L.W.O. 1379

RHO 137/9

FILED

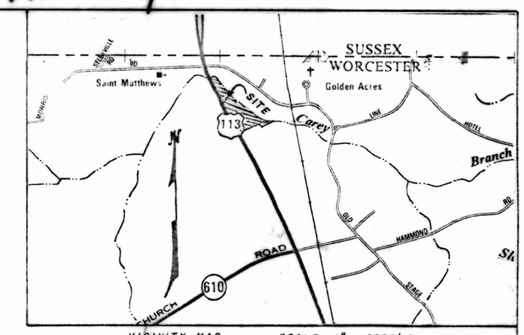
1993 SEP 29 8 59 AM '93

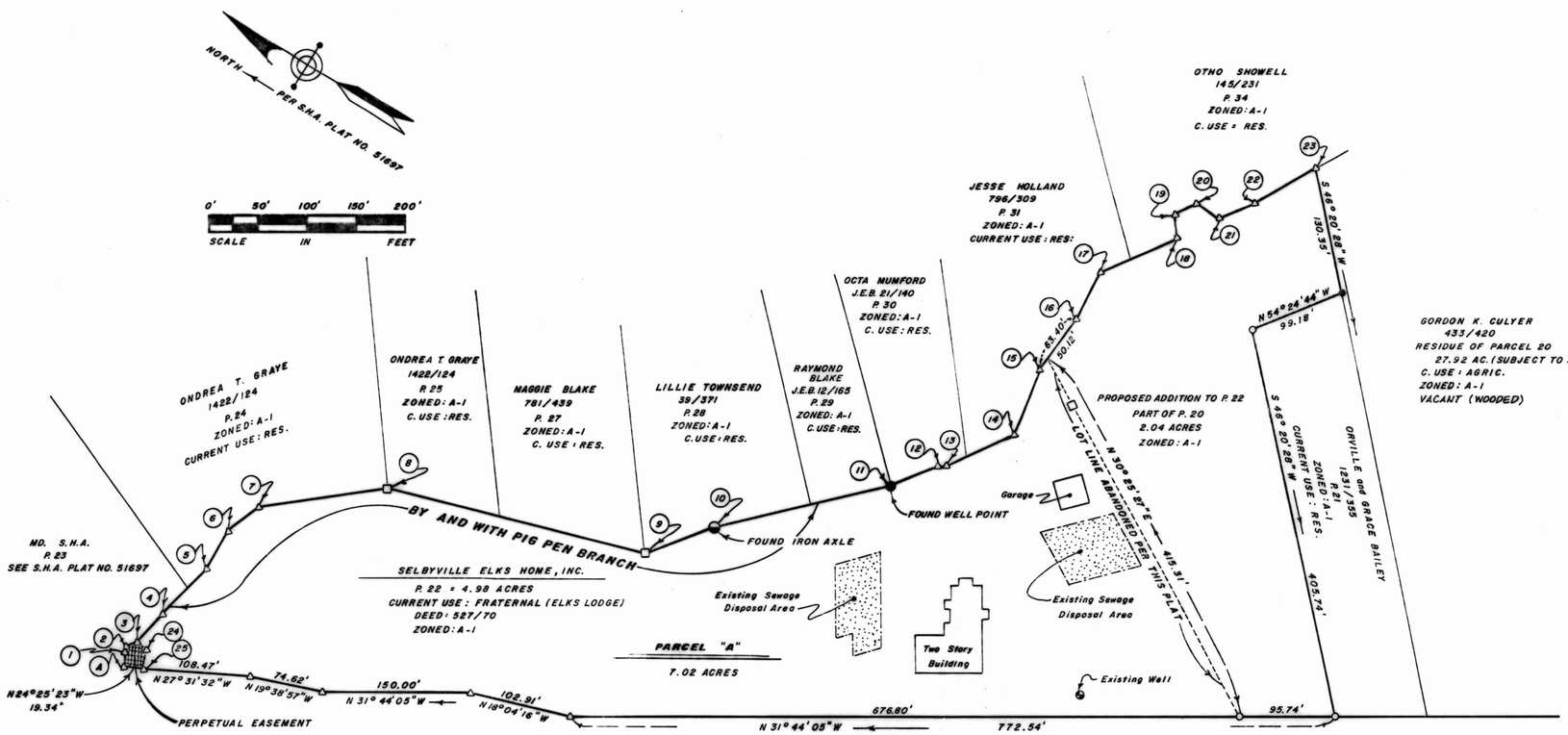
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO

ADDITION TO LANDS OF SELBYVILLE ELKS HOME, INC.

FIFTH ELECTION DISTRICT

WORCESTER COUNTY, MARYLAND





PERPETUAL EASEMENT OVER LANDS OF SELBYVILLE ELKS HOME, INC. AS PER MD. S.H.A. PLAT #51697		
COURSE	BEARING	DISTANCE
"A" - 1	N. 57°19'08" E.	17.00'
1 - 2	N. 84°05'38" E.	3.34'
2 - 24	S. 24°25'23" E.	20.49'
24 - 25	S. 64°53'49" W.	20.00'
25 - "A"	N. 24°25'23" W.	19.35'
Easement Area = 0.0094 acres+/-		

COURSE DESCRIPTION TABLE OF PROPERTY LINES ALONG PIG PEN BRANCH		
COURSE	BEARING	DISTANCE
A - 1	N. 57°19'08" E.	17.00'
1 - 2	N. 84°05'38" E.	3.34'
2 - 3	S. 51°24'18" E.	11.65'
3 - 4	S. 79°16'03" E.	38.86'
4 - 5	S. 76°53'56" E.	63.79'
5 - 6	N. 86°53'41" E.	44.68'
6 - 7	S. 69°51'47" E.	40.00'
7 - 8	S. 40°23'45" E.	131.06'
8 - 9	S. 17°24'14" E.	269.81'
9 - 10	S. 53°35'56" E.	74.29'
10 - 11	S. 45°37'23" E.	184.43'
11 - 12	S. 55°44'28" E.	52.08'
12 - 13	S. 28°36'19" E.	7.62'
13 - 14	S. 56°23'02" E.	75.69'
14 - 15	N. 79°36'43" E.	72.07'
15 - 16	S. 85°58'38" E.	63.40'
16 - 17	N. 84°47'28" E.	53.72'
17 - 18	S. 56°09'35" E.	83.04'
18 - 19	N. 56°18'53" E.	25.17'
19 - 20	S. 57°19'46" E.	24.05'
20 - 21	S. 01°51'31" W.	26.91'
21 - 22	S. 55°24'30" E.	40.43'
22 - 23	S. 61°51'16" E.	70.85'

GENERAL NOTES

1. OWNER: SELBYVILLE ELKS HOME, INC.
   P.O. BOX 983
   SELBYVILLE, DEL. 19975
2. PROPERTIES SHOWN ON TAX MAP 3
3. THE REAR PORTIONS OF THE PARCELS AS SHOWN HEREON LIE PARTIALLY WITHIN FLOOD ZONE A7 (B.F.E. = 6) AS PER COMMUNITY PANEL NO. 240083 0025 A DATED 2-15-1979, FRONTS IN ZONE C.
4. LOT AREA TABLE
   EXISTING P. 22 = 4.98 ACRES
   ADDITION (P/O P. 20) = 2.04 ACRES
   PARCEL "A" = 7.02 ACRES
5. APPROX. ROAD FRONTAGE OF RESIDUE: 739'±
6. PARCEL 20 OWNER: GORDON K. CULYER
   12814 WORCESTER HIGHWAY
   BISHOPVILLE, MD. 21813

LEGEND

- □ = CONCRETE MONUMENT FOUND
- ● = IRON ROD FOUND
- ○ = IRON ROD PLACED
- △ = UNMARKED POINT

STATE OF MARYLAND — FRANK GLENWOOD LYNCH JR. — 10782 — REGISTERED PROFESSIONAL LAND SURVEYOR

WORCESTER COUNTY PLANNING COMMISSION

A. 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.

B. Any approval by the Department of the Environment of any sewer or water system or suitability therefor 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.

C. The following streets, roads, amenities and improvements N/A are hereby offered for dedication to the County Commissioners for Worcester County. A N/A foot wide strip across the front of N/A and the adjoining roadway is offered in dedication for the future widening of N/A. 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.

FEE 2.50
FEE 2.50
TOTL 5.00
7502CKEK 5.00
03 01993 9:29 A8:59

Approving Authority
Worcester County Planning Commission

9/22/93
Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS DEPT.

This plat is approved solely as an addition to the lands of SELBYVILLE ELKS HOME, INC. and does not guarantee or represent the availability or suitability for on site sewage disposal or water supply systems for any existing or proposed use.

Approving Authority for
Worcester County Environmental Programs

7/6/93
Date

OWNERS AND SURVEYORS CERTIFICATE

WE CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

SELBYVILLE ELKS HOME, INC. — 6-22-93 DATE

GORDON K. CULYER — 6/22/93 DATE

FRANK G. LYNCH, JR. — 6-13-1993 DATE
PROFESSIONAL LAND SURVEYOR
MD. NO. 10782

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD
BERLIN, MARYLAND 21811
PHONE (301) 641-5773 641-5353
FAX (301) 208-0227

SCALE: 1" = 100'	DATE: 4-16-1993
DRAWN BY: F.G.L. Jr.	FILE NO.: 4818/93

MSA CSU 2157-5024

REVISED 6/1/93

Maryland State Archives