R.H.O. 137/49

RHO 137/49

LOT 3 – MINOR SUBDIVISION FOR HERBERT A. & LYDIA J. WOODLAND

FIFTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

PROPERTY OWNERS: HERBERT A. & LYDIA J. WOODLAND
12646 WORCESTER HIGHWAY
BISHOPVILLE, MARYLAND 21813

WORCESTER COUNTY PLANNING AND PERMITS

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 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 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.

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY.

1. A 10 FOOT WIDE STRIP ACROSS THE FRONT OF LOT 3 AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF OLD STAGE ROAD. 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT CONSENT OF THE COUNTY COMMISSIONERS.

Carly Cummins 11/30/93
PLANNING COMMISSION WORCESTER COUNTY DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 3 IS APPROVED WITH THE EXISTING WATER AND SEWAGE DISPOSAL SYSTEM AS SHOWN ON THIS PLAT. ANY NEW SYSTEMS OR ALTERATIONS TO THE EXISTING WATER AND SEWAGE DISPOSAL SYSTEM MUST FIRST MEET THE APPROVAL OF THE WORCESTER COUNTY ENVIRONMENTAL PROGRAMS.

Richard L. Stokes RS 11/30/93
APPROVING AUTHORITY WORCESTER COUNTY DATE

FILED
Dec 9 2 15 PM '93
RICHARD H. ... CLK. CT. ... WOR. CO.

OWNERS AND DEVELOPERS CONSENT

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES 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.

Herbert A. Woodland 11-29-93
HERBERT A. WOODLAND DATE

Lydia J. Woodland 11-29-93
LYDIA J. WOODLAND DATE

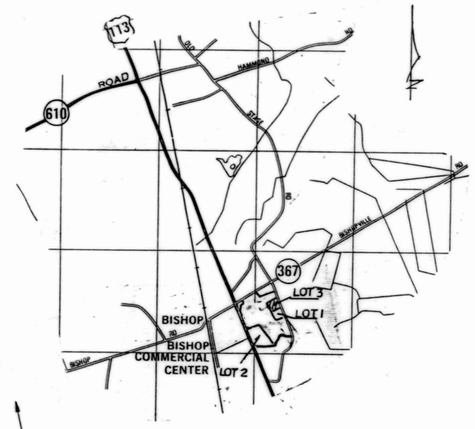
SURVEYORS CERTIFICATION

I, VAUGHN A. WIMBROW, A REGISTERED PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND DO CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3–108, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

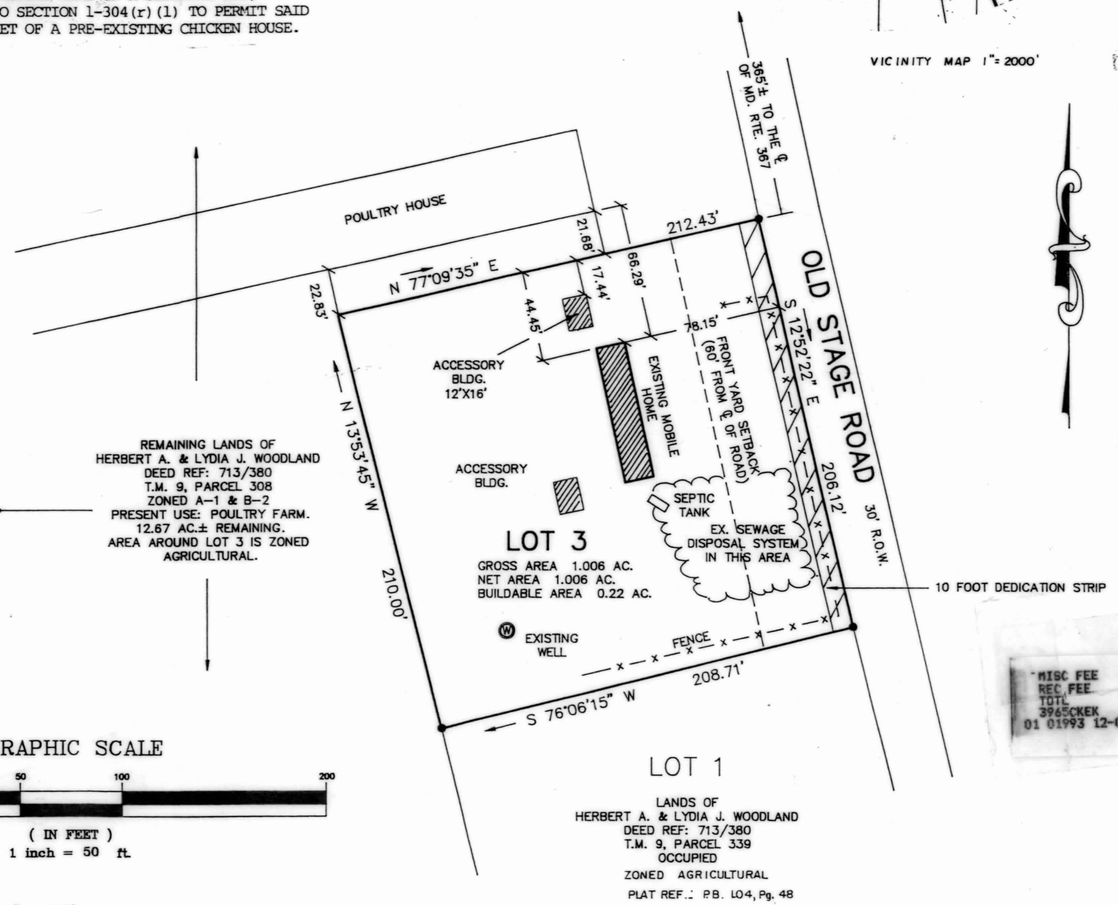
Vaughn A. Wimbrow 11/5/93
VAUGHN A. WIMBROW DATE

STATE OF MARYLAND · VAUGHN A. WIMBROW · No. 243-A REGISTERED · PROPERTY LINE SURVEYOR

THE BOARD OF ZONING APPEALS GRANTED ON NOVEMBER 12, 1992, WITH NO CONDITIONS, A SPECIAL EXCEPTION PURSUANT TO SECTION 1-201(c)(11) TO LOCATE A MOBILE HOME ON A SEPERATE LOT, AND A VARIANCE PURSUANT TO SECTION 1-304(r)(1) TO PERMIT SAID MOBILE HOME WITHIN 200 FEET OF A PRE-EXISTING CHICKEN HOUSE.



VICINITY MAP 1"= 2000'



MISC FEE 2.50
REC FEE 2.50
TOTL 5.00
3965CKEK 5.00
01 01993 12-09 P2:14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

1. SCALE 1" = 50'
2. IRON PIPE
3. DEED REF: 713/380
4. TAX MAP 9, PART OF PARCEL 308
5. ZONED: A–1 AGRICULTURAL
6. LOT 3 IS THE FOURTH DIVISION FROM PARCEL 308.
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NUMBER 240083 0025 A, DATED 2/15/79, THIS LOT IS LOCATED IN ZONE C.

DATE: 10/10/92

PREPARED BY
VAUGHN A. WIMBROW & ASSOCIATES
4615 PINEY RIDGE COURT
SALISBURY, MARYLAND 21801

MSA CSU 2157-5045

Maryland State Archives