

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOTS ONE-A AND TWO-A ARE APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED. ALSO ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

*Richard L. Wells* 9/8/94  
 APPROVING AUTHORITY WORCESTER COUNTY DATE

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.

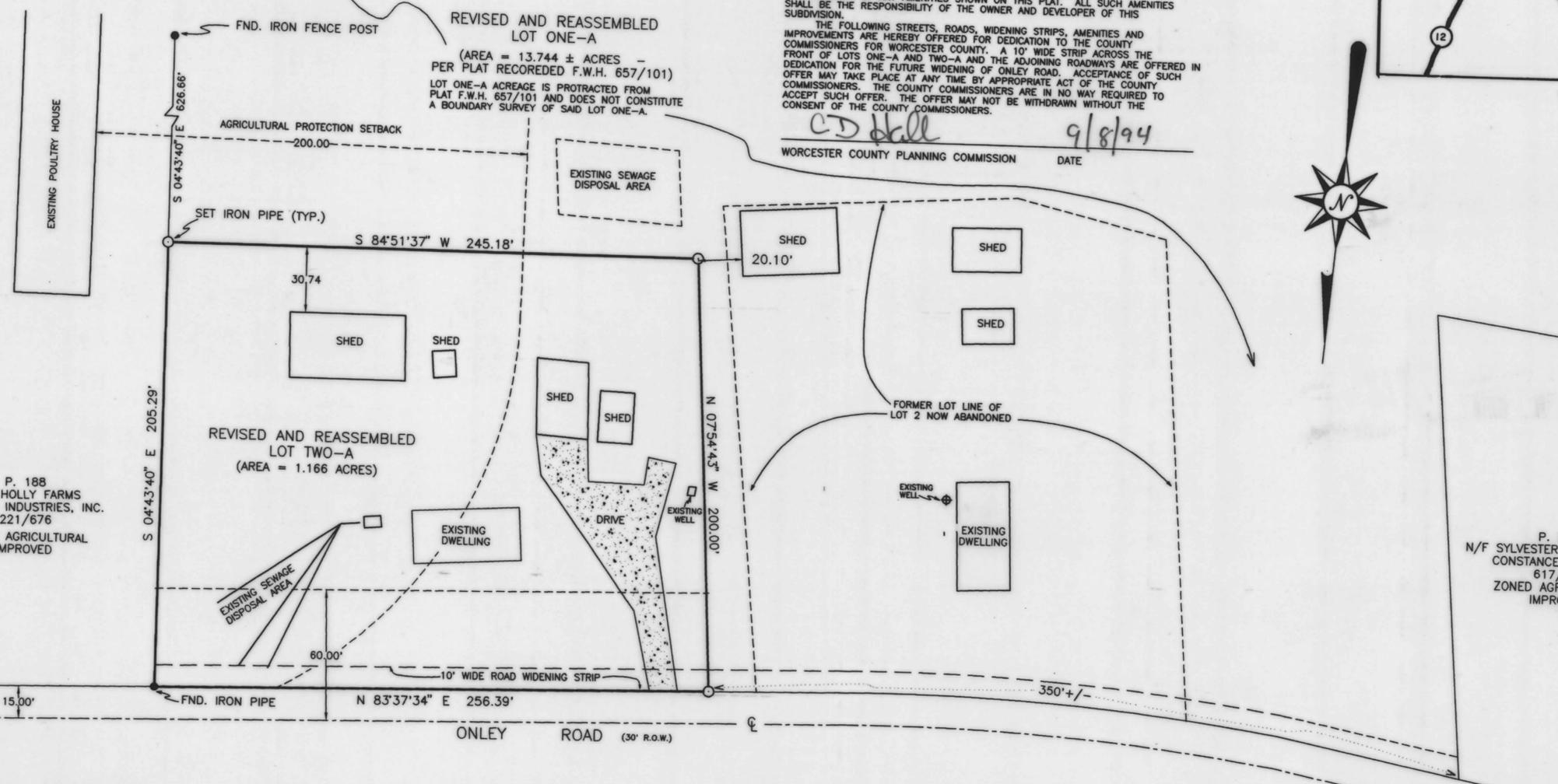
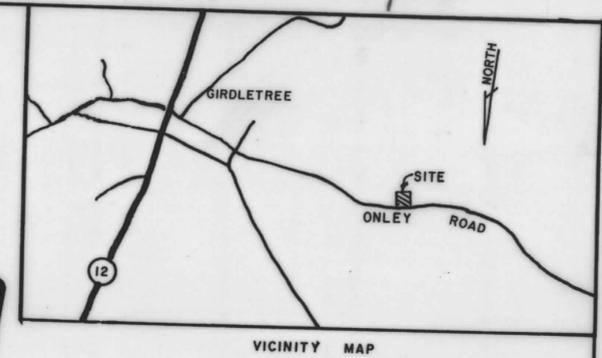
ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREOF IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION OF 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, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10' WIDE STRIP ACROSS THE FRONT OF LOTS ONE-A AND TWO-A AND THE ADJOINING ROADWAYS ARE OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF ONLEY 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

*CD Hall* 9/8/94  
 WORCESTER COUNTY PLANNING COMMISSION DATE

R.H.O 140/20



RECORDING FEE 2.00  
 PLAT-SUBDIVISIONS 2.00  
 TOTAL 5.00  
 ROADWAY IMPROVEMENTS  
 RHD 1996 111-4530  
 Sep 09, 1994 10:25

P. 276  
 N/F SYLVESTER J. PRUITT AND  
 CONSTANCE P. PRUITT  
 617/701  
 ZONED AGRICULTURAL  
 IMPROVED

FILED  
 Sep 9 10 27 AM '94  
 RICHARD H. BUNTING, JR.  
 CLK. CLERK OF COURT  
 WOR.

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.

*Madison J. Bunting, Jr.* 9/1/1994  
 MADISON J. BUNTING, JR.  
 LICENSE NO. 365



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 FOR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Carl Lynden Rew* 9-6-94  
 CARL LYNDEN REW DATE  
*Doris A. Rew* 9-6-94  
 DORIS A. REW DATE  
 OWNERS - LOT TWO-A  
 5416 ONLEY ROAD  
 GIRDLETREE, MARYLAND 21819  
*Goldie A. Selby* 9-6-94  
 GOLDIE SELBY DATE  
*James J. Selby* 9-6-94  
 JAMES J. SELBY DATE  
 OWNERS - LOT ONE-A  
 5412 ONLEY ROAD  
 GIRDLETREE, MARYLAND 21819

GENERAL NOTES:

- PROPERTY IS CURRENTLY ZONED: AGRICULTURAL (A1).
- SETBACK REQUIREMENTS  
 FRONT YARD - 60' FROM CENTERLINE  
 SIDE YARD - 20'  
 REAR YARD - 50'
- "IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY'S CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THIS BOUNDARY LINE ADJUSTMENT IS RESULTING IN NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW."
- BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0230 B, DATED JUNE 15, 1983, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOOD).
- WORCESTER COUNTY BOARD OF ZONING APPEALS CASE NO. 7801 GRANTED A SPECIAL EXCEPTION PURSUANT TO SECTION 6.218 ZONING ORDINANCE TO LOCATE A MOBILE HOME ON A SEPARATE LOT, WHICH IS THE EXISTING DWELLING AS SHOWN HEREON ON LOT TWO-A.

REVISED AND REASSEMBLED LOTS ONE AND TWO INTO LOTS ONE-A AND TWO-A

EIGHTH ELECTION DISTRICT  
 WORCESTER COUNTY, MARYLAND  
 TAX MAP NO. 79, PARCELS 196 AND 278  
 DEED REFERENCES:  
 PARCEL 196: R.H.O. 1526/399-401  
 PARCEL 278: R.H.O. 1526/399-401

MADISON J. BUNTING, JR.  
 SURVEYOR, INC.  
 11623 BACK CREEK ROAD  
 BISHOPVILLE, MARYLAND 21813  
 (410)641-5718 - FAX 641-6266



SCALE: 1" = 40' DATE: 8/24/94  
 DRAWN BY: M.J.B. JOB NO.: 741/94