RHO 142/66

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	CHORD	ARC	CHORD BRG
1	4°44'21"	574.39	23.769	47.497	47.50	N49°22'22.5"W
2	15°54'11"	574.39	80.272	159.000	159.512	N59°41'52.5"W
3	90°16'02"	574.39	46.049	91.803	91.01	N72°15'04"W
4	90°15'06"	574.39	1.260	2.520	2.520	N76°26'48"W
5	07°40'27"	916.56	61.474	122.672	122.764	N73°20'44"W
6	11°31'15"	916.56	92.461	183.988	184.299	N67°35'05"W
7	11°36'21"	956.70	97.227	193.458	193.799	N78°48'11"E

Coordinates of Sewage Disposal Areas

Corner	N. Coor	E. Coor
A	7926.409	3877.107
B	7781.383	3929.110
C	7800.979	3990.296
D	7946.864	3940.028
E	7608.570	3758.613
F	7407.571	3759.095
G	7406.539	3809.085
H	7607.538	3808.602
I	7286.876	4082.937
J	7309.632	4281.638
K	7259.957	4287.327
L	7237.201	4088.626

GENERAL NOTES

The existing condition of the parcel is cleared and sparsely wooded with no existing structures.
All adjoining properties are zoned A-1.
All the parcels are zoned A-1.
Parcels 198 and 199 are improved with single family homes. Parcel 161 is improved with a mobile home. Parcels 125 and 65 (Map 25) is farmland.
The purpose of this plat is to modify the existing recorded plat in order to convert these properties from agricultural parcels to buildable lots.
Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 240083-0100-B dated June 15, 1983, this is located in zone C.

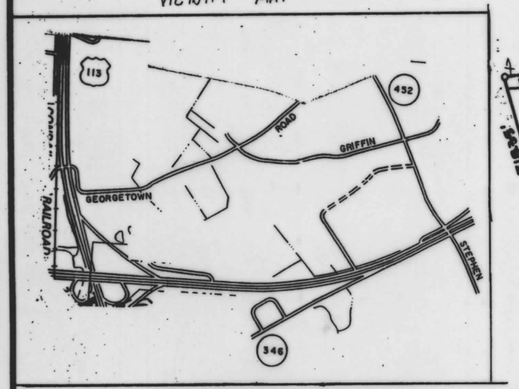
Worcester County Environmental Programs

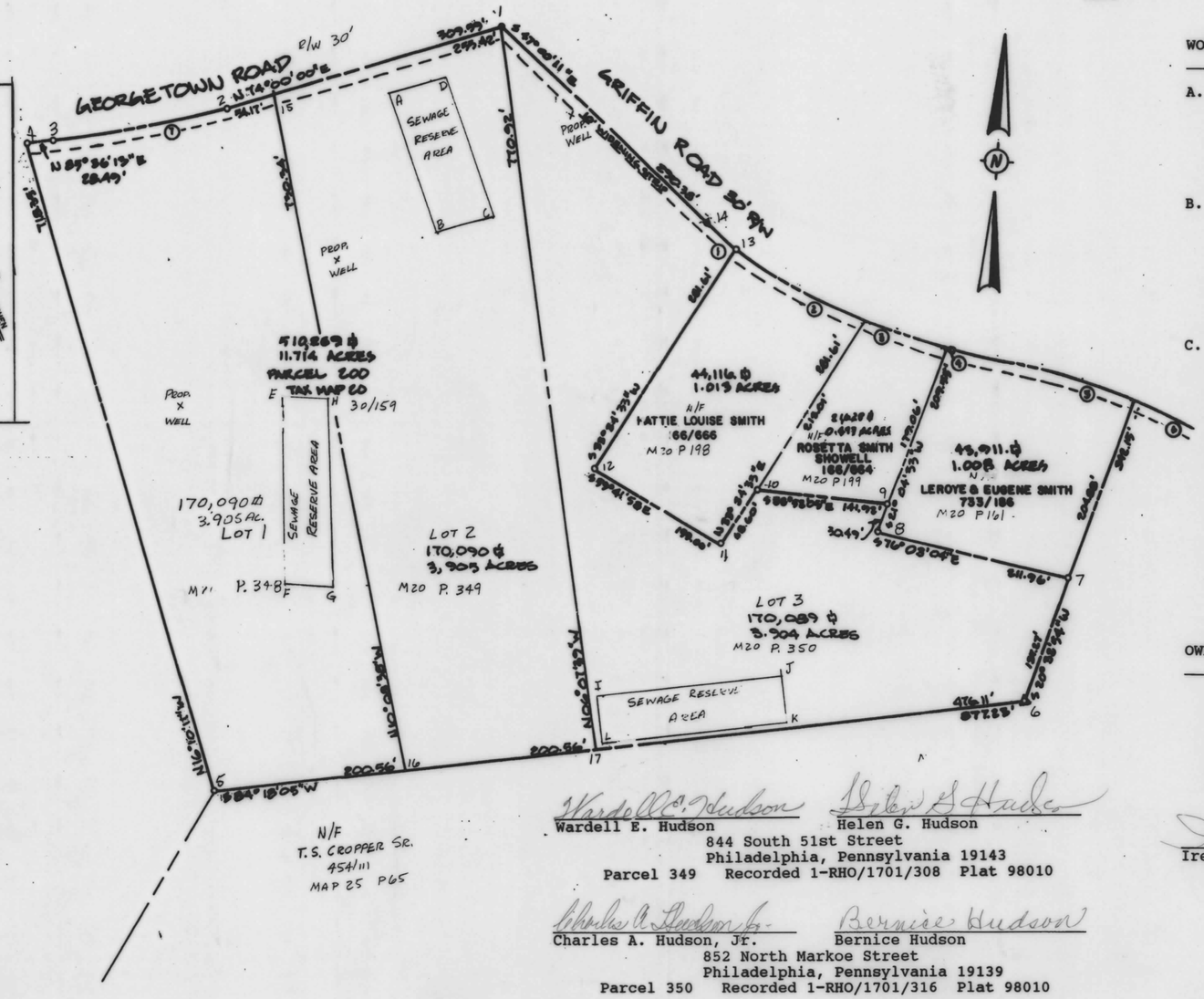
This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant and any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SPECIAL DESIGNS meeting current Environmental Programs Standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 ft. sq., exclusive of buildings, easements, right-of-ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.) Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

6/6/95
Date

Richard L. Tolen RS
APPROVING AUTHORITY-WORCESTER COUNTY

VICINITY MAP





Property Corners

Coordinate Point	North Coordinate	East Coordinate
1	7998.185	4001.944
2	7912.850	3704.346
3	7878.179	3514.059
4	7875.996	3485.653
5	7186.025	3685.713
6	7285.837	4557.246
7	7414.373	4605.427
8	7465.468	4399.718
9	7493.918	4410.682
10	7511.539	4269.850
11	7454.385	4231.912
12	7534.606	4094.633
13	7769.231	4250.374
14	7800.158	4214.326
15	7927.783	3756.419
16	7208.845	3884.971
17	7231.665	4084.228

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

A. The grant of a permit or approval of this subdivision shall not constitute representation, guarantee, or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety for any proposed use, and shall create no liability upon the county, its officials or employees
B. Any approval by the Worcester County Environmental Programs of any sewer and 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 standards cannot be met as of the date of application for such permit, the approval shown hereon is not sufficient for a building permit.
C. The following streets, roads, amenities and improvements (Georgetown Road and Griffin Road) are hereby offered for dedication to the County Commissioners for Worcester County. A ten-foot-wide strip across the front of Georgetown and Griffin Roads and the adjoining roadway is offered in dedication for the future widening of Georgetown and Griffin Roads. 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.

C D Hall
Chairman

6/6/95
Date

OWNERS AND DEVELOPERS CONSENT

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 2.50
Rcpt # 1[illegible]
Blk # 32
JUN 7 1995
09:[illegible] am

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners therof. The requirements of Sections 59, 60, 61 of Article 17 of the Annotated Code of Maryland, 1957 Edition as amended, as far as they relate to the making of this plat and the setting of markers, have complied.

Wardell E. Hudson — Helen G. Hudson
844 South 51st Street
Philadelphia, Pennsylvania 19143
Parcel 349 Recorded 1-RHO/1701/308 Plat 98010

Irene P. Turner — Jeffrey Turner
724 East 6th Street
Wilmington, Delaware 19801
Parcel 348 Recorded 1-RHO/1701/312 Plat 98010

Charles A. Hudson, Jr. — Bernice Hudson
852 North Markoe Street
Philadelphia, Pennsylvania 19139
Parcel 350 Recorded 1-RHO/1701/316 Plat 98010

SURVEYORS CERTIFICATE

I, Douglas G. Loewer, a registered Land Surveyor of the state of Maryland, do certify the land shown hereon has been laid out and plat thereof prepared in accordance with the requirements of Section 3-108 of the Real Property Article of the Annotated Code Maryland (1974), and that all monuments indicated hereon exist and their locations and descriptions are correctly shown and that all requirements of the subdivision regulations have been complied with to the best of my knowledge.

DOUGLAS G. LOEWER M.L.S. 10697

SURVEYORS CERTIFICATION

I CERTIFY THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN.

DOUGLAS G. LOEWER P.L.S. 10697

5/6/95
DATE

□ MONUMENT FOUND
○ IRON BAR SET
⚲ P.K. NAIL SET
△ FENCE POST

0 100 200 400

LOEWER & ASSOCIATES
ENGINEERS, SURVEYORS AND REAL ESTATE
301-641-4040
10101 PINE OAK LANE
BERLIN, MARYLAND 21811
R.F.D 4 BOX 169

MINOR RESUBDIVISION

SURVEY OF THE LANDS OF IRENE P. HUDSON

DATE: 2-7-84		DRWN. L.A.
SCALE: 1"=100'		REV. 9-27-94

PARCEL 200, TAX MAP 20, INTERSECTION OF GEORGETOWN RD. & GRIFFIN RD. 3RD ELECTION DISTRICT, BERLIN, WORC. CO. MD

BOUNDRY SURVEY 3644 — 1 of 1

Maryland State Archives