RHO 140/37

FILED

Oct 12 1 59 PM '94

RICHARD H. OUTTEN
CLK. CT. CT.
WOR. CO.

LEGEND

DENOTES PROPERTY LINE
DENOTES AXLE FOUND
DENOTES IRON ROD TO BE SET

AREAS:

PARCEL A:	17,604 S.F. (0.40 Ac.)
10' WIDE RD WIDENING STRIP:	756 S.F. (0.01 Ac.)

TOTAL N.T.W. AREA= 2,688 S.F.

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.

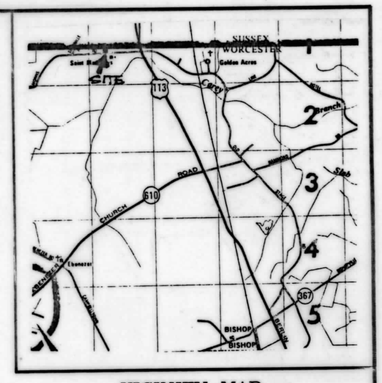
B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR IS BASED UPON STATE AND COUNTY STANDARDS EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE, IN THE EVENT CURRENT STANDARDS 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 MORRIS 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

D. 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 WORCESTER COUNTY PLANNING COMMISSION DOES NOT HAVE THE AUTHORITY TO APPROVE OR DENY APPLICATIONS FOR LAND OUTSIDE ITS JURISDICTIONAL BOUNDARIES, THEREFOR IT MAY BE APPROPRIATE FOR THIS PLAT TO BE REVIEWED, APPROVED, AND RECORDED IN SUSSEX COUNTY, DELAWARE.

Tim L Bostwick 10/12/94
APPROVING AUTHORITY — DATE:
WORCESTER COUNTY PLANNING COMMISSION

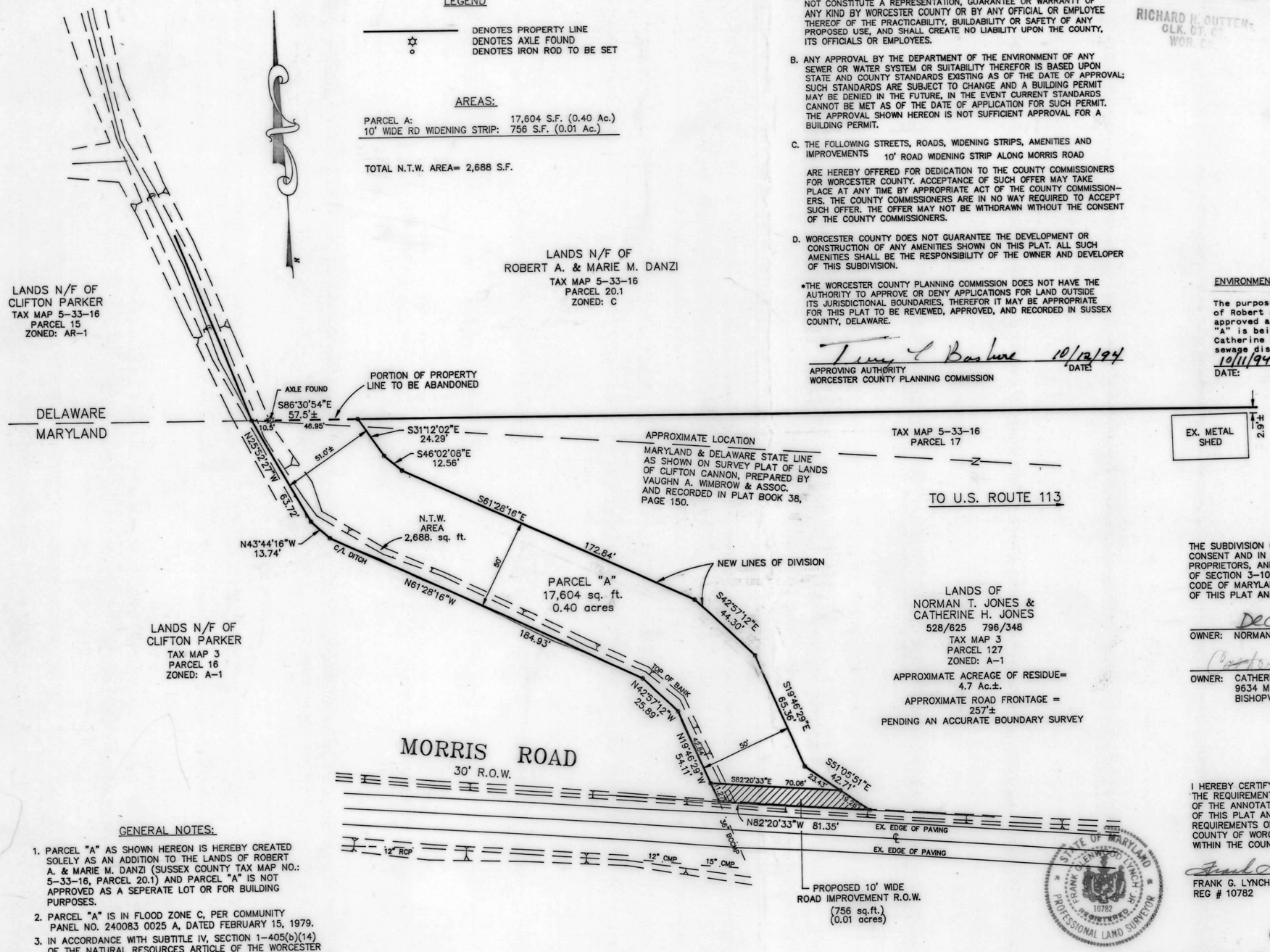


VICINITY MAP
NTS

ENVIRONMENTAL PROGRAMS

The purpose of this plat is to add Parcel "A" to the lands of Robert A. and Marie M. Danzi. Parcel "A" is not approved as a separate lot or for building purposes. Parcel "A" is being conveyed from lands of Norman T. Jones and Catherine H. Jones which has existing approved water and sewage disposal systems.

10/11/94 Richard L. Walls RS
DATE: — APPROVING AUTHORITY–WORCESTER COUNTY



LANDS OF
NORMAN T. JONES &
CATHERINE H. JONES
528/625 796/348
TAX MAP 3
PARCEL 127
ZONED: A-1

APPROXIMATE ACREAGE OF RESIDUE=
4.7 Ac.±.

APPROXIMATE ROAD FRONTAGE =
257'±
PENDING AN ACCURATE BOUNDARY 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.

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Des#A081 Rcpt#5120
RHO 3219 Blk#605
Oct 12, 1994 01:59 PM

Deceased
OWNER: NORMAN T. JONES — DATE:

(Catherine H. Jones) 10/4/94
OWNER: CATHERINE H. JONES — DATE:
9634 MORRIS ROAD
BISHOPVILLE, MD 21813

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. 9-16-1994
FRANK G. LYNCH, JR. — DATE:
REG # 10782

STATE OF MARYLAND
FRANK GLENWOOD LYNCH JR.
10782
REGISTERED
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. PARCEL "A" AS SHOWN HEREON IS HEREBY CREATED SOLELY AS AN ADDITION TO THE LANDS OF ROBERT A. & MARIE M. DANZI (SUSSEX COUNTY TAX MAP NO.: 5-33-16, PARCEL 20.1) AND PARCEL "A" IS NOT APPROVED AS A SEPERATE LOT OR FOR BUILDING PURPOSES.
2. PARCEL "A" IS IN FLOOD ZONE C, PER COMMUNITY PANEL NO. 240083 0025 A, DATED FEBRUARY 15, 1979.
3. IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-405(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THIS BOUNDARY LINE ADJUSTMENT HAS 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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISED SEPT. 12, 1994

MINOR SUBDIVISION PLAT

LANDS OF NORMAN T. JONES & CATHERINE H. JONES TO BE CONVEYED TO ROBERT A. & MARIE M. DANZI FIFTH ELECTION DISTRICT, 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 #	5272-94
DRAWN BY	MN	DATE	JULY 14, 1994	SHEET 1 OF 1	
CHECKED BY	FGL	SCALE	AS SHOWN		

Maryland State Archives