R.H.O. 140/56

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 (1988) 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.

L. E. Bunting, Jr., P.L.S. # 142 — Date: 10/19/94

STATE OF MARYLAND — LAYTON E. BUNTING III — No. 142 — REGISTERED PROPERTY LINE SURVEYOR

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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Irving S. Holston, Jr. — Date: 10/25/94

Norma Wood Van Kleeck — Date: 10/21/94

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 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 cannot 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.

The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County A 10' foot wide strip across the front of Lots 1 & 2 and the adjoining roadway is offered in dedication for the future widening of Basket Switch 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 consent of the County Commissioners.

Approving Autority - Worcester County — Date: 11/3/94

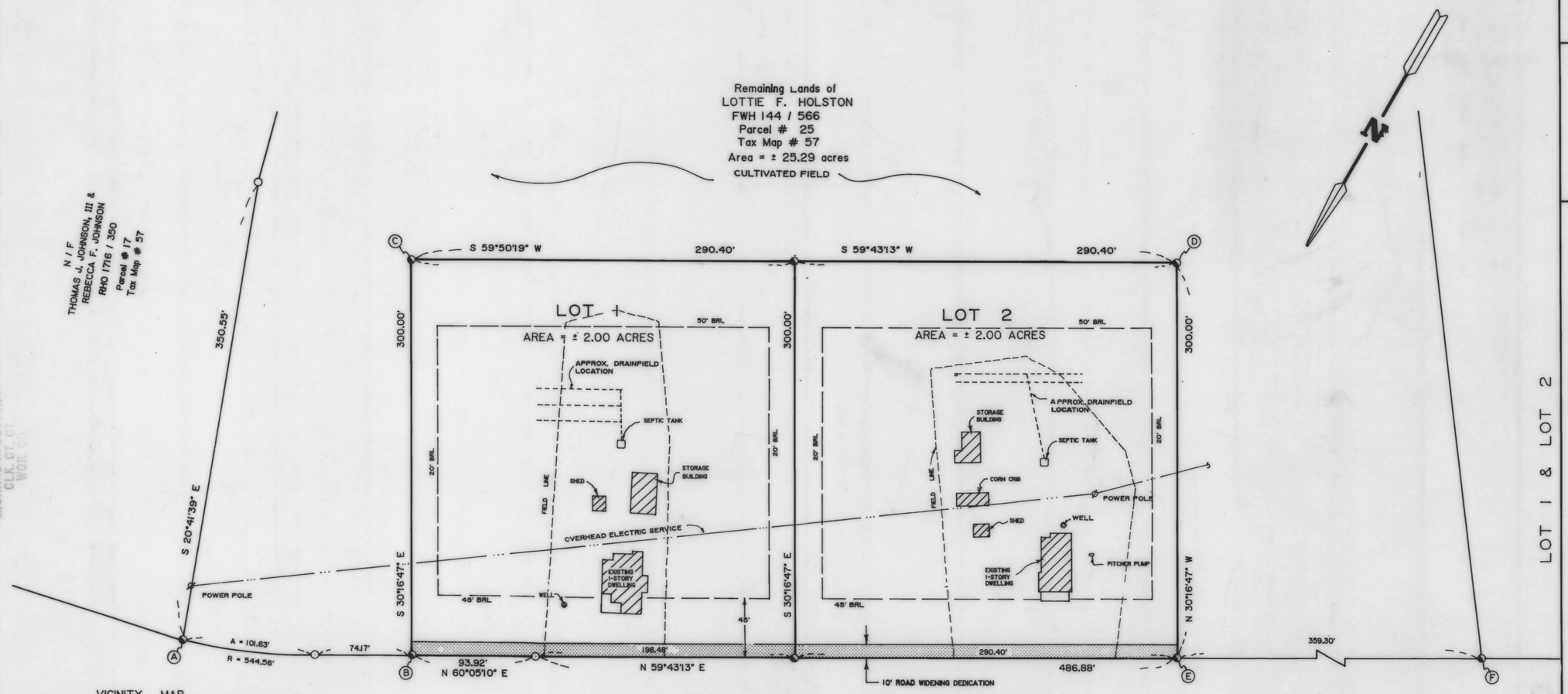
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Lots 1 & 2 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.

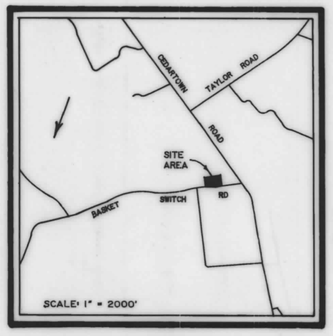
Approving Authority-Wor. Co. — Date: 10/31/94

WORCESTER COUNTY FOREST CONSERVATION NOTE:

In accordance with Subtitle IV, Section 1-403(b)(9) 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 the parcel is being created for the purpose of constructing a dwelling house intended for the use of the owner or immediate family member of the owner provided that the activity does not result in the cutting, clearing or grading of more than 40,000 square feet of forest, and is subject of a Declaration of Intent filed with the County. The Declaration of Intent filed with the County. The Declaration of Intent - Immediate Family Transfer shall remain valid for a period of five years from the date of local authorization. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.



VICINITY MAP



NOTE:

Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 240083 0175 B, dated 6 / 15 / 83, this subdivision is located in Zone C.

ZONING DISTRICT: A-1

Min. Front Yard	60' from ℄ of road
Min. Side Yard	20'
Min. Rear Yard	50'

FOR SINGLE FAMILY DWELLING

DEED REFERENCE:

Part of FWH 144 / 566
Part of Parcel # 25
Tax Map # 57

OWNER'S ADDRESS:

IRVING S. HOLSTON, JR.
14165 WOODLAND DR.
MAGNOLIA SPRINGS, AL. 36555

NORMA W. VAN KLEECK
129 HOOKER AVE.
POUGHKEEPSIE, N.Y. 12601

LEGEND:

Denotes Iron Pipe, to be set

COORDINATE TABLE (assumed)

Letter	North	East
A	11247.59632	8888.85964
B	11168.41863	8732.28233
C	10909.34605	8883.54832
D	10617.01288	8381.68149
E	10876.08546	8230.41550
F	10694.91850	7920.13165

LOT AREA TABLE (acres)

Lot	Gross	Net	Buildable
1	2.00	1.93	1.18
2	2.00	1.93	1.18

GRAPHIC SCALE: 1" = 60'

FILED
Nov 15 3 24 PM '94
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

RECORDING FEE 2.50
PLAT-SUBMITUTS 2.50
TOTAL 5.00
Rec#4089 Rec:$R1A
RHO 968 Blk#979
Nov 15, 1994 03:28 pm

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

MINOR SUBDIVISION
OF LANDS OF
THE LOTTIE F. HOLSTON ESTATE

Basket Switch Road
FOURTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

LOT 1 & LOT 2

DATE: AUG. 24, 1994
REVISIONS:
JOB NO.: 4811 / 94
SCALE: 1" = 60'
SHEET NO.: 1 OF 1

DATAPRINT M78941

Maryland State Archives