

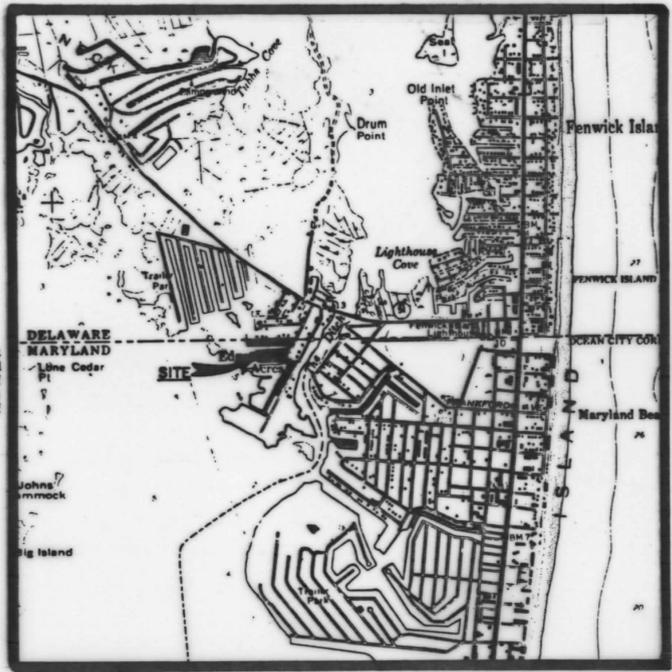
RHO 140/67

FILED
Dec 7 9 01 AM '94
RICHARD H. OUTTEN
L.S. & S.S.
WOR. CO.

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."
F. Douglas Jones, PLS 450
11/30/94
Date

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 the setting of markers have been complied with."
Jacqueline J. King
Assistant Vice President
Business Venture Capital, Inc.
11-30-94
Date

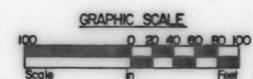
WORCESTER COUNTY FOREST CONSERVATION NOTE
In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the subdivision is a boundary line adjustment with not 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.



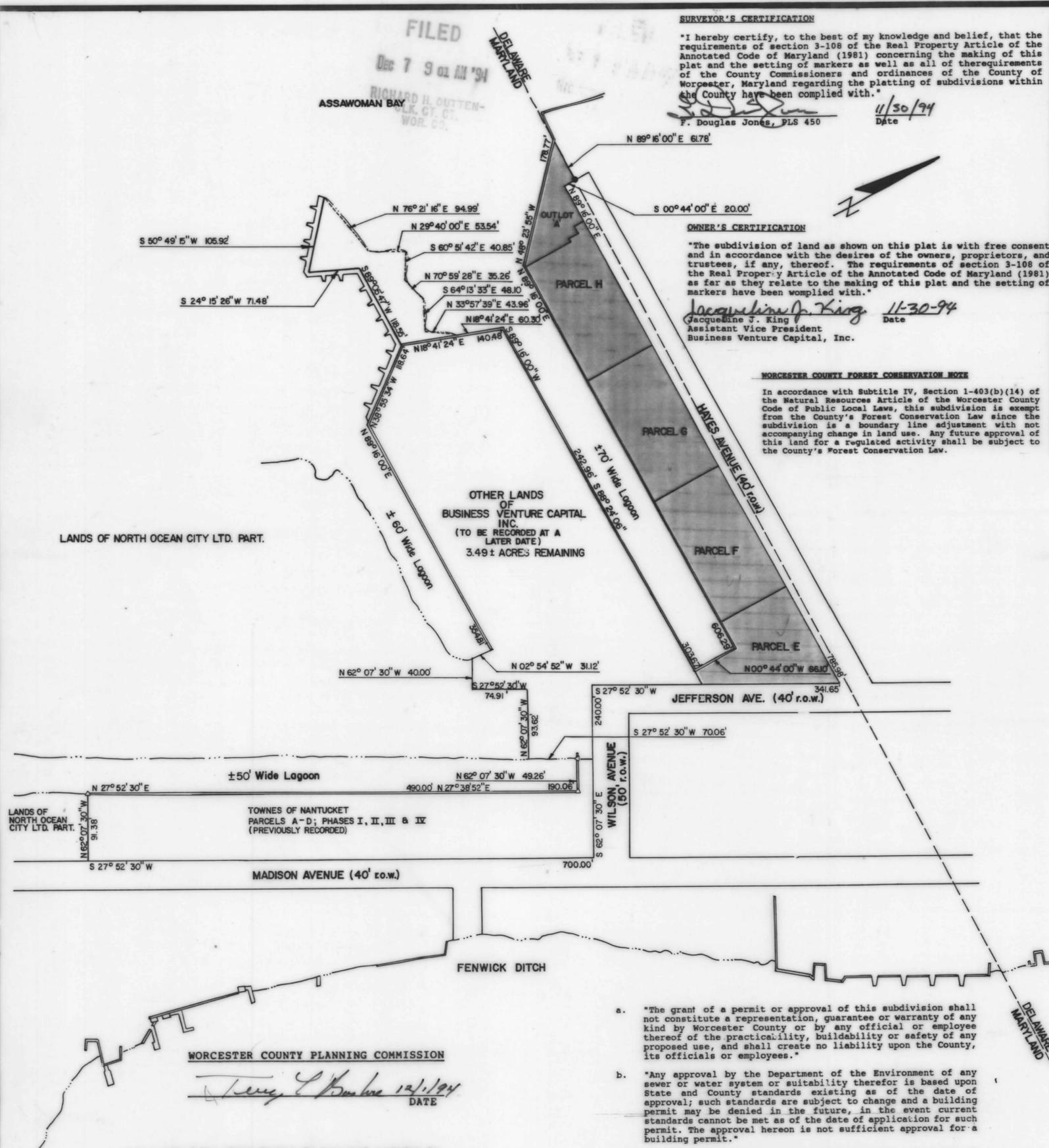
LOCATION MAP
Scale: 1" = 2000'

NOTES

- OWNER/DEVELOPER
BUSINESS VENTURE CAPITAL, INC.
8399 LEESBURG PIKE
VIENNA, VA. 22180
- TAX MAP #5, PART OF PARCEL 1
DEED REF. RHO 1686/370
PLAT REF. Glenn Acres No. 1 - EWR 1/1
Glenn Acres No. 2 - EWR 1/6
Edgewater Acres Revised & Reassembled Plat No. 2 - EWR 1/17
Townes of Nantucket A, B, C & D - RHO 134/42 & 43
Townes of Nantucket B, C & D - RHO 136/39
- ZONING: R-3
- TOTAL AREA = ± 1.79 ACRES
TOTAL AREA OF 5' ROAD DEDICATION = 4,842 S.F.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER
- BUILDING SETBACKS
FRONT = 25' OR 50' FROM CL OF ROAD (WHICHEVER IS GREATER)
REAR = 0' (VARIANCE # 11805)
SIDE = 6'
- BASED ON THE 1983 FEMA FLOOD INSURANCE MAP, THIS ENTIRE SUBDIVISION IS LOCATED IN THE 100 YEAR FLOOD MAP ZONE A7 (EL 6). THEREFORE, THIS SUBDIVISION WILL BE SUBJECT TO THE REGULATIONS SET FORTH IN THE CURRENT FLOODPLAIN MANAGEMENT ORDINANCE.
- 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.
- LOT LINES TO BE ABANDONED SHOWN HEREON ARE TAKEN FROM THE RECORDED, BUT UNRECOGNIZED PLAT, ENTITLED "EDGEWATER ACRES - REVISED & REASSEMBLED PLAT NO. 2". IN ADDITION, THE PURPOSE OF THIS PLAT IS TO ABANDON ANY PROPERTY LINES DENOTING A LOT OR STREET ESTABLISHED BY THE RECOGNIZED GLENN ACRES NO. 1 PLAT OR THE UNRECOGNIZED GLENN ACRES NO. 2 PLAT FOR THE PORTION OF LAND SHOWN HEREON.
- THE PROPOSED 10' & 15' AS WELL AS THE EXISTING 20' UTILITY EASEMENTS AS SHOWN ON SHEET 2 OF 2 IS FOR USE BY ALL FUTURE UTILITIES (WATER, ELECTRIC, ETC.) AND NOT LIMITED TO EXISTING SANITARY SEWER.



- LEGEND**
- Denotes Iron Pipe Found
 - Denotes Existing Wood Bulkhead
 - Denotes Existing Shoreline
 - - - Denotes Transpeninsular Line



- "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 practicality, 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 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 hereon is not sufficient approval for a building permit."
- "The following streets, roads, widening strips, amenities and improvements (5' widening strip along Hayes and Jefferson Avenues) 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 consent of the County Commissioners."

WORCESTER COUNTY PLANNING COMMISSION
[Signature]
DATE 12/1/94

This subdivision shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.
12/1/94
Date
[Signature]
APPROVING AUTHORITY-WORCESTER COUNTY

SOULÉ & ASSOCIATES
ENGINEERING / SURVEYING / PLANNING
122 ARLINGTON ROAD
ARLINGTON BUSINESS CENTER
SALISBURY, MARYLAND 21801
(410) 742-7797

REVISIONS	Date	Issued for	BY	DATE	REVISION
	11/15/94	REV. PAR. H/OUTLOT A			

RECORD PLAT
THE TOWNES OF NANTUCKET, PARCELS E-H FORMERLY KNOWN AS EDGEWATER ACRES REVISED & REASSEMBLED PLAT NO. 2 TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND



SURVEYED BY F.D. JONES	DRAWN BY R.R.
DATE APRIL, 1994	JOB NO. 94-076
SHEET NO. 1 of 2	