

R.H.O. 137/19

B.H.O. 137/19



VICINITY MAP
SCALE: 1" = 1 MILE

AREA CHART

PARCEL 78 ITEM-1	0.39 AC.
PARCEL 77 ITEM-2	0.40 AC.
PARCEL 77 ITEM-3	0.25 AC.
CONSOLIDATED AREA	1.05 AC.
BUILDABLE AREA	0.50 AC.

WORCESTER COUNTY DEDICATION

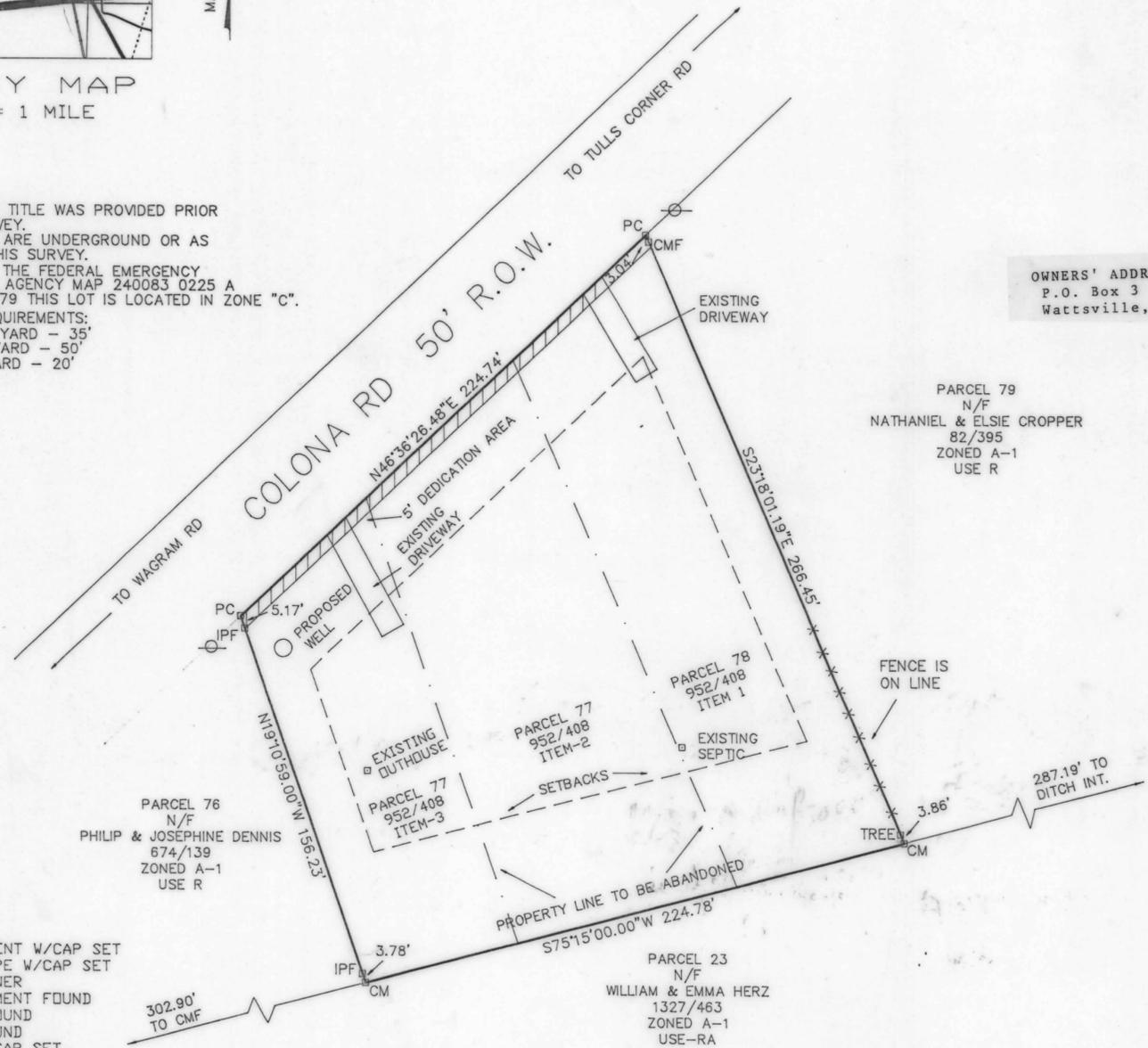
THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

DEDICATION NOTE: A 10.00 FOOT STRIP IS DEDICATED TO WORCESTER COUNTY FOR ROAD WIDENING.

SYMBOLISM USED

NOTES:

- 1) NO ABSTRACT TITLE WAS PROVIDED PRIOR TO THIS SURVEY.
- 2) ALL UTILITIES ARE UNDERGROUND OR AS SHOWN ON THIS SURVEY.
- 3) BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 240083 0225 A DATED 2/15/79 THIS LOT IS LOCATED IN ZONE "C".
- 4) SETBACK REQUIREMENTS:
FRONT YARD - 35'
REAR YARD - 50'
SIDE YARD - 20'



OWNERS' ADDRESS:
P.O. Box 3
Wattsville, VA 23483

OWNER/DEVELOPER'S CONSENT

THE CONSOLIDATION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS THEREOF. THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

PROPERTY LINE AGREEMENT

WE HEREBY AGREE TO THE PROPERTY LINES AS SHOWN.

Willie Mae Purnell Hinmon 3/14/93
WILLIE MAE PURNELL HINMON DATE
PARCELS 77 & 78

Nerville H. Hinmon 3/14/93
NERVILLE H. HINMON DATE
PARCELS 77 & 78

Rochelle D. Hinmon 3/14/93
ROCHELLE D. HINMON DATE
PARCELS 77 & 78

Treon Hinmon 3/14/93
Treon HINMON DATE
PARCELS 77 & 78

~~PHILIP DENNIS (DECEASED)~~
PHILIP DENNIS (DECEASED) DATE
PARCEL 76

Josephine Dennis 5-20-93
JOSEPHINE DENNIS DATE
PARCEL 76

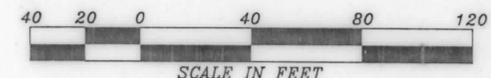
Nathaniel Cropper 5-20-93
NATHANIEL CROPPER DATE
PARCEL 79

Elsie Cropper 5-20-93
ELSIE CROPPER DATE
PARCEL 79

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE CONSOLIDATION OF LAND SHOWN HEREON IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE NEW LOT IS APPROVED WITH THE EXISTING SEWAGE AND PROPOSED NEW WELL AS SHOWN. THE NEW WELL IS TO BE FROM A CONFINED AQUIFER (APPROXIMATELY 110 FEET BELOW GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER.

Richard H. Wells 6/2/93
APPROVING AUTHORITY DATE



LEGEND

- CM-CEMENT MONUMENT W/CAP SET
- IP-3/4" IRON PIPE W/CAP SET
- PC-PROPERTY CORNER
- CMF-CEMENT MONUMENT FOUND
- IPF-IRON PIPE FOUND
- IRF-IRON ROD FOUND
- IRC-IRON ROD W/CAP SET
- U-UTILITY POLE

SURVEYOR'S CERTIFICATE

I, GEORGE E. YOUNG, III, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF REAL PROPERTY ARTICLE 3-108 OF THE ANNOTATED CODE OF MARYLAND.

George E. Young, III 4/19
George E. Young, III DATE
Professional Land Surveyor No. 10854

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS CONSOLIDATION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREFOR, OF THE PRACTICABILITY OR SAFETY OR 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 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 STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION OF SUCH PERMIT.

Charles D. Hall 6-11-93
APPROVING AUTHORITY DATE

GEY
GEORGE E. YOUNG, III, P.C.
ENGINEERS & SURVEYORS
1504 MARKET STREET
PODUNK MARYLAND 21851
PHONE: (410)-857-2148
(410)-857-2434
FAX: (410)-857-2928



COPIES 5.00
0223CASH 5.00
02 01993 10-29A11:53

CONSOLIDATION OF THE LANDS OF
WILLIE MAE PURNELL HINMON, ETAL
TAX MAP 99 BLOCK 12 PARCELS 77 & 79 DEED 952/408
ZONED A-1 USE R

DISC FEE .50
REC FEE .50
TUL .00
0222CCKE 1.00
02 01993 10-29A 1:52

SCALE:	1" = 40'
DRAWN BY:	JMP
DATE DRAWN:	1/14/93
SURVEYED:	12/30/92
COMPUTED BY:	JMP
CHECKED BY:	GEY
CADD DWS. NAME:	92188A
ELECTION DISTRICT:	PODUNK No.1
WORCESTER COUNTY, MARYLAND	
REVISIONS:	

PROJECT NUMBER
92188
SHEET OF
1 1

MSA CSU 2157-5033