

R.H.O. 137/12

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LOT #	SQ. FT. OF WETLANDS
1	173,499 sq. ft.
2	34,420 sq. ft.
3	51 sq. ft.

TOTAL LOT AREA: = ±26.39 ACRES
 WETLAND AREA = ± 4.77 ACRES

- LEGEND:**
- DENOTES 4 x 6 POST
 - DENOTES REBAR
 - DENOTES IRON PIPE
 - DENOTES ANGLE IRON
 - DENOTES UTILITY POLE
 - DENOTES WETLANDS
 - DENOTES WOODS LINE
 - DENOTES T-BARS SET
 - DENOTES EX. LOT LINE TO BE ABANDONED

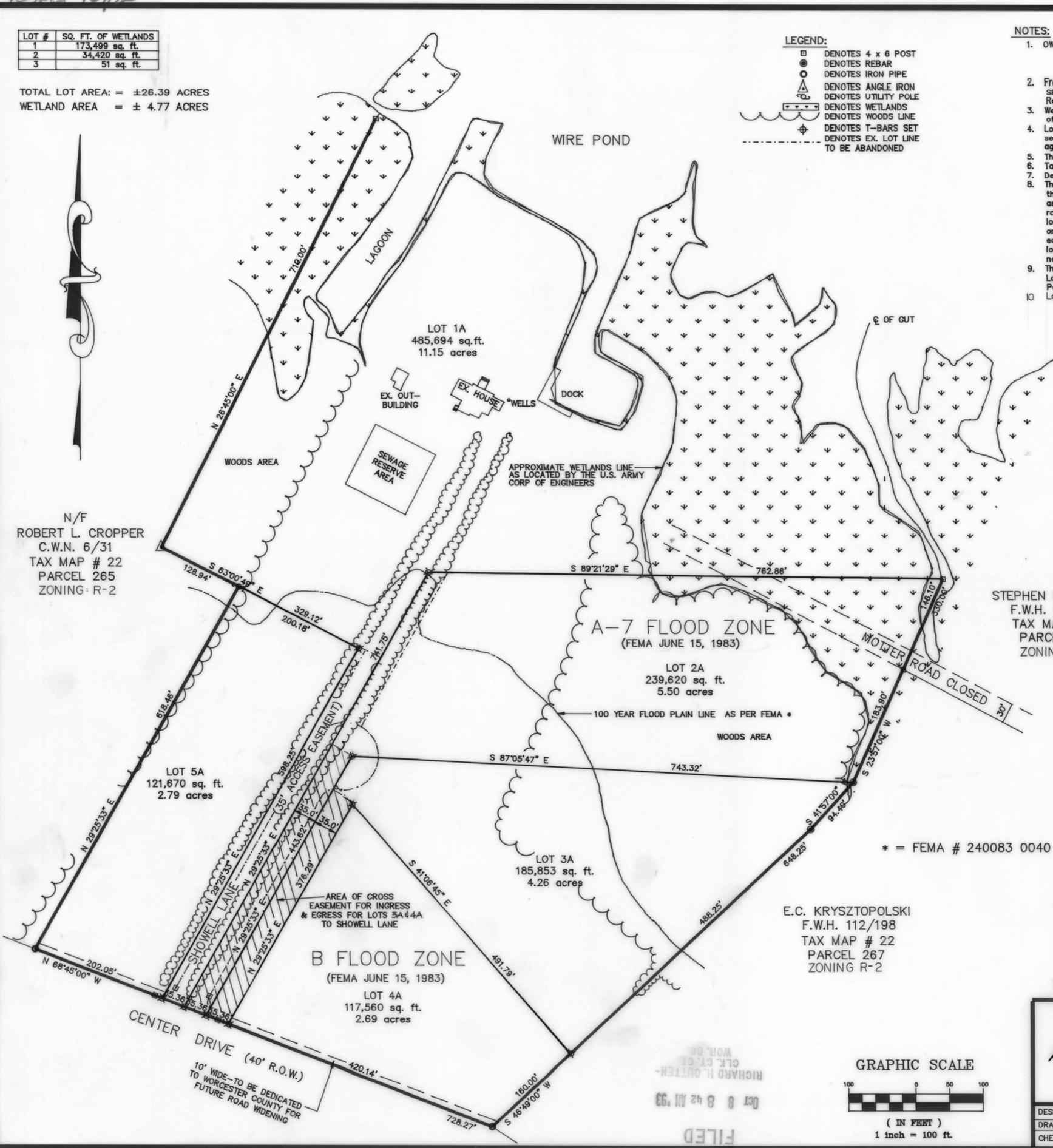
- NOTES:**
- OWNER - JOHN D. SHOWELL, III
P.O. BOX 190
OCEAN CITY, MD 21842
(410) 213-1619
 - Front Yard Building Setback - 35' min.
Side Yard Building Setback - 20' min.
Rear Yard Building Setback - 50' min.
 - Wetlands line was established by the Army Corp of Engineers.
 - Lot 1A to be served by individual on-site water and sewer systems, other lots are reserved for agricultural use.
 - This property is zoned R-2, Suburban Residential.
 - Tax Map # 22 Parcel
 - Deed reference C.W.N. 23\80 & C.W.N. 41\260.
 - The purpose of this subdivision plat is to abandon the fifty foot wide right-of-way of Showell Drive as recorded and to incorporate the area of said road bed into the adjoining lots. Therefore each lot will have a minimum of 35 feet road frontage on Center Drive with one cross ingress/egress easement to be established for access to these lots. Showell Drive was not constructed and was not added to the Worcester County Roads Inventory.
 - This plat revises previously recorded plat of the Lands of John D. Showell, Plat Book R.H.O. 132, Page 4.
 - Lots 2A thru 5A are vacant, unimproved lands.



LOCATION MAP
SCALE: 1"=1 MILE



N/F
ROBERT L. CROPPER
C.W.N. 6/31
TAX MAP # 22
PARCEL 265
ZONING: R-2



STEPHEN B. PHILLIPS
F.W.H. 632/434
TAX MAP # 22
PARCEL 268
ZONING: R-2

E.C. KRYSZTOPOLSKI
F.W.H. 112/198
TAX MAP # 22
PARCEL 267
ZONING R-2

- 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 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 application for such permit.
 - The following roads, widening strips, amenities, 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 County Commissioners.
 - A 10' wide dedication strip across the front of lots 1A thru 5A and adjoining the existing roadway is offered for the future widening of Center Drive.

CT Hall 10-7-93
WORCESTER COUNTY PLANNING COMMISSION

DATE	REC FEE	TOTL
02 01993 10-0	8370CKEK	4842

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
Lot 1A is improved with existing water and sewer as shown. Other lots reserved for agricultural uses; raising of vegetables, field and nursery crops- timber growing and harvesting.

Richard Adams 10/7/93
APPROVING AUTHORITY - WORCESTER COUNTY DATE

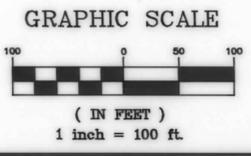
OWNER'S AND SURVEYOR'S CERTIFICATION
WE CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Ann Lockhart Showell
ANN LOCKHART SHOWELL PERSONAL REPRESENTATIVE TO THE ESTATE OF JOHN DALE SHOWELL III DATE
Peter E. Loewenstein 9/15/93
PETER E. LOEWENSTEIN, P.L.S. REG.# 9439 DATE

REVISED AND REASSEMBLED
LANDS OF JOHN D. SHOWELL
TENTH ELECTION DISTRICT,
WEST OCEAN CITY, WORCESTER COUNTY, MARYLAND

ATLANTIC CONSULTING
ENGINEERS, SURVEYORS, PLANNERS AND ENVIRONMENTAL SERVICES
P.O. BOX 580 • FRANKFORD, DELAWARE 19945 • or • RT. 26 at VINES CREEK • Dagsboro, Delaware 19939
(302) 732-9595 • FAX # (302) 732-3768 • (410) 289-6555

DESIGNED BY P.E.L.	SURVEYED BY	JOB NO. 1902-247
DRAWN BY L. VAN HOY	DATE APRIL 15, 1993	SHEET 1 OF 1
CHECKED BY P.E.L.	SCALE AS SHOWN	



USA CBSU 2157-5027