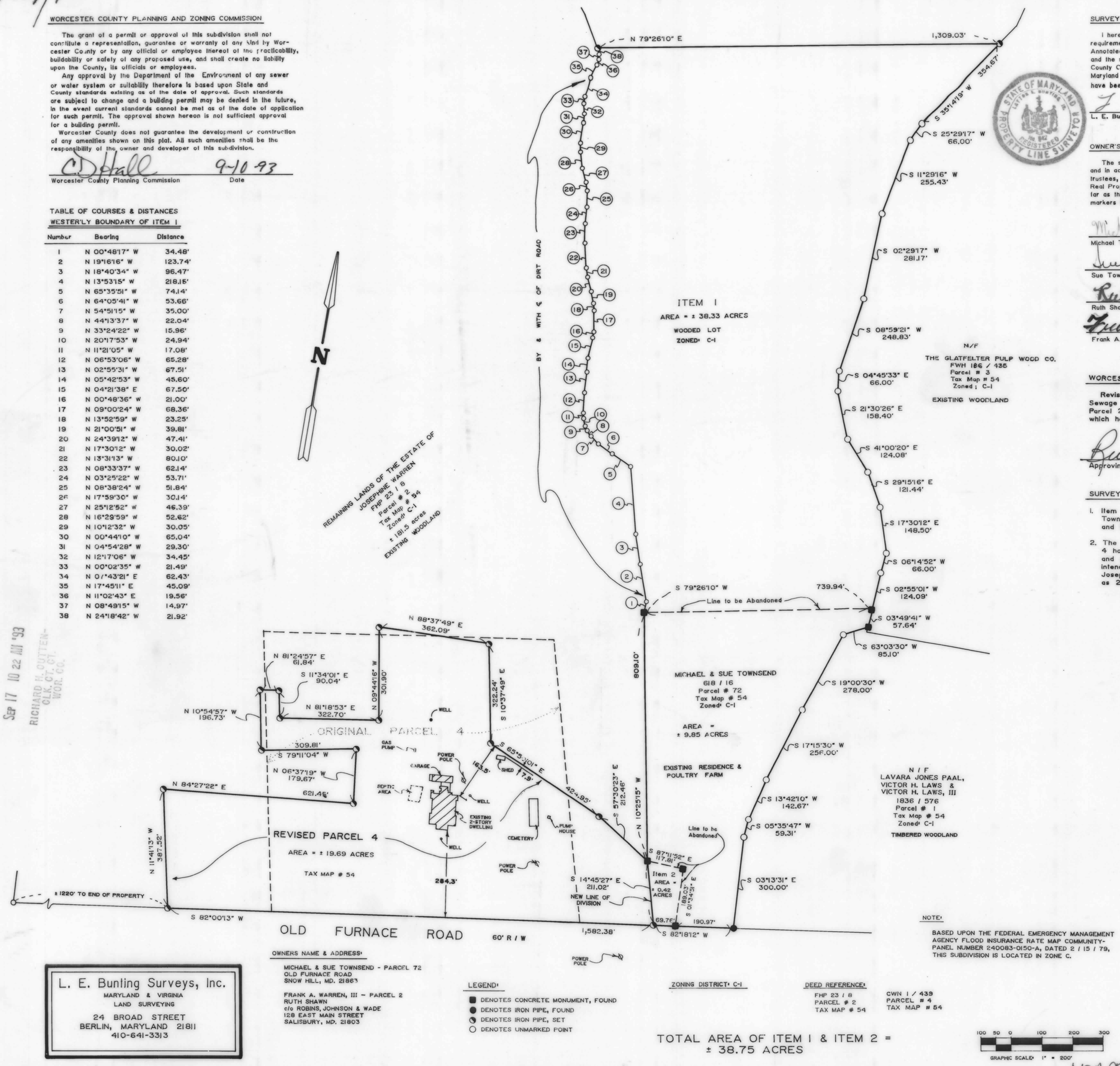
Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

C D Hall 9-10-93

Worcester County Planning Commission — Date

TABLE OF COURSES & DISTANCES
WESTERLY BOUNDARY OF ITEM 1

Number	Bearing	Distance
1	N 00°48'17" W	34.48'
2	N 19°16'16" W	123.74'
3	N 18°40'34" W	96.47'
4	N 13°53'15" W	218.15'
5	N 65°35'51" W	74.14'
6	N 64°05'41" W	53.66'
7	N 54°51'15" W	35.00'
8	N 44°13'37" W	22.04'
9	N 33°24'22" W	15.96'
10	N 20°17'53" W	24.94'
11	N 11°21'05" W	17.08'
12	N 06°53'06" W	65.28'
13	N 02°55'31" W	67.51'
14	N 05°42'53" W	45.60'
15	N 04°21'38" E	67.50'
16	N 00°48'36" W	21.00'
17	N 09°00'24" W	68.36'
18	N 13°52'59" W	23.25'
19	N 21°00'51" W	39.81'
20	N 24°39'12" W	47.41'
21	N 17°30'12" W	30.02'
22	N 13°31'13" W	80.10'
23	N 08°33'37" W	62.14'
24	N 03°25'22" W	53.71'
25	N 08°38'24" W	51.84'
26	N 17°59'30" W	30.14'
27	N 25°12'52" W	46.39'
28	N 16°29'59" W	52.62'
29	N 10°12'32" W	30.05'
30	N 00°44'10" W	65.04'
31	N 04°54'28" W	29.30'
32	N 12°17'06" W	34.45'
33	N 00°02'35" W	21.49'
34	N 07°43'21" E	62.43'
35	N 17°45'11" E	45.09'
36	N 11°02'43" E	19.56'
37	N 08°49'15" W	14.97'
38	N 24°18'42" W	21.92'



SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

STATE OF MARYLAND — LARRY E. BUNTING JR. — No. 142 — REGISTERED PROPERTY LINE SURVEYOR

L. E. Bunting Jr. 8/20/93

L. E. Bunting, Jr., P.L.S. # 142 — Date

OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Michael Townsend 9-3-93

Michael Townsend — Date

Sue Townsend 9-3-93

Sue Townsend — Date

Ruth Shawn August 27, 1993

Ruth Shawn — Date

Frank A. Warren III August 24, 1993

Frank A. Warren, III — Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Revised Parcel 4 is approved with existing water & Sewage facilites as shown. Item 1 and Item 2 (Part of Parcel 2) are approved to be added to Parcel # 72, which has existing water and sewage facilities.

Richard L. Nelson 9/8/93

Approving Authority - Worcester County — Date

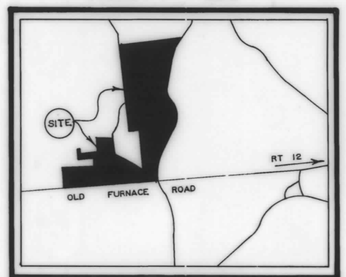
SURVEY NOTES ;

1. Item 1 & Item 2 are to be conveyed to Michael & Sue Townsend and to become a part of Parcel # 72. Item 1 and Item 2 are not being created as separate parcels.
2. The dashed lines shown on this plat as the Original Parcel 4 have been protracted from Worcester County Tax Map # 54 and since the exact location cannot be field verified, it is the intend of the personal representatives of the estate of Josephine Warren to establish the location of Parcel 4 shown as 20.75 Acres of land on this plat.

FILED
SEP 17 10 22 AM '93
RICHARD H. CUTTEN-
CLK. CT. CT.
WOR. CO.

REC FEE 2.50
MISC FEE 2.50
TOTL 5.00
6482CKEK 5.00
01 01993 9-17A10:21

VICINITY MAP



MINOR SUBDIVISION
showing
REVISED PARCEL 4,
ITEM 1 & ITEM 2
to be added to lands of
Michael & Sue Townsend from
the lands of the estate of
JOSEPHINE WARREN
SEVENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 200' DATE: 4 / 29 / 93
JOB NO.: 4789 / 93 Revised: 7/26 /93

L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

OWNERS NAME & ADDRESS:

MICHAEL & SUE TOWNSEND - PARCEL 72
OLD FURNACE ROAD
SNOW HILL, MD. 21863

FRANK A. WARREN, III - PARCEL 2
RUTH SHAWN
c/o ROBINS, JOHNSON & WADE
128 EAST MAIN STREET
SALISBURY, MD. 21803

LEGEND:

- DENOTES CONCRETE MONUMENT, FOUND
- DENOTES IRON PIPE, FOUND
- DENOTES IRON PIPE, SET
- DENOTES UNMARKED POINT

ZONING DISTRICT: C-1

DEED REFERENCE:

FHP 23 / 8
PARCEL # 2
TAX MAP # 54

CWN 1 / 439
PARCEL # 4
TAX MAP # 54

NOTE:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0150-A, DATED 2 / 15 / 79, THIS SUBDIVISION IS LOCATED IN ZONE C.

TOTAL AREA OF ITEM 1 & ITEM 2 = ± 38.75 ACRES

100 50 0 100 200 300
GRAPHIC SCALE: 1" = 200'

MSA CSU 2157-5020

Maryland State Archives