

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.

J. E. Bunting, Jr. 4/19/95
L. E. Bunting, Jr., P.L.S. #142 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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Martha N. Fulton 5/17/95
Martha N. Fulton Date

Jennie Fulton Owen 5/19/95
Jennie Fulton Owen Date

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 sullability 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.

C. D. Hall 5/26/95
Worcester County Planning Commission Date

R.H.O. 142/67
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This lot is 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.

Richard H. Owen 5/23/95
Approving Authority - Worcester County Date

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

COORDINATE TABLE (ASSUMED)

No.	North	East
1	5220.20624	4796.14771
2	5413.37655	5008.06938
3	5191.66251	5210.16560
4	4994.24715	4993.58681
A	3414.94402	6349.12043

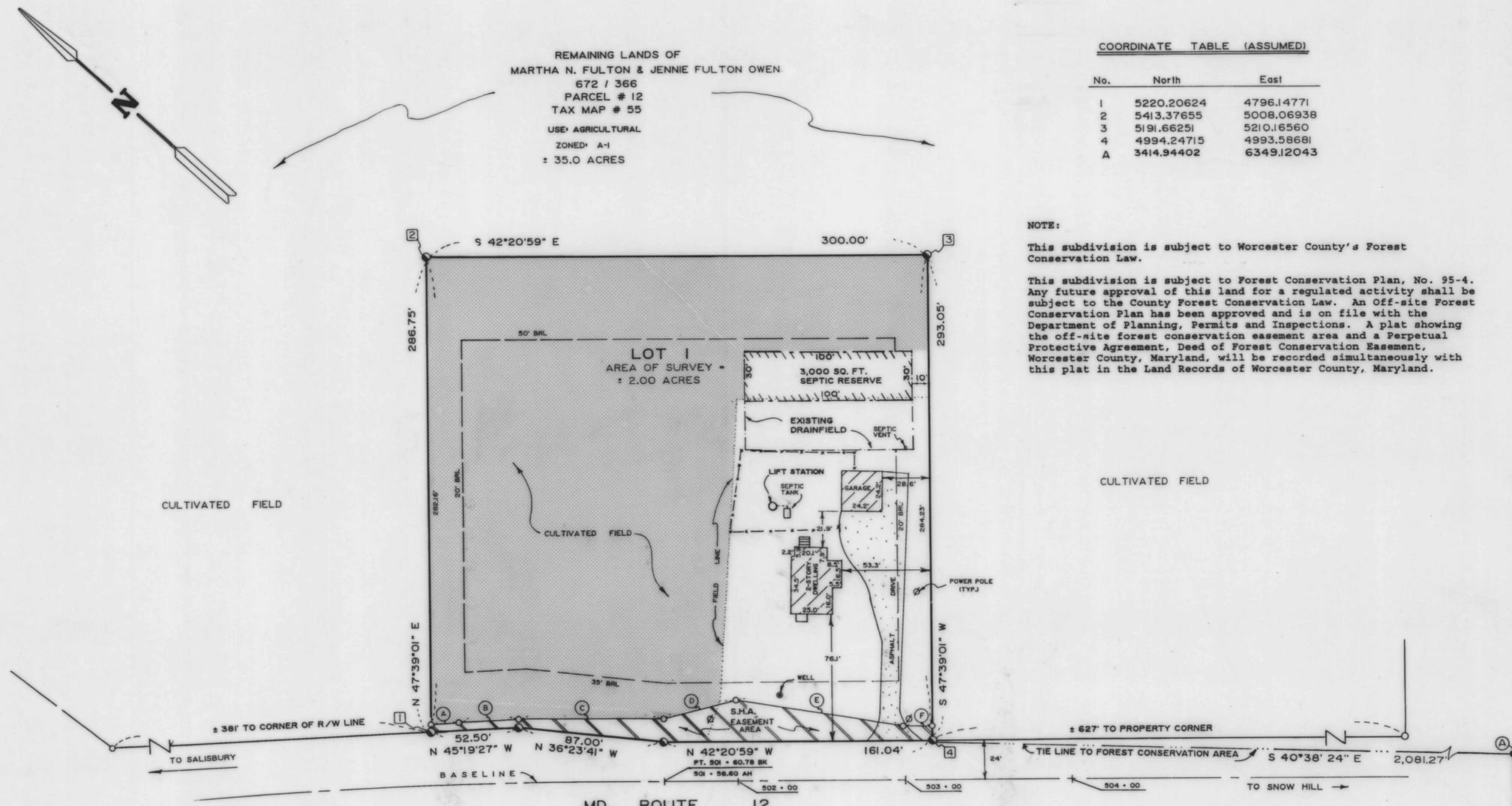
NOTE:

This subdivision is subject to Worcester County's Forest Conservation Law.

This subdivision is subject to Forest Conservation Plan, No. 95-4. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. An Off-site Forest Conservation Plan has been approved and is on file with the Department of Planning, Permits and Inspections. A plat showing the off-site forest conservation easement area and a Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

RECORDING FEE	2.50
PLAT SURCHARGE	2.50
TOTAL	5.00
Rec'd MDP	Rec'd P&I
RHD 8/96	RIR # 450
JUN 16, 1995	MP246

**REMAINING LANDS OF
MARTHA N. FULTON & JENNIE FULTON OWEN**
672 / 366
PARCEL # 12
TAX MAP # 55
USE: AGRICULTURAL
ZONED: A-1
± 35.0 ACRES



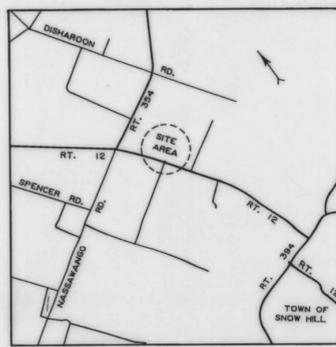
CULTIVATED FIELD

CULTIVATED FIELD

FILED
JUN 8 2 44 PM '95
RICHARD H. OUTTEN -
CLK. CT. CL.
WOR. CO.

LOT 1
MINOR SUBDIVISION
OF LANDS OF
MARTHA N. FULTON &
JENNIE FULTON OWEN
SECOND ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

VICINITY MAP



BEARINGS & DISTANCES OF EASEMENT AREA

Letter	Bearing	Distance
A	S 46°45'25" E	16.63'
B	S 45°19'14" E	35.79'
C	S 42°20'00" E	86.64'
D	S 56°34'20" E	44.77'
E	S 33°15'34" E	101.27'
F	S 41°46'36" E	17.64'

AREA OF EASEMENT = ± 3,785 SQ. FT.

PROPERTY ZONED: A-1

- Min. Front Yard 35'
- Min. Side Yard 20'
- Min. Rear Yard 50'
- SINGLE FAMILY DWELLING-

NOTE:

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

DEED REFERENCE:

- p/o 672 / 366
- p/o Parcel # 12
- Tax Map # 55

OWNERS ADDRESS:

Martha N. Fulton &
Jennie Fulton Owen
P.O. Box 67
Snow Hill, Md. 21863

LOT AREA TABLE

Gross	Net	Buildable
2.00 ac.	1.91 ac.	110 ac.

LEGEND:

- Denotes Iron Pipe, set
- ▨ Denotes Area of Cultivated Field
- ▤ Denotes State Highway Easement Area

