R.H.O. 137/29

RHO 137/29

N/F THOMAS W. HAMMOND D.B.697 P.48

N/F LEROY E. MURRAY D.B. 275 P. 493

℄ CAREY'S BRANCH

BENCH MARK 21.62' M.S.L.

N74°21'28"E 26.12'
DUE EAST 38.0'
N23°57'45"E 29.55'
N23°29'55"W 50.16'
N84°48'20"E 55.23'
S54°51'57"E 33.02'
N62°08'25"E 79.18'
S55°05'51"E 52.43'
N56°18'36"E 54.08'
DUE EAST 60.0'
N45°42'26"E 57.28'
S73°32'24"E 45.88'
N74°28'33"E 37.36'

S43°38'47"E 1,820.21' total

COMMON AREA NOT TO BE USED FOR A UTILITY EASEMENT 2,534sq.ft.±

BUILDING SETBACK LINE

POND DRIVE 50' R.O.W.

MILL POND

"THE MILL POND" (DELAWARE PLOT)

19 — 1.29 Ac.±
18 — 30,971sq.ft.±
17 — 27,346sq.ft.±
16 — 32,259sq.ft.±
20 — 1.14 Ac.±
21 — 1.53 Ac.±
22 — 3.65 Ac.±
23 — 1.19 Ac.±
24 — 1.01 Ac. 26,972s.f.± (MD)
63 — 17,680sq.ft.±
62 — 18,977 sq.ft.±
61 — 18,608 sq.ft.±
60 — 21,594 sq.ft.±
59 — 22,712 sq.ft.±
58 — 32,276 sq.ft.± 28,239s.f.± (MD)
64 — 19,297sq.ft.±
65 — 22,870sq.ft.±
66 — 21,389sq.ft.±
67 — 19,789sq.ft.±
68 — 16,427sq.ft.±
69 — 19,301sq.ft.±
70 — 17,570sq.ft.±
71 — 18,600sq.ft.±
72 — 17,931sq.ft.±
73 — 2,510s.f.±
15 — 7,515s.f.±
57 — 6,416s.f.±

A7 ZONE
C ZONE

100yr. FLOOD PLAIN LINE

MATCH LINE SEE BELOW

MATCH LINE SEE ABOVE

COMMON AREA 1.28 AC.±

℄ BUNTINGS BRANCH

N/F CYGNET CONST. CORP. D.B. 1088 P. 191

N/F CHARLES W. NIBBLETT D.B. 684 P. 152

N/F CYGNET CONST. CORP. D.B. 1089 P. 191

NOTE: EACH LOT ABUTTING THE POND HAS AN EXCLUSIVE EASEMENT BETWEEN THE REAR LOT LINE AND THE WATER'S EDGE TO BE DEFINED BY THE EXTENSION OF THE SIDE LOT LINES.

POND/OPEN SPACE (Common Area) 7.69Ac.± TO BE MAINTAINED BY THE MILL POND HOMEOWNERS ASSOCIATION.

NOTE - STATE DIVISION LINE DOES NOT SERVE AS SUBDIVISION LINE

ZONING CODE : SETBACKS

FRONT	25'	SHOWN AS BUILDING SETBACK LINE (TYP.)
SIDE	8'	
REAR	30'	

ALL INTERIOR SIDE, FRONT AND REAR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 20' WIDE DRAINAGE AND/OR UTILITY EASEMENT. PERIMETER LINES TO HAVE A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT WITHIN THE BOUNDARY LINE.

BUILDING SETBACK LINE (TYP.) (ZONING CODE)

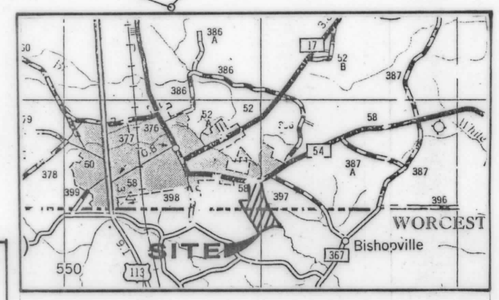
25' FRONT YARD SETBACK (typ)

30' REAR YD. (TYP.)

N79°21'16"W 1782.93'

MARYLAND DELAWARE

LEGEND
- CONCRETE MARKER FOUND
- CONCRETE MARKER SET
- IRON PIPE SET
- DRAINAGE / UTILITY EASEMENT (as utilized by this plan . B-172 Shts. 1-9)



VICINITY MAP
1 INCH = 1 MILE

WORCESTER COUNTY PLANNING & ZONING:

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee, or warranty of 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 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.
ITEM # 1 MILL POND DRIVE (50' RIGHT OF WAY)

Worcester County Planning & Zoning Commissioner

Date 11/17/93

"This subdivision shown hereon this plat is permitted due to the December 20, 1988 approval of Rezoning Case No. 270 in which this property was rezoned from A-1 Agricultural District to R-2 Suburban Residential District subject to the following conditions; the development is to be limited to a maximum of 28 dwelling units and the development must secure central water and sewer facilities from the Town of Selbyville, Delaware."

THE TOWN OF SELBYVILLE (DEL.) TO PROVIDE WATER AND SEWER SERVICE PER AGREEMENT WITH DEVELOPER DATED _____, 1990 (LIBER RHO NO. _____, FOLIO _____.

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.

Elton M. Murray P.L.S. 10819

Date 9-3-93

MISC FEE 2.50
REC FEE 2.50
TOTL 5.00
2089CKER 5.00
01 01993 11-22 P1:02

"NO BUILDING PERMIT WILL BE ISSUED TO ANY LOT UNTIL INDIVIDUAL WRITTEN APPROVAL FOR THE USE OF WATER AND SEWER FACILITIES IS PROVIDED BY THE TOWN OF SELBYVILLE, DELAWARE PURSUANT TO SAID AGREEMENT WITH THE DEVELOPER."

OWNERS & DEVELOPERS CONSENT:

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT 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.
PLANS FOR CENTRAL WATER AND SEWAGE SYSTEMS HAVE BEEN APPROVED BY THE STATE DEPARTMENT OF THE ENVIRONMENT AND SAID FACILITY WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER / DEVELOPER DATE 11/5/93

WORCESTER CO. ENVIRONMENTAL PROGRAMS:

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH WORCESTER CO. COMPREHENSIVE WATER AND SEWAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY & CENTRAL SEWAGE.

APPROVING AUTHORITY WORCESTER CO. DATE 11/17/93

SITE DATA

ACREAGE	89.15Ac.± total 30.71Ac.± MD. 58.44Ac.± DE.	
SINGLE FAMILY LOTS	82 total @ 60.46Ac.± 24 MD. @ 18.94Ac.± 58 DE. @ 41.52Ac.±	
LENGTH OF ROADS	7,215'± total 2,517'± MD. 4,698'± DE	8.27Ac.± 2.88Ac.± 5.39Ac.±
Acreage Includes 50' Right-of-Way		
OPEN SPACE ACREAGE	9.02Ac.± MD (Pond Area)	10.41Ac.±DE

*Assumed water elevation of 22.0'

NOTE: PLAT REVISED 9-3-93 TO SHOW LOCATION OF MONUMENTS SET.

THIS PLOT & SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.

REVISED 2/9/90
REVISED 2/5/90
REVISED 1/10/90
REVISED 10/3/89
REVISED 5/2/89
REVISED 3/20/89
REVISED 2/2/89
REVISED: 9-3-93

OWNER: BUNTINGS BRANCH GENERAL PARTNERSHIP C/O BUNTING CONSTRUCTION ROUTE 1, BOX 140 SELBYVILLE, DELAWARE 19975

5th ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

PLAT NO. 2
THE MILL POND

SCALE 1" = 100'	DATE 7/13/88	DRAWN BY	
		JOB NO. 22387	
		F.B. NO. 26 - 8	
		T.M. P48	
		DRAWING NO. B-172 A	

LAND TECH INC.
SURVEYORS, PLANNERS, CONSULTING ENGINEERS
ROUTE 1, BOX 17-B - 118 ATLANTIC AVENUE
OCEAN VIEW, DE 19970
TELEPHONE (302)539-2366

STATE OF MARYLAND ELTON M. MURRAY No. 10819 PROFESSIONAL LAND SURVEYOR

FILED Nov 22 1 02 PM RICHARD H. COLLINS CLK. CT. C WOR. CO.

MSA CSU 2157-5039