



CURVE DATA CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00'	245.01'	125.55'	243.54'	N 38°32'15" W	28°11'27"
C2	500.00'	42.13'	21.08'	42.12'	N 20°21'43" W	04°49'42"
C3	600.00'	260.64'	132.41'	256.59'	N 05°30'12" W	24°53'20"
C4	1000.00'	61.83'	30.93'	61.82'	N 05°10'11" E	03°32'33"

LANDS N/F OF
WILLIAM L. & RICHARD F. BURBAGE
214/631
TAX MAP 30, PARCEL 45
ZONED E-1
USE: AGRICULTURAL

- NOTES:
- TAX MAP 30, P/O P. 22
 - PRESENT ZONING: A-1
SETBACK REQUIREMENTS: FRONT: 60' MEAS. FROM C/L ROAD
SIDES: 20'
REAR: 50'
 - DEED REFERENCE: 1164/464
 - ASSUMED BRG & COORD. SYSTEM.
 - BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0100 B, DATED JUNE 15, 1983, THIS SUBDIVISION IS LOCATED IN FLOOD ZONES B & C.
 - THE SUBDIVISION OF LOT 1 CONSTITUTES THE THIRD DIVISION OF THE PORTION OF LOT 22 LOCATED ON THE EASTERLY SIDE OF SANDYFIELD ROAD SINCE JULY 25, 1967.
 - APPROXIMATE DIMENSION OF ROAD FRONTAGE OF RESIDUE: 0.7 ± MILES TO INT. OF NINEPIN BRANCH ROAD.
 - THERE ARE NO PRE-EXISTING STRUCTURES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200 FEET ON ANY ADJOINING PROPERTIES.

WORCESTER COUNTY PLANNING COMMISSION

A. 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.

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR 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.

C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS 10' ROAD WIDENING STRIP ALONG SANDYFIELD ROAD ARE 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Terry J. Burbage 9/1/94
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION DATE:

- LEGEND
- DENOTES IRON ROD TO BE SET
 - DENOTES EX. WOODS LINE
 - DENOTES PROPERTY/R.O.W. LINE
 - DENOTES UNMARKED POINT

REMAINING LANDS OF
HARRY W. PEARSON
1164/464
TAX MAP 30, PARCEL 22
ZONED: A-1
USE: AGRICULTURAL
(APPROX. ACREAGE OF RESIDUE = 426 Ac.±)
PENDING A MORE ACCURATE SURVEY

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Harry W. Pearson 8/31/94
OWNER: HARRY W. PEARSON DATE:
8016 NINE PIN BRANCH ROAD
BERLIN, MARYLAND 21811

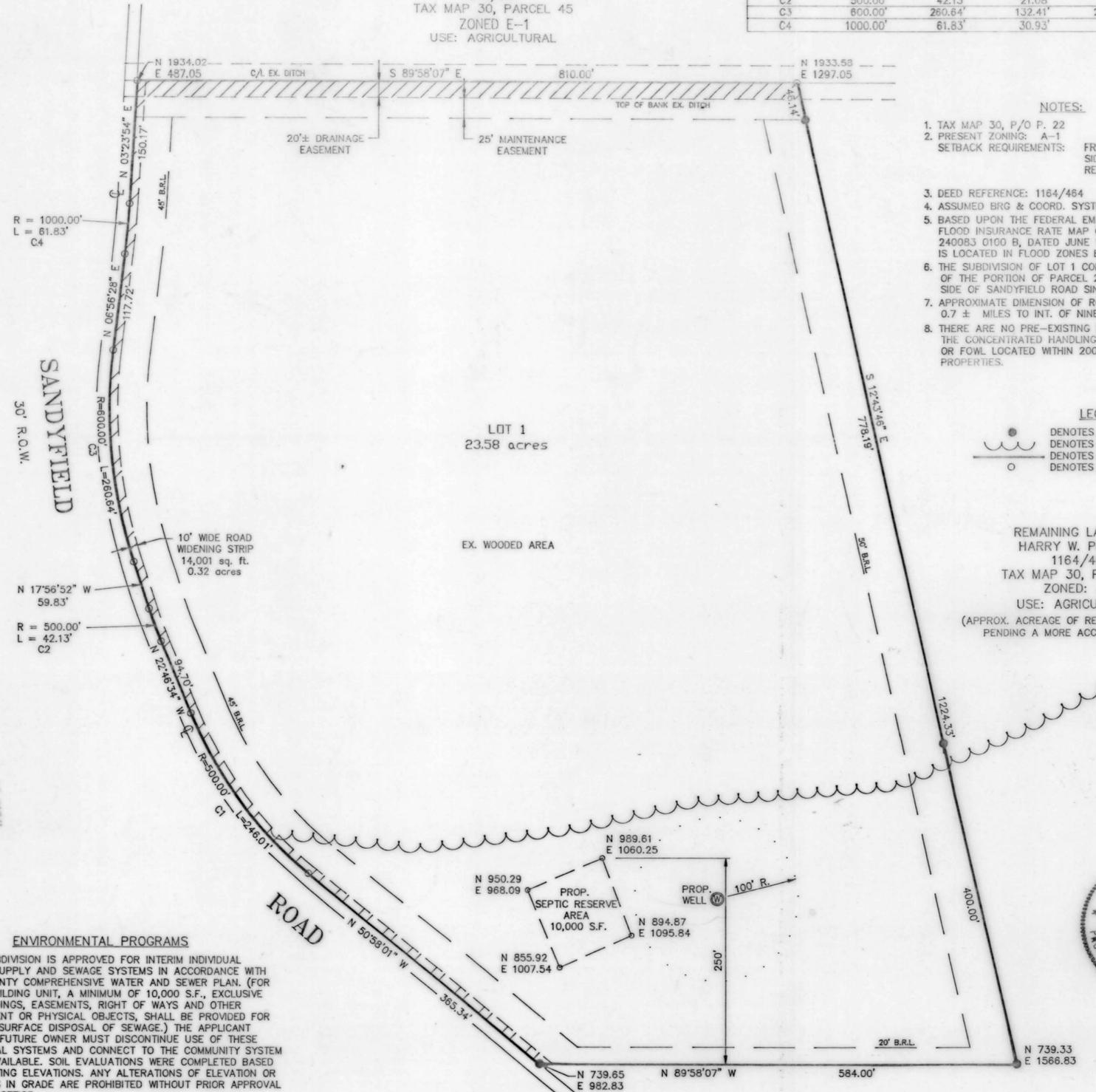
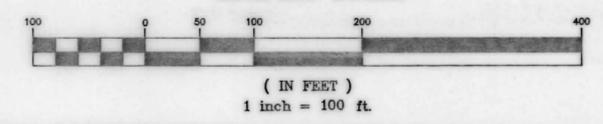
SURVEYOR'S CERTIFICATION

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.

Frank G. Lynch, Jr. 8-31-1994
FRANK G. LYNCH, JR. DATE:
REG # 10782



GRAPHIC SCALE



ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH BUILDING UNIT, A MINIMUM OF 10,000 S.F., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT OF WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

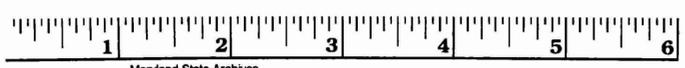
Luback & Orsini
DATE: 9/1/94 APPROVING AUTHORITY - WORCESTER COUNTY

REMAINING LANDS OF
HARRY W. PEARSON
1164/464
TAX MAP 30, PARCEL 22
ZONED: A-1
USE: AGRICULTURAL
(APPROX. ACREAGE OF RESIDUE = 426 Ac.±)
PENDING A MORE ACCURATE SURVEY

MINOR SUBDIVISION PLAT
LANDS OF HARRY W. PEARSON
NEWARK E.D.# 4, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	FGL	SURVEYED BY	FGL	FILE #	5393-94
DRAWN BY	MIN	DATE	AUGUST 10, 1994	SHEET 1 OF 1	
CHECKED BY	FGL	SCALE	AS SHOWN		



FILED
SEP 5 10 29 AM '94
RICHARD H. QUITMAN
CLK. CT. CL.
WOR. CO.