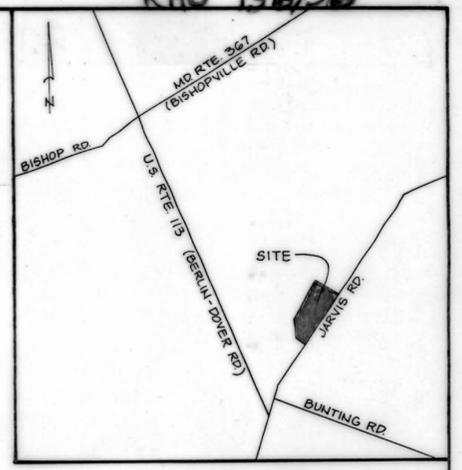
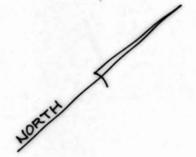
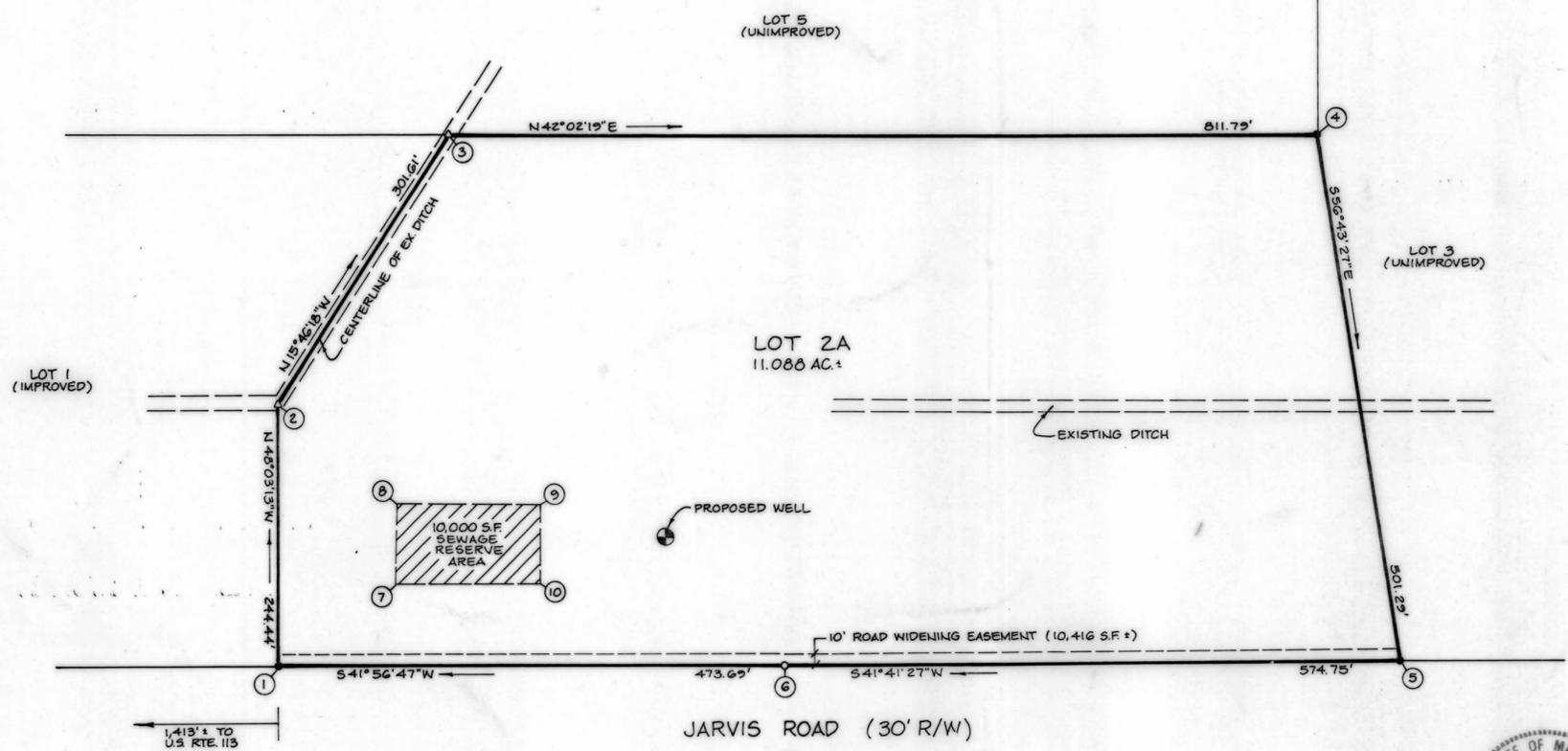


RHO 136/56



VICINITY MAP
1" = 2000'



GENERAL NOTES

- TAX MAP 9, P/O PARCEL 50
- ZONED A-1
- CURRENT ZONING SETBACKS:
FRONT: 45', SIDES: 20' EACH, REAR: 50'
- BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0025A, DATED 2/15/79, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C
- THE PURPOSE OF THIS PLAT IS TO CONVERT A PREVIOUSLY RECORDED AGRICULTURAL LOT (LOT 2) INTO A LOT APPROVED FOR BUILDING PURPOSES (LOT 2A)
- LOT 2A IS CURRENTLY VACANT
- LOT 2A CONTAINS MORE THAN 2,500 SF OF BUILDABLE AREA
- EASEMENT FOR UTILITIES AND DRAINAGE ARE HEREBY ESTABLISHED OVER THE LOT LINES AS FOLLOWS:
FRONT: 15', SIDES: 5' EACH, REAR: 10'
- DEEP REFERENCE: 237/595
- 40' WIDE EASEMENTS FOR DRAINAGE AND MAINTENANCE ARE HEREBY ESTABLISHED AS MEASURED 20' FROM THE EXISTING CENTERLINE OF ALL DITCHES AS PRESENTLY LOCATED ON LOT 2A
- OWNER: BUNTINGS NURSERIES, INC.
P.O. BOX 270
SELBYVILLE, DE. 19975

OWNER'S AND SURVEYOR'S CERTIFICATE

WE CERTIFY THAT THE REQUIREMENTS OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

D. W. Lynch, Pres. 7-9-93
BUNTINGS NURSERIES, INC. DATE

Frank G. Lynch, Jr. 7-6-1993
FRANK G. LYNCH, JR. DATE
PROFESSIONAL LAND SURVEYOR NO. 10702



FILED
AUG 2 9 45 AM '93
RICHARD H. OULTTEN -
CLK. CT. CT.
WOR. CO.

WORCESTER COUNTY PLANNING 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 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 N/A are hereby offered for dedication to the County Commissioners for Worcester County. A 10 foot wide strip across the front of Lot 2A and the adjoining roadway is offered in dedication for the future widening of Jarvis 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 the consent of the County Commissioners.

Charles Hall 7/15/93
Approving Authority Date
Worcester County Planning Commission

WORCESTER CO. 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 Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 ft. sq., 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 elevation or changes in grade are prohibited without prior approval of this office.

7/12/93 *Richard J. Welton*
Date APPROVING AUTHORITY - WORCESTER COUNTY

COORDINATE TABLE

	NORTH	EAST
1	0008.0000	0004.0000
2	0171.3922	-0177.8073
3	0461.6474	-0259.7862
4	1064.5587	0283.8137
5	0789.5158	0702.9117
6	0360.3244	0320.6392
7	0140.4672	0019.7482
8	0192.0668	-0034.7917
9	0291.7510	0055.4626
10	0241.7458	0110.1028

LEGEND

- FOUND IRON ROD
- △ UNMARKED POINT

AMENDED LOT 2A OF CROPPER FARM ESTATES

FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

FRANK G. LYNCH JR. & ASSOCIATES, INC.
SURVEYING - LAND PLANNING
10535 RACETRACK ROAD
BERLIN, MARYLAND 21811
PHONE (410) 641-5773 641-5353
FAX (410) 208-0227

SCALE: 1"=100' DATE: 6/8/93 DRAWN BY: GPM FILE NO.: 4847/93

MSA CSU 2157-5112

