

R.H.O. 137/52

RHO 137/52

WORCESTER COUNTY PLANNING AND ZONING 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, 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 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 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.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County A 10 foot wide strip across the front of Lots 1 & 2 and the adjoining roadway is offered in dedication for the future widening of Basket Switch 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 The offer may not be withdrawn without consent of the County Commissioners.

C. Hall
Worcester County Planning Commission Date 12-23-93

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, 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 as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

L. E. Bunting, Jr. 12/17/93
L. E. Bunting, Jr., P.L.S. #142 Date



OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Thomas J. Johnson, III 12/18/93
Thomas J. Johnson, III Date

Susan Johnson 12/18/93
Susan Johnson Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision 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 disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Health Department standards. Water supplying the wells shall be from a confined aquifer (approximately 30' feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 sq. ft. exclusive of buildings, easements, rights-of-ways, and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.)

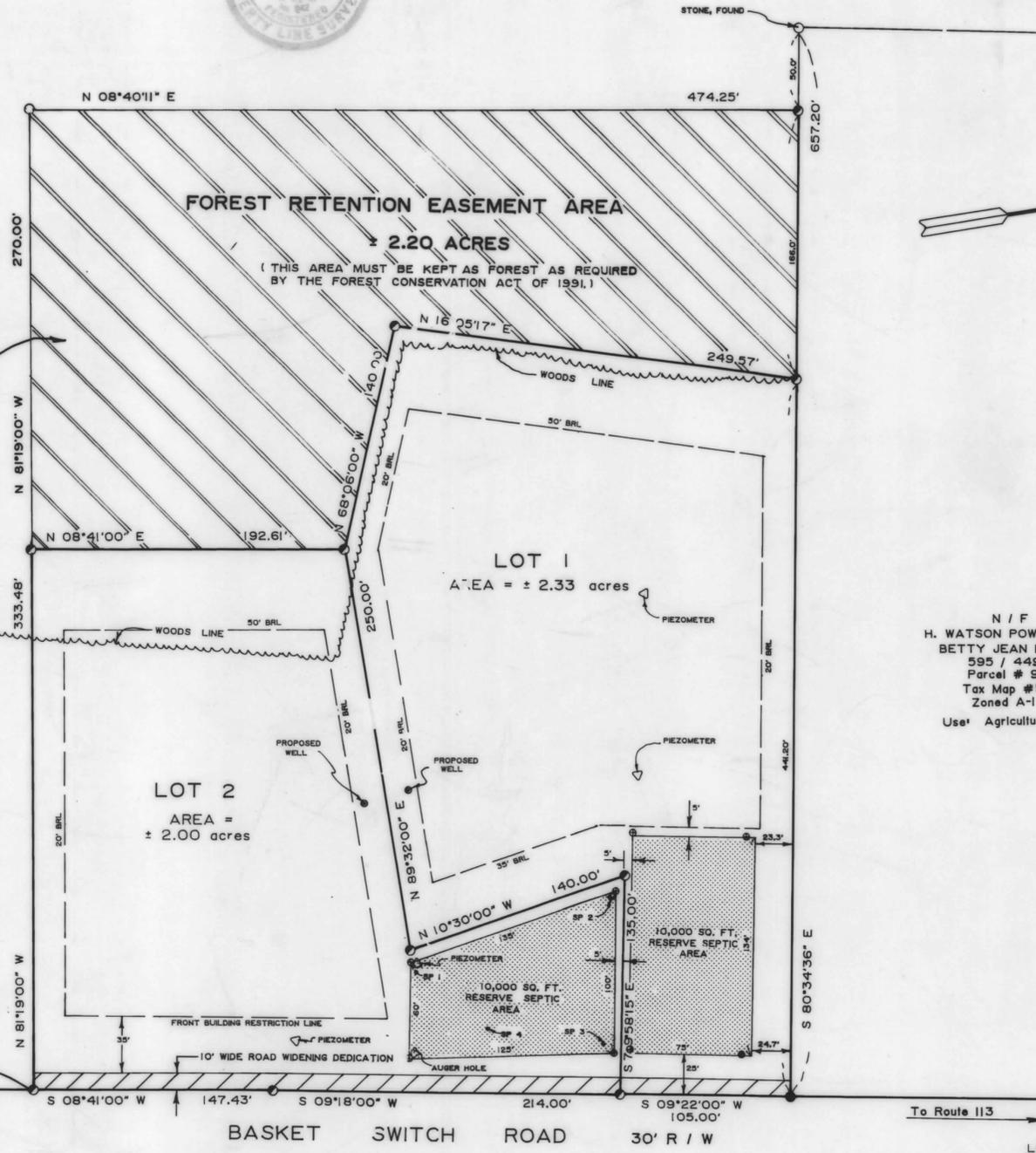
Rubain A. Daniels 12/21/93
Rubain A. Daniels, Approving Authority - Worcester County Date

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

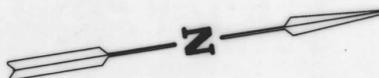
REC FEE 2.50
MISC FEE 2.50
TOTL 5.00
\$439CCEK 5.00
01 01993 12-23 P4:08

MINOR SUBDIVISION
OF LANDS OF
THOMAS J. JOHNSON, III
FOURTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

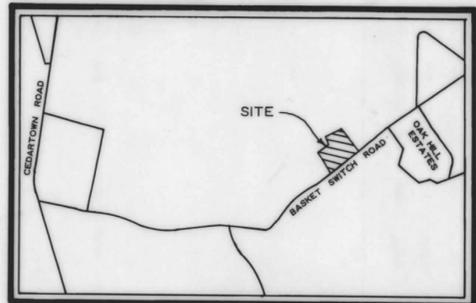
DATE: 2/17/93
REVISIONS:
9/8/93 - Forest Retention
10/19/93 - Note
11/18/93 - EASEMENT
12/16/93 - R. CHANGE
JOB NO.: 4331 / 93
SCALE: 1" = 60'
SHEET NO.:
2 OF 2



Remaining lands of
THOMAS J. JOHNSON, III
437 / 232
Parcel # 21
Tax Map # 57
Zoned: A-1
Use: WOODLAND
Area = ± 76.9 Acres



VICINITY MAP



- LEGEND:
● DENOTES IRON BAR, FOUND
○ DENOTES IRON PIPE, SET
SP. DENOTES SOIL PROFILE
● DENOTES SEPTIC AREA FLAG

PROPERTY ZONED: A-1
Min. Front Yard 35'
Min. Rear Yard 50'
Min. Side Yard 20'

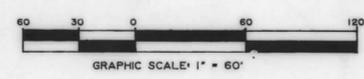
DEED REFERENCE:
437 / 232
Parcel # 21
Tax Map # 57

OWNER / DEVELOPER:
Thomas J. Johnson, III
7649 Cedartown Road
Snow Hill, Md.

NOTE:
Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel Number 240083-0175-B, dated 6 / 15 / 83, this subdivision is located in Zone C.

LOT AREA TABLE

Lot	Gross Area	Net Area	Buildable Area
1	101,565 sq. ft.	101,565 sq. ft.	56,132 sq. ft.
2	87,120 sq. ft.	87,120 sq. ft.	42,860 sq. ft.



USA CSU 1257-5047

FILED
Dec 23 4 07 PM '93
RICHARD H. CUTTEN-
CLK. OF CT.
WOR. CO.