R.H.O. 144/16

STATEMENT # 6 :

In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local 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.

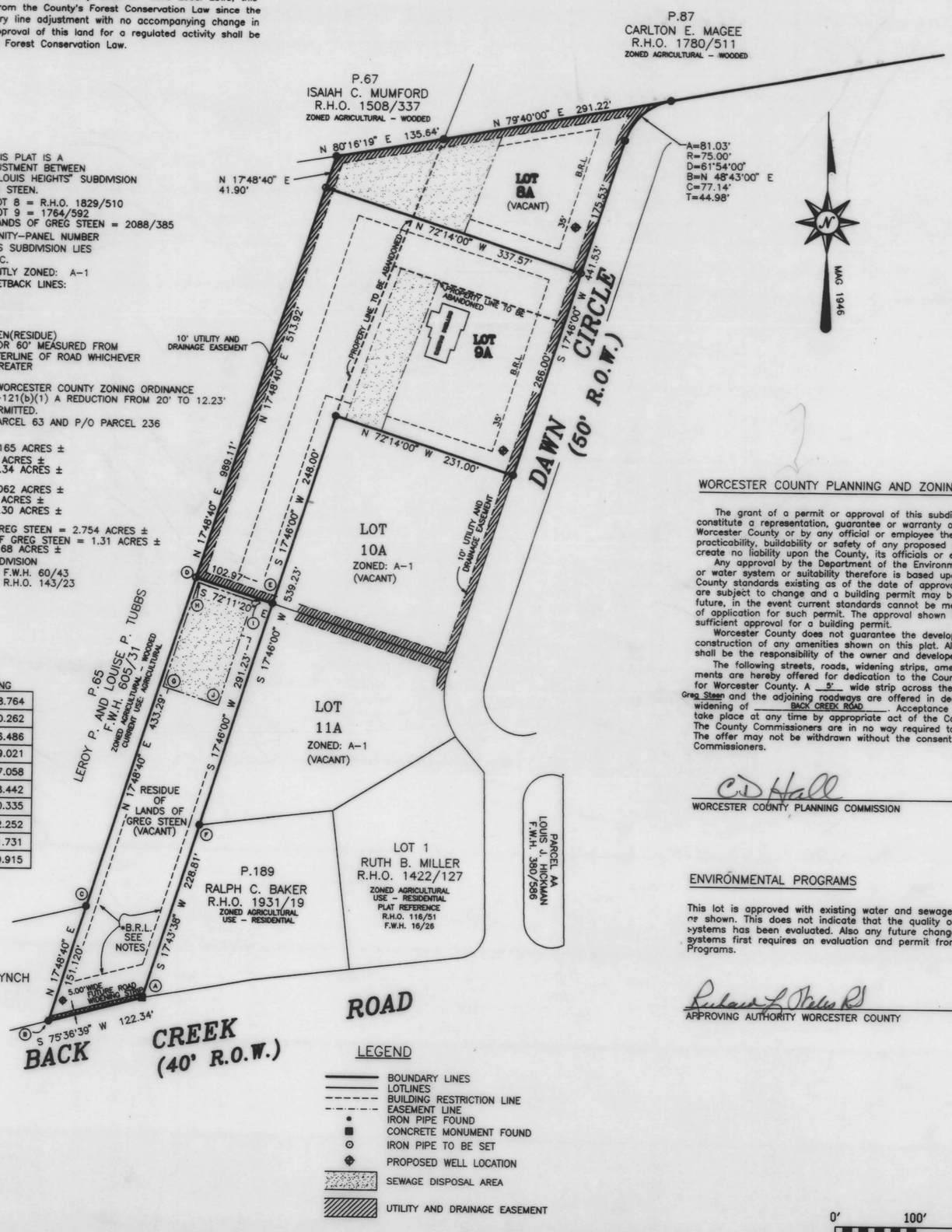
NOTES:

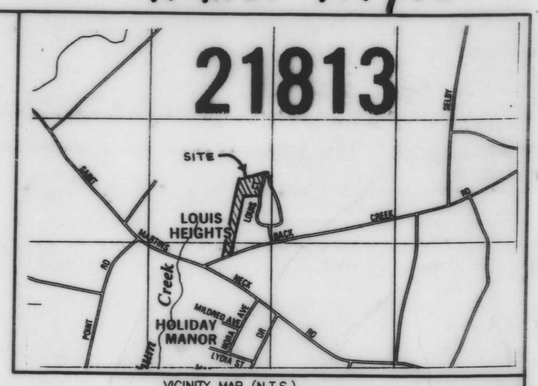
1. THE PURPOSE OF THIS PLAT IS A BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 8 AND 9 OF "LOUIS HEIGHTS" SUBDIVISION AND LANDS OF GREG STEEN.
2. DEED REFERENCE: LOT 8 = R.H.O. 1829/510
   LOT 9 = 1764/592
   LANDS OF GREG STEEN = 2088/385
3. PER F.E.M.A. COMMUNITY-PANEL NUMBER 240083 0025 A, THIS SUBDIVISION LIES WITHIN FLOOD ZONE C.
4. PROPERTY IS CURRENTLY ZONED: A-1
5. MINIMUM BUILDING SETBACK LINES:
   LOTS 8A AND 9A
   FRONT YARD = 35'
   REAR YARD = 50'
   SIDE YARD = 20'
   LANDS OF GREG STEEN(RESIDUE)
   FRONT YARD = 35' OR 60' MEASURED FROM CENTERLINE OF ROAD WHICHEVER IS GREATER
   REAR YARD = 50'
   SIDE YARD = PER WORCESTER COUNTY ZONING ORDINANCE ZS 1-121(b)(1) A REDUCTION FROM 20' TO 12.23' IS PERMITTED.
6. TAX MAP 10, P/O PARCEL 63 AND P/O PARCEL 236
7. AREA TABLE:
   ORGINAL LOT 8 = 1.165 ACRES ±
   NEW LOT 8A = 1.02 ACRES ±
   BUILDABLE AREA = 0.34 ACRES ±

   ORGINAL LOT 9 = 1.062 ACRES ±
   NEW LOT 9A = 2.65 ACRES ±
   BUILDABLE AREA = 1.30 ACRES ±

   ORGINAL LANDS OF GREG STEEN = 2.754 ACRES ±
   RESIDUE OF LANDS OF GREG STEEN = 1.31 ACRES ±
   BUILDABLE AREA = 0.68 ACRES ±
8. "LOUIS HEIGHTS" SUBDIVISION
   PLAT REFERENCE = F.W.H. 60/43
   PLAT REFERENCE = R.H.O. 143/23

COOR. POINT	NORTHING	EASTING
A	N 961.435	E 738.764
B	N 931.033	E 620.262
C	N 1074.910	E 666.486
D	N 1487.433	E 799.021
E	N 1455.935	E 897.058
F	N 1179.373	E 808.442
G	N 1350.671	E 760.335
H	N 1481.143	E 802.252
I	N 1458.821	E 871.731
J	N 1328.317	E 829.915





VICINITY MAP (N.T.S.)

BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 8 AND 9 "LOUIS HEIGHTS SUBDIVISION" AND LANDS OF GREG STEEN

5TH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

FILED
Oct 31 12 56 PM '95
RICHARD L. OUTTEN-
CLK. CIR. CT.
WOR. CO.

WORCESTER COUNTY PLANNING AND ZONING 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 developement or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following streets, roads, widening strips, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County. A 5' wide strip across the front of the Residue of Greg Steen and the adjoining roadways are offered in dedication for the future widening of BACK CREEK ROAD. 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 10/31/95
WORCESTER COUNTY PLANNING COMMISSION DATE

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 L. Wells RS 10/23/95
APPROVING AUTHORITY WORCESTER COUNTY 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 (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Greg Steen 10-20-95
GREG STEEN DATE
4566 OCEAN PINES
BERLIN, MD. 21811

Lois Hickman Wells 10/23/95
LOIS HICKMAN WELLS (OWNER LOT 8) DATE
11343 BACK CREEK ROAD - DEED REF.: R.H.O. 1829/510
BISHOPVILLE, MARYLAND 21813

Richard L. Wells Lois Hickman Wells 10/23/95
RICHARD L. WELLS and LOIS HICKMAN WELLS DATE
(OWNERS LOT 9) - DEED REF.: R.H.O. 1764/592
11343 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813

RECORDING FEE 2.50
PLAT-SUBDIVIDE 2.50
TOTAL 5.00
RECEIVED FROM
RHO 8586
Oct 31, 1995
RCPT # 16737
BK # 1896
01:05 PM

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.

Madison J. Bunting Jr. 10/06/1995
MADISON J. BUNTING, JR. DATE
LICENSE NO. 365

STATE OF MARYLAND
MADISON JAMES BUNTING, JR.
No 365
REGISTERED PROPERTY LINE SURVEYOR

LEGEND

- BOUNDARY LINES
- LOTLINES
- BUILDING RESTRICTION LINE
- EASEMENT LINE
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE TO BE SET
- PROPOSED WELL LOCATION
- SEWAGE DISPOSAL AREA
- UTILITY AND DRAINAGE EASEMENT

0' 100' 200' 300'

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11623 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)641-5718 - FAX 641-6266

SCALE:	1" = 100'	DATE:	10/05/1995
DRAWN BY:	R.T.H.	JOB NO.:	WELLS
DRAWNING:	WELLS.DWG		

Maryland State Archives