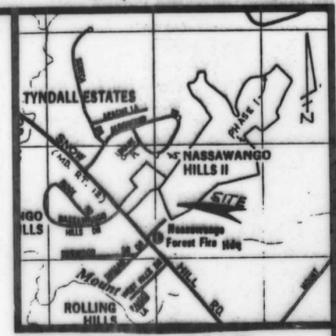


RHO 138/49



VICINITY MAP

PLAT-SUBDIVIS RECORD FEE 2.50
TOTAL 2.50
RHO 3681 B1k#142
Apr 15 1994 01 29 PM

SITE DATA :

- OWNERS : STEPHEN PUSEY, GARY M. PUSEY & BRENDA J. TRADER
P.O. BOX 397
DELMAR, DE 19940
- SURVEYOR/ENGINEER : ANDREWS, MILLER & ASSOC.
508 MARYLAND AVE.
CAMBRIDGE, MD. 21613
- TAX MAP REFERENCE : TAX MAP 46 PART OF PARCEL 125
- DEED REFERENCE : 1620/532
- ZONED : R-1 (RPC); CONDITION : VACANT WOODED.
- TOTAL ACREAGE : 5.966 AC.
- TOTAL NUMBER OF ADDITIONAL LOTS : 1
- WATER SYSTEM : PRIVATE INDIVIDUAL
- SEWAGE SYSTEM : ON-SITE INDIVIDUAL
- BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.240083 0150 A, DATED FEB. 15, 1979, THESE LOTS ARE LOCATED IN FLOOD ZONE C.
- ALL SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 20' WIDE DRAINAGE/UTILITY EASEMENT.
- THERE IS A 20' WIDE DRAINAGE/UTILITY EASEMENT ALONG THE FRONT LOT LINES OF ALL LOTS ABUTTING A STREET OR PERIMETER PROPERTY LINE.
- MINIMUM SETBACK LINES: FRONT 35'
REAR 50'
SIDE 15' EACH
- ORIGINAL SUBDIVISION RECORDED IN PLAT BOOK 133, FOLIO 70.
- THE ONLY CHANGE IN LOT 5 FROM THE PLAT RECORDED IN PLAT BOOK 133 FOLIO 70 IS THE REALIGNMENT OF THE SIDE YARD SETBACK TO ACCOMMODATE THE REQUIRED 200 FOOT AGRICULTURAL PROTECTION SETBACK.

WORCESTER COUNTY PLANNING & PERMITS

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OR 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 AND 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 HERE ON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

THE FOLLOWING STREET IS 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.

- PITCH PINE DRIVE
- VILLAGE TRAIL

C.D. Hall 4/14/94
PLANNING COMMISSION - WORCESTER COUNTY DATE

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 3-10B 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.

Stephen Pusey 4/10/94
STEPHEN PUSEY DATE

Gary M. Pusey 4/10/94
GARY M. PUSEY DATE

Brenda J. Trader 4/10/94
BRENDA J. TRADER DATE

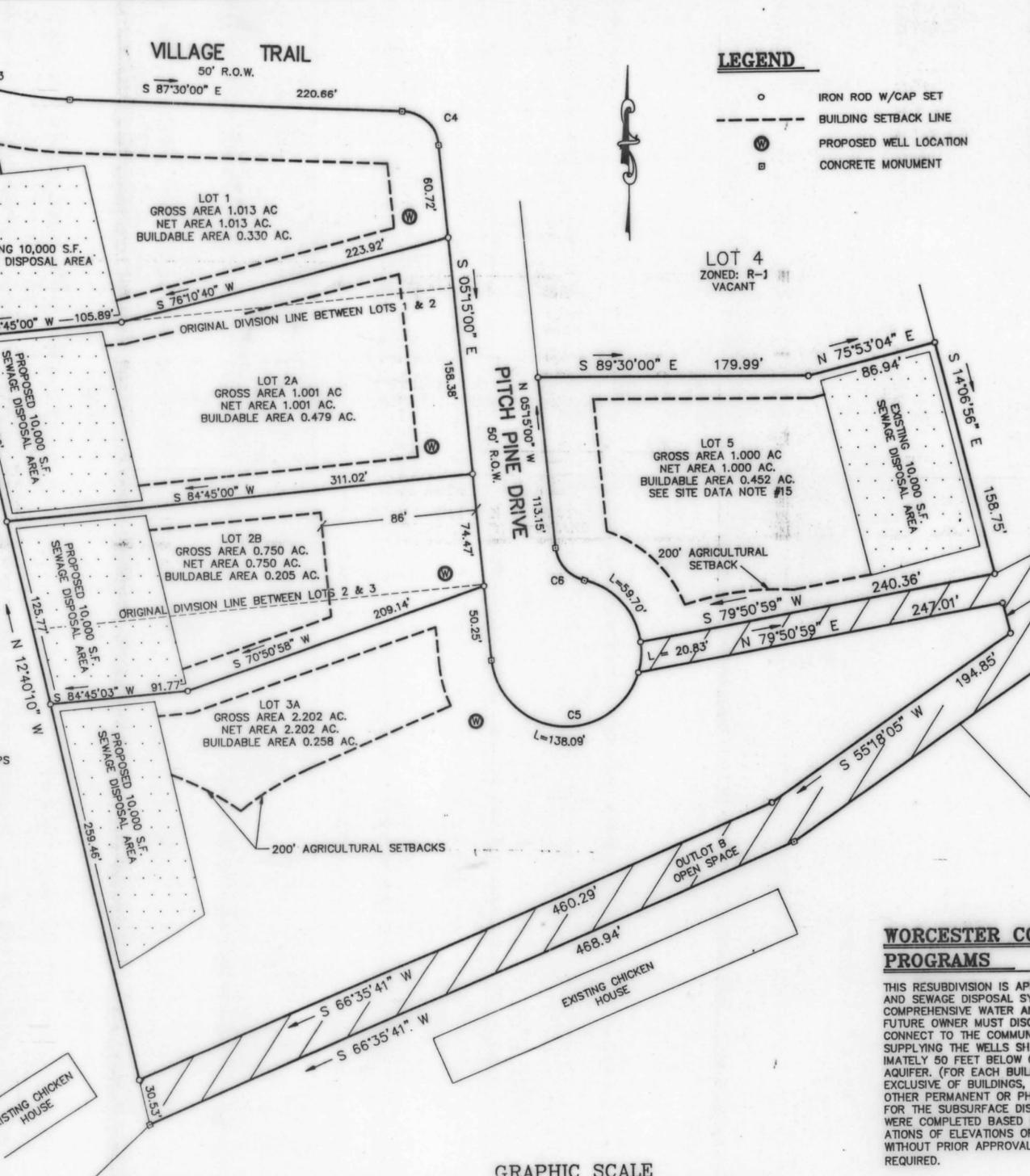
SURVEYORS CERTIFICATION

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 3-10B, OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND.

Vaughn A. Wimbrow 4/9/94
VAUGHN A. WIMBROW DATE
P.L.S. NO. 243-B

CURVE CHART

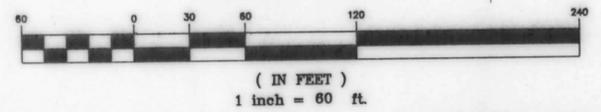
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	217.89'	100.32'	51.07'	99.44'	S 74°18'31" E	26°22'51"
C4	25.00'	35.89'	21.83'	32.89'	S 46°22'30" E	82°15'00"
C5	50.00'	218.63'	70.71'	81.65'	N 49°29'08" E	250°31'44"
C6	25.00'	30.77'	17.68'	28.87'	N 40°30'52" W	70°31'44"



LEGEND

- IRON ROD W/CAP SET
- - - BUILDING SETBACK LINE
- ⊙ PROPOSED WELL LOCATION
- CONCRETE MONUMENT

GRAPHIC SCALE



WORCESTER COUNTY ENVIROMENTAL PROGRAMS

THIS RESUBDIVISION 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. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 SQ. FT. EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE. LIFT PUMPS MAY BE REQUIRED.

Richard L. Wimbrow 4/13/94
APPROVING AUTHORITY - WORCESTER COUNTY DATE



REVISED SUBDIVISION OF LOTS 1, 2 & 3 INTO LOTS 1, 2A, 2B, & 3A
IN
THE VILLAGE OF NASSAWANGO
PHASE ONE
SECOND ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

CONSULTING ENGINEERS AND SURVEYORS
Andrews, Miller & Assoc., Inc.
508 MARYLAND AVENUE * CAMBRIDGE, MD. 21613
PHONE 410-228-7117 * FAX 410-228-2735

DESIGNED BY --- DATE JANUARY 4, 1994 SHEET
DRAWN BY V.A.W. / J.W.K. SCALE 1" = 60' 1 OF 1
CHECKED BY V.A.W. JOB NO. 93008.21

USA 02U 2157-5074