RHO 142/41

FILED
May 30 11 43 AM '95
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

LANDS N/F OF
WILLIAM H. LYNCH
239/186
TAX MAP 21, PARCEL 1
PRESENT ZONING: R-2
EXISTING USE : VACANT

S 73°50'00" E 60.00'

30' B.R.L.

8' B.R.L.

8' B.R.L.

150.00'

S 16°10'00" W

PARCEL "A"
9,000 S.F.
EXISTING USE : VACANT
4.11

150.00'

N 16°10'00" E

30' B.R.L.

LANDS N/F OF
EVELYN M. HENDRICKS
139/438
TAX MAP 21, PARCEL 103
PRESENT ZONING: R-2
USE: RESIDENCE

LANDS N/F OF
ALFRED HENSLER
729/75
TAX MAP 21, PARCEL 186
PRESENT ZONING: R-2
USE: RESIDENCE

EX. GRAVEL DRIVE

PROPOSED 5' WIDE ROAD
IMPROVEMENT RIGHT-OF-WAY
300 S.F.

N 73°50'00" W 60.00'

1.8'

TO CAPE ISLE OF WIGHT RD

SELSEY ROAD

℄

40' R.O.W.

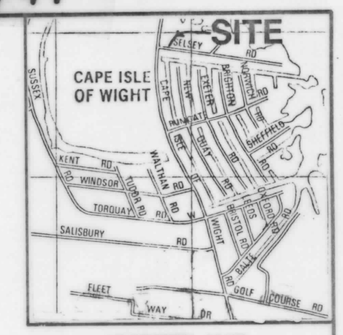
LEGEND

DENOTES PROPERTY/R.O.W. LINE
DENOTES CONCRETE MONUMENT FOUND
4.45 DENOTES EXISTING ELEVATIONS

GENERAL NOTES

1. TOTAL ACREAGE: 9,000 S.F. BLDG ENVELOPE AREA: **3,960 SQ. FT.**
2. TAX MAP NUMBER: 21, PARCEL 227
3. DEED REFERENCE: 474/53
4. PRESENT ZONING: R-2
   REQUIRED SETBACKS: FRONT: 30' ,50' MEAS. FROM C/L RD
   SIDES: 8'
   REAR: 30'

   CASE# 39690
5. FLOOD ZONE: A7 (EL.6)
   F.I.R.M. NO.: 240083 0040 B
   DATED: 6/15/83
6. THIS LOT IS SUBJECT TO A 5' WIDE UTILITY EASEMENT ALONG PROPERTY LINES. 474/53




VICINITY MAP
N.T.S.

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.

RECORDING FEE 2.50
CAT-SUBDIVIS 2.50
TOTAL 5.00
Rcpt # 10571
Bk # 1567
May 30, 1995 11:55 am
Rec# H081
RHO 3219

C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS 5' WIDE ROAD IMPROVEMENT RIGHT-OF-WAY ALONG SELSEY ROAD (300 S.F.) 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.

C D Hall 5/26/95
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

## SPECIAL NOTES

On March 15, 1995 the Board of Zoning Appeals, Case No. 39690, granted a variance pursuant to Section 1-116(c)(4)B to permit a lot with a lot width of less than the required 100 feet and on May 11, 1995 granted a variance to permit a lot with an area less than 10,000 square feet.

The purpose of this plat is to obtain compliance with the Zoning and Subdivision Control Article, which is part of the Worcester County Code of Public Laws (further recording of this plat as approved by the Planning Commission and Environmental Programs)

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SYSTEMS AND A CENTRAL SEWERAGE SYSTEM(S) AND THEIR USE IS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL WATER SYSTEM(S) AND CONNECT TO THE COMMUNITY WATER SYSTEM(S) WHEN AVAILABLE.

Richard L Tolles P.E. 5/23/95
APPROVING AUTHORITY DATE
WORCESTER COUNTY

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.

Evelyn Reinhart 5-15-95
OWNER: EVELYN M. REINHART DATE:
17218 SHEPHERDSTOWN PIKE
SHARPSBURG, MD. 21782

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. 5-12-1995
FRANK G. LYNCH, JR. DATE:
REG # 10782

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

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

# SUBDIVISION PLAT
# LANDS OF EVELYN M. REINHART
# CAPE ISLE OF WIGHT
# 10TH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

REV. : 5-12-1995


Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773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|---|---|---|---|---|---|
| DESIGNED BY | FGL | SURVEYED BY | GT | FILE # | 5830-95 (DISK#143) |
| DRAWN BY | MN | DATE | MARCH 30, 1995 | SHEET 1 OF 1 | |
| CHECKED BY | FGL | SCALE | AS SHOWN | | |


Maryland State Archives