R.H.O. 143/12

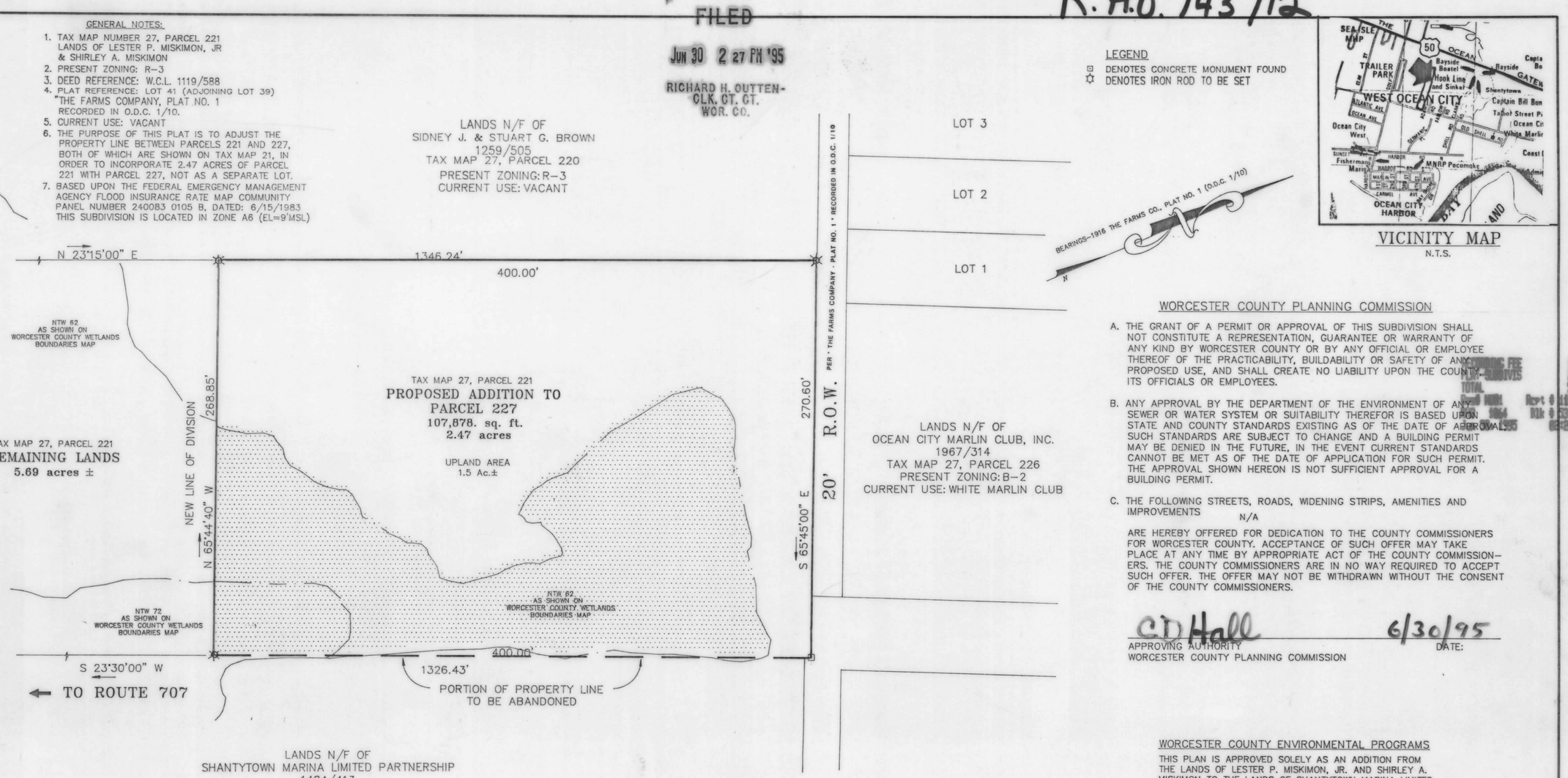
FILED
JUN 30 2 27 PM '95
RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

GENERAL NOTES:

1. TAX MAP NUMBER 27, PARCEL 221 LANDS OF LESTER P. MISKIMON, JR & SHIRLEY A. MISKIMON
2. PRESENT ZONING: R-3
3. DEED REFERENCE: W.C.L. 1119/588
4. PLAT REFERENCE: LOT 41 (ADJOINING LOT 39) "THE FARMS COMPANY, PLAT NO. 1 RECORDED IN O.D.C. 1/10.
5. CURRENT USE: VACANT
6. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN PARCELS 221 AND 227, BOTH OF WHICH ARE SHOWN ON TAX MAP 21, IN ORDER TO INCORPORATE 2.47 ACRES OF PARCEL 221 WITH PARCEL 227, NOT AS A SEPARATE LOT.
7. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0105 B, DATED: 6/15/1983 THIS SUBDIVISION IS LOCATED IN ZONE A6 (EL=9'MSL)

LEGEND

⊡ DENOTES CONCRETE MONUMENT FOUND
☼ DENOTES IRON ROD TO BE SET



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.

C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS N/A

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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.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 6/30/95
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

FORESTER CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO 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.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS PLAN IS APPROVED SOLELY AS AN ADDITION FROM THE LANDS OF LESTER P. MISKIMON, JR. AND SHIRLEY A. MISKIMON TO THE LANDS OF SHANTYTOWN MARINA LIMITED PARTNERSHIP. THERE IS NO CAPACITY FOR SEWER BEING TRANSFERED AS A RESULT OF THIS ACTION BUT IT DOES NOT PRECLUDE SHANTYTOWN MARINA LIMITED PARTNERSHIP FROM UTILIZING THE LAND WITHIN THIS NEW ADDITION BY USE OF THEIR SEWER AVAILABILITY.

Richard L Walls PE 6/29/95
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.

Lester P. Miskimon Jr. June 24, 1995
OWNER: LESTER P. MISKIMON, JR. DATE:
505 TRAPPE ROAD
BALTIMORE, MD 21222

Shirley A. Miskimon June 24, 1995
OWNER: SHIRLEY A. MISKIMON DATE:
505 TRAPPE ROAD
BALTIMORE, MD 21222

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. 6-22-1995
FRANK G. LYNCH, JR. DATE:
REG # 10782

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MINOR SUBDIVISION PLAT

LANDS OF LESTER P. MISKIMON, JR., & SHIRLEY A. MISKIMON TO BE CONVEYED TO SHANTYTOWN MARINA LIMITED PARTNERSHIP TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

WETLANDS BOUNDARIES SUBJECT TO JURISDICTIONAL DETERMINATION BY THE APPROPRIATE AGENCIES AND ACCURATE FIELD SURVEY.

Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	FGL	SURVEYED BY	GTH	FILE #	4614-92 DISK #154A
DRAWN BY	MN	DATE	5/31/95 REV. 6/22/95	SHEET 1 OF 1	
CHECKED BY	FGL	SCALE	AS SHOWN		

Maryland State Archives