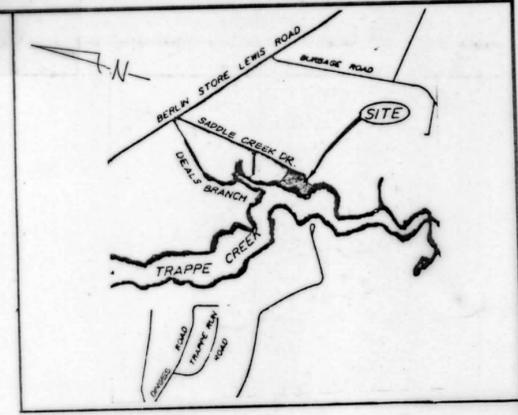


KA0143/53

FILED

SEP 27 2 13 PM '95

RICHARD H. OUTTEN-  
CLK. CT. CT.  
WOR. CO.

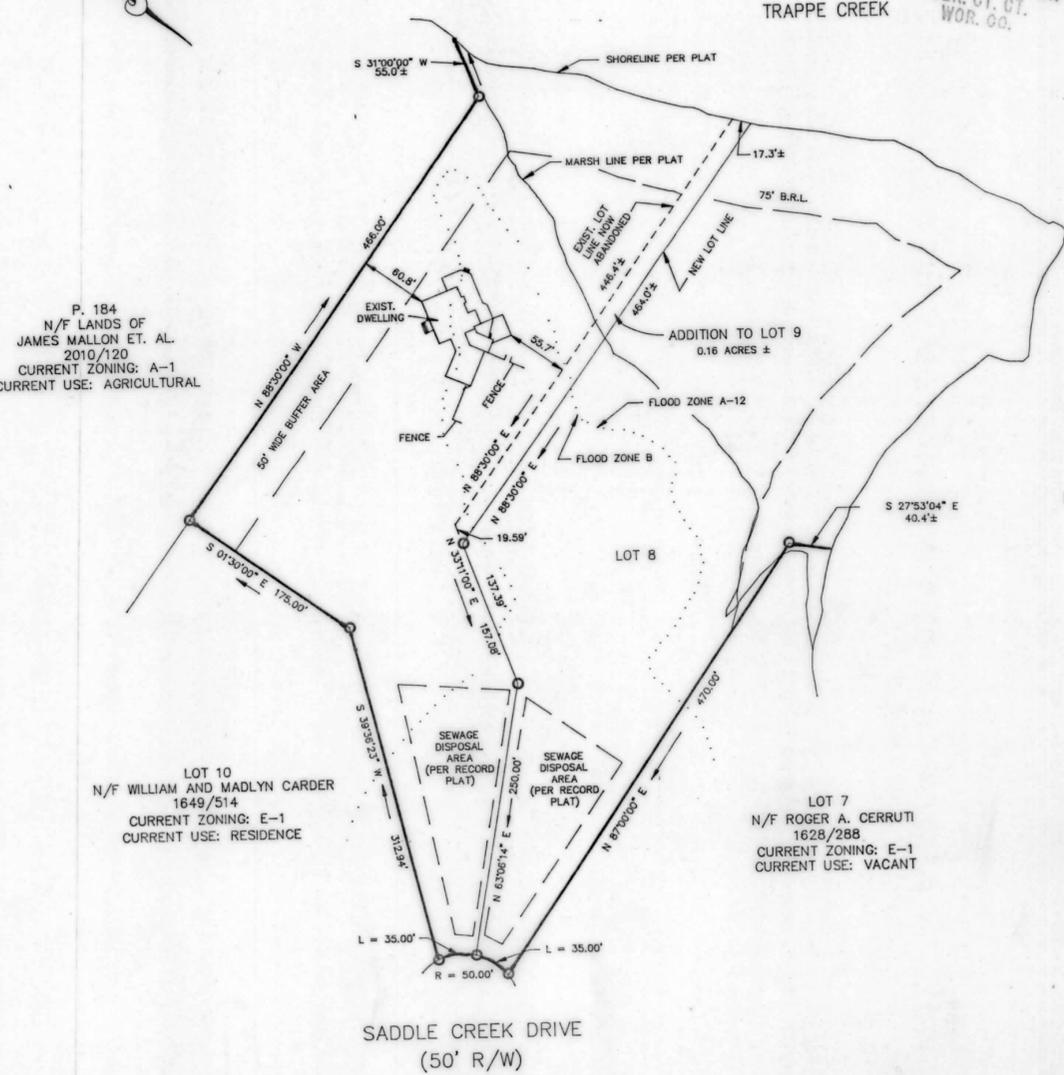


VICINITY MAP  
(NOT TO SCALE)

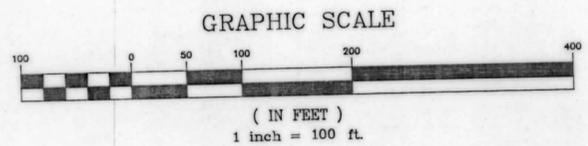
P. 184  
N/F LANDS OF  
JAMES MALLON ET. AL.  
2010/120  
CURRENT ZONING: A-1  
CURRENT USE: AGRICULTURAL

LOT 10  
N/F WILLIAM AND MADLYN CARDER  
1649/514  
CURRENT ZONING: E-1  
CURRENT USE: RESIDENCE

LOT 7  
N/F ROGER A. CERRUTI  
1628/288  
CURRENT ZONING: E-1  
CURRENT USE: VACANT



○ DENOTES IRON ROD SET



REVISED AND REASSEMBLED  
SADDLE CREEK LOTS 8 AND 9  
THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND

NOTES

- TAX MAP 33, PARCEL 344
- OWNER: BRUCE D. AND ALICE D. ROGERS  
P.O. BOX 1066  
BERLIN, MARYLAND 21811
- PLAT REFERENCE: 124/54
- LOT 8 DEED REFERENCE: 1904/143  
LOT 9 DEED REFERENCE: 1741/271
- CURRENT ZONING: E-1
- PLATTED SETBACKS:  
FRONT: 35', SIDES: 15', REAR: 75'  
MIN. LOT WIDTH AT FRONT B.R.L.: 100'
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP NO. 240083 0100 B, DATED JUNE 15, 1983, THESE LOTS ARE LOCATED IN FLOOD ZONES A-12 (EL. 7) AND B.
- CURRENT USE:  
LOT 8: VACANT  
LOT 9: RESIDENCE
- AREA TABLE:  
ORIGINAL LOT 8: 4.20 AC.±  
ORIGINAL LOT 9: 3.26 AC.±  
REVISED LOT 8: 3.10 AC.±  
REVISED LOT 9: 3.42 AC.±
- "The purpose of this plat is to adjust for approximately 15' a portion of the division line between Lots 8 and 9 of Saddle Creek Subdivision"
- "Saddle Creek was recorded prior to the adoption of the 1992 Zoning and Subdivision Control Article. Therefore, in accordance with Section ZS 2-113 the following R-1 Rural Residential yard setbacks are grandfathered for existing lots: front yard: 25 feet; each side yard: 20 feet; and rear yard: 20 feet or 75 feet where noted."

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This re-subdivision is approved for on-site sewage disposal and water supply by virtue of its original subdivision approval as recorded among the land records of Worcester County in Platbook 124/54.

*Rubena L. Daniels* 9/19/95  
APPROVING AUTHORITY DATE  
WORCESTER COUNTY

FOREST CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF LOCAL 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.

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.

*Bruce D. Rogers* 9-22-95  
BRUCE D. ROGERS DATE:  
*Alice D. Rogers* 9/12/95  
ALICE D. ROGERS 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 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.
- 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.

*CD Hall* 9/22/95  
APPROVING AUTHORITY DATE  
WORCESTER COUNTY PLANNING COMMISSION

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.* 9-12-1995  
FRANK G. LYNCH, JR. DATE:  
MARYLAND # 10782



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

DESIGNED BY GPM	SURVEYED BY GTH	FILE # 4045-95
DRAWN BY GPM	DATE: JULY 27, 1995	SHEET 1 OF 1
CHECKED BY FGL	SCALE: 1"=100'	

RECORDING FEE 2.50  
PLAT-SUBDIVIS 2.50  
TOTAL 5.00  
Rpt # 13866  
RHD 9219 Bk 1246  
Sep 27, 1995 2:15 PM