

136/51

RHO 136/51

REVISED SOUTH POINT FARMS

LOTS 16A, 17A & 18A

TENTH ELECTION DISTRICT WORCESTER COUNTY, MARYLAND

DATE: 3 / 29 / 93
REVISED : 6 / 8 / 93

JOB NO.: 3392 / 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 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.
L. E. Bunting, Jr. PLS # 142

7/1/93
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 F. Johnson, Jr.
Thomas F. Johnson, Jr.
Personal Representative of Estate of Thomas F. Johnson, Sr.

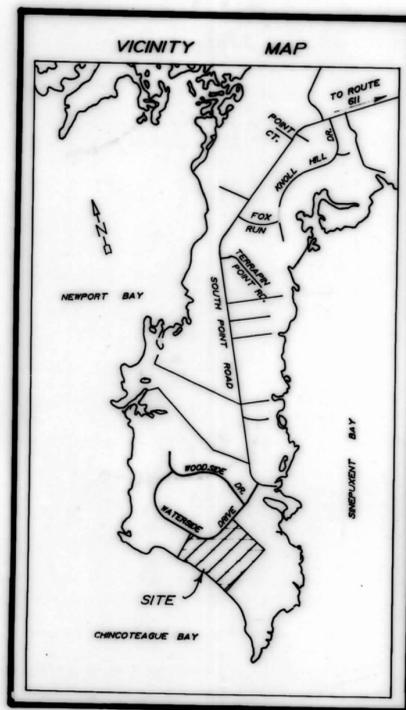
7/16/93
Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved for interim individual water supply and sewerage disposal systems in accordance with the County Comprehensive Sewer and Water 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 Department of the Environment standards. Water supplying the wells shall be from a confined aquifer approximately 60' below ground level or some deeper confined aquifer. (For each building lot the 10,000 sq. ft., shown on each lot is reserved for sewage disposal and an individual well location which may not be encroached upon by buildings, easements, right-of-ways, and any other permanent or physical objects.

Dubard Wells RS
Approving Authority - Worcester County

7/19/93
Date



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 Worcester County 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 can not 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.

Charles Hall
Worcester County Planning Commission

7/21/93
Date

HISC FEE 5.00
REC FEE 5.00
TOTL 10.00
1356CKEK 10.00
01 01993 7-22A10+20

NOTES:

- 1.) Each lot within this subdivision is subject to the following easements and/or right-of-ways,
 - a) A 5' wide easement along the side lot lines are reserved for the installation and maintenance of public utility lines.
 - b) A 15' wide easement along the front property lines for the installation and maintenance of public utility lines and for the use, maintenance and stabilization control of drainage courses.
 - c) Restrictive conditions or covenants are to be recorded with the recorded plat.

PROPERTY ZONED: E - 1

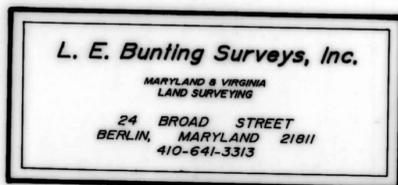
Min. Front Yard 50'
Min. Rear Yard 100'
Min. Side Yard 50'
Min. Lot Width 200' @ B.R.L.

OWNER / DEVELOPER

Thomas F. Johnson, Jr.
Personal Representative of the
Estate of Thomas F. Johnson, Sr.
128 East Main Street
Salisbury, Md. 21801

DEED REFERENCE:

23 / 442
981 / 332
Parcel # 51
Tax Map # 50



FILED
Jul 22 10 20 AM '93
RICHARD H. PUTTEN-
OLK, CT. CL.
WOR. CO.

