

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-10B 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.

L. E. Bunting, Jr.
 L. E. Bunting, Jr., P.L.S. #142
 8/25/95
 Date



CURVE DATA TABLE

Letter	Radius	Arc	Chord	Chord Bearing
A	2,824.79'	570.31'	569.34'	S 21°52'03" E
B	3,330.34'	375.88'	375.68'	S 12°51'02" E
Ba	3,330.34'	311.62'	311.51'	S 13°24'12" E
Bb	3,330.34'	64.25'	64.25'	S 101°0'12" E
C	1,208.24'	879.15'	859.88'	N 26°53'56" W
Ca	1,208.24'	738.20'	726.77'	N 30°14'27" W
Cb	1,208.24'	140.95'	140.87'	N 09°23'45" W

R.H.O. 143/54

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 3-10B 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.

Linda Lynch Sellers
 Linda Lynch Sellers
 8/28/95
 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 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.

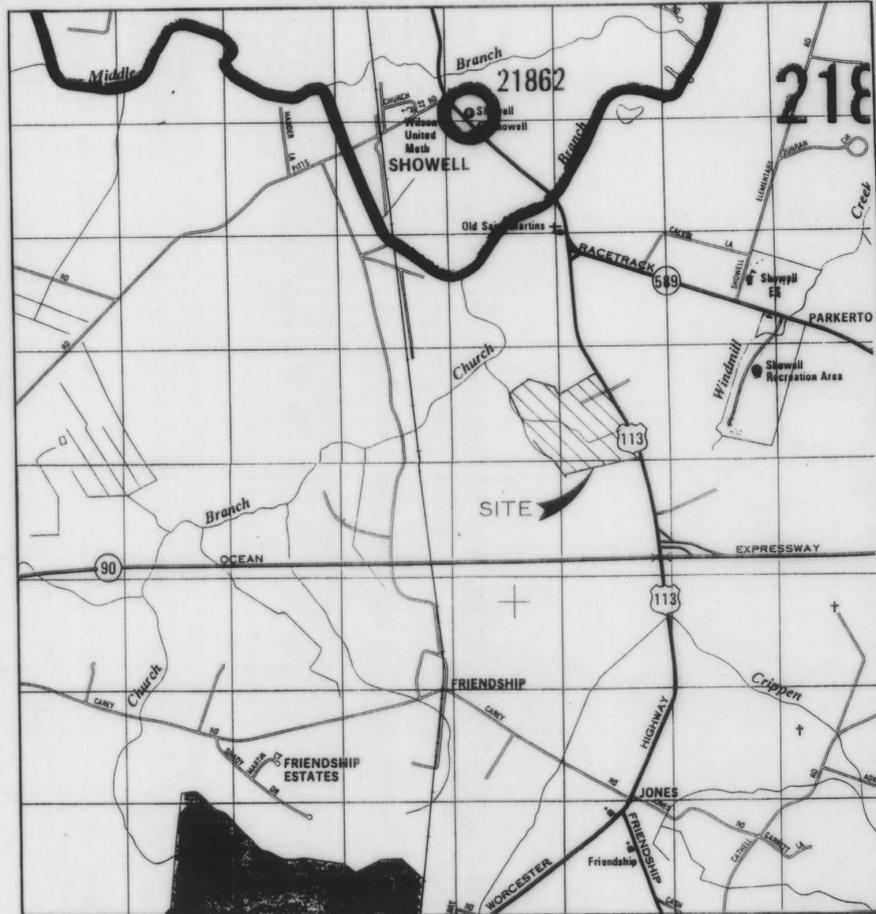
C.D. Hall
 Worcester County Planning Commission
 9/7/95
 Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Parcels 3, 4 & 5 are approved for individual water supply and sewage disposal systems in accordance with the County Comprehensive Sewer and Water Plan. The applicant or 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 SAND MOUNDS 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 sq. ft. exclusive of buildings, easements, right-of-ways, and other such permanent or physical objects, shall be provided for the subsurface disposal of sewage.)

Parcel 2 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. The existing wells may need to be properly abandoned, sealed and replaced when replacement drainfield is needed.

Richard L. Sellers
 APPROVING AUTHORITY - WORCESTER COUNTY
 8/31/95
 Date



VICINITY MAP

Scale ; 1" = 2,000'

SEPTIC RESERVE AREA COORDINATE TABLE
 (Assumed datum)

SEPTIC RESERVE AREA 3

NO.	NORTH	EAST
1	5819.70411	4531.00519
2	5952.80681	4508.45147
3	5965.33666	4582.39741
4	5832.23395	4604.95114

SEPTIC RESERVE AREA 4

NO.	NORTH	EAST
1	5549.81246	3900.21169
2	5530.09806	3776.77611
3	5621.51891	3778.53046
4	5639.17761	3889.09490

SEPTIC RESERVE AREA 5

NO.	NORTH	EAST
1	6326.13014	4106.21903
2	6296.23228	4103.74551
3	6287.42888	4048.44181
4	6232.10517	4025.21924
5	6266.18922	3936.54412
6	6338.10730	3966.73230

RECORDING FEE
 PLAT-SUBDIVISIONS
 TOTAL
 Rec# W082 Rpt # 15328
 RHO 8986 Blk # 1731
 Sep 27, 1995 02:17 PM

PARCELS 2, 3, 4 & 5
 MINOR SUBDIVISION
 OF LANDS OF
 LINDA LYNCH SELLERS
 U.S. ROUTE 113
 THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND

DEED REFERENCE:

WCL 988 / 210
 PARCEL # 55
 TAX MAP # 15

OWNER'S ADDRESS:

Linda Lynch Sellers
 # 11039 Worcester Highway
 Berlin, Md. 21811

ZONING DISTRICT: A-1

Min. Front Yard 60'
 Min. Rear Yard 50'
 Min. Side Yard 20'

NOTE:

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

This subdivision is subject to Forest Conservation Plan, No. 95-10. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Plan has been approved and is on file with the Department of Planning, Permits and Inspections. 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.

NOTE:

Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 240083 0025 A, dated 2/15/79, this property is located in zone "C".

DATE: 6 / 13 / 95

REVISIONS:

JOB NO.: 5127 / 95

SCALE: NONE

SHEET NO.:

1 OF 2

FILED
 SEP 27 2 10 PM '95
 RICHARD L. OUTER-
 CLK. CT. CL.
 WOR. CO.

