R.H.O. 144/57

LEGEND

- ⊡ DENOTES CONCRETE MONUMENT FOUND
- ◉ DENOTES IRON ROD FOUND
- ✡ DENOTES IRON ROD SET
- ○ DENOTES UNMARKED POINT

MAGNETIC 1963

FOREST CONSERVATION

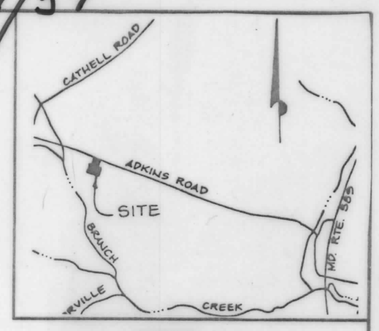
This subdivision is subject to Forest Conservation Plan, No. 95-17. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Plan has been approved and is on file with the Department of Planning, Permits and Inspections.

TOTAL TRACT AREA = 4.184 acres
AREA OF TIDAL WETLANDS AND WATERBODIES = 0.0 acres
AREA TO REMAIN IN AGRICULTURE = 0.0 acres
NET TRACT AREA= 4.184 acres
FOREST AREA= 0.0 acres
AREA OF FOREST TO BE CLEARED = 0.0 acres
AREA OF FOREST TO BE RETAINED = 0.0 acres
REQUIRED AFFORESTATION = 0.837 acres
REQUIRED REFORESTATION = 0.0 acres
TOTAL AREA PROPOSED FOR A/REFORESTATION = payment into fund

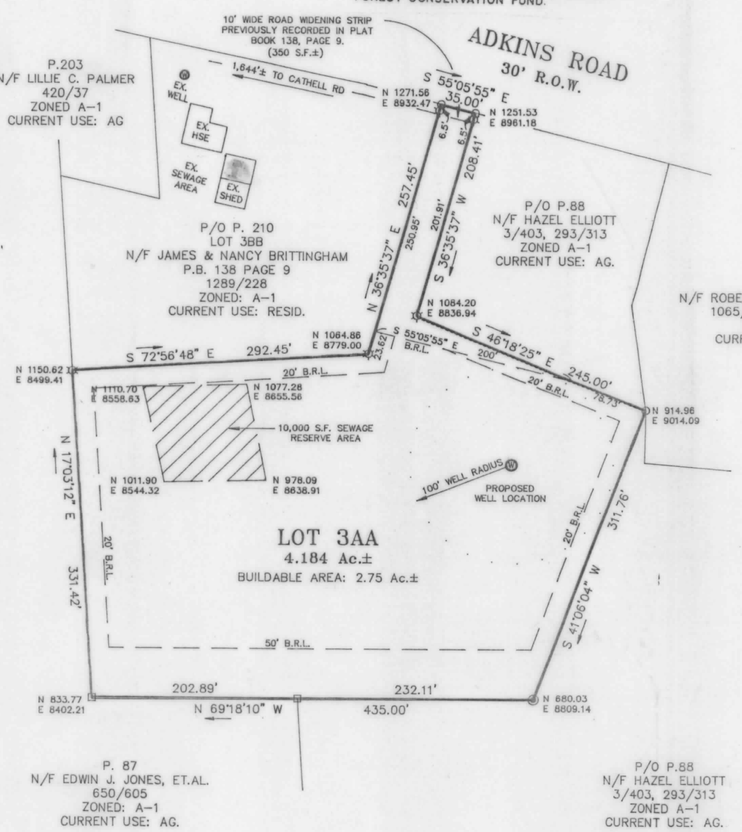
IN LIEU OF AFFORESTATION, A PAYMENT HAS BEEN MADE INTO THE WORCESTER COUNTY FOREST CONSERVATION FUND.

GENERAL NOTES

1. TAX MAP NO.: 20, P/O PARCEL 210
2. DEED REFERENCE: 1289/228
3. PRESENT ZONING: A-1
4. CURRENT USE: AGRICULTURAL
5. PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0025 A, DATED FEBRUARY 15, 1979 THIS LOT LIES IN FLOOD ZONE C.
6. THIS PLAT REVISES LOT 3AA, PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF WORCESTER COUNTY IN PLAT BOOK 138, PAGE 9. (TITLED "MINOR SUBDIVISION LANDS OF JAMES AND NANCY BRITTINGHAM", PREPARED BY FRANK G. LYNCH, JR. & ASSOCIATES, INC., AND DATED 10/9/93).
7. THE PURPOSE OF THIS PLAT IS TO MAKE LOT 3AA A BUILDABLE LOT BY ADDING A SEWAGE RESERVE AREA AND WELL.
8. THERE ARE NO STRUCTURES OR USE INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL (INCLUDING CHICKEN OR HOGHOUSE) LOCATED WITHIN 200 FEET OF LOT 3AA ON ADJOINING PROPERTIES.



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 10' WIDE ROAD WIDENING STRIP (350 S.F.±) PREVIOUSLY RECORDED IN PLAT BOOK 138, PAGE 9.

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 12/1/95
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

RECORDING FEE 2.50
PLAT-SUBDIVIS 2.50
TOTAL 5.00
Rec# MOBI Rcpt # 14482
RHO 1864 Blk # 369
Dec 07, 1995 03:12 am

FILED
RICHARD H. DUTTEN-
CLK. CT. CT.
WOR. CO.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER 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 MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROX. 50 FEET BELOW THE GROUND LEVEL) OR SOME DEEPER CONFINED AQUIFER. (FOR EACH BLDG UNIT, A MIN. OF 10,000 S.F., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS, AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) SOIL EVALUATIONS WERE COMPLETED BASED ON EX. ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard L. Tudor RS 11/30/95
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.

James Brittingham 10-9-95
OWNER: JAMES BRITTINGHAM DATE:
10902 ADKINS ROAD
BERLIN, MARYLAND 21811

Nancy Brittingham 10-9-95
OWNER: NANCY BRITTINGHAM DATE:
10902 ADKINS ROAD
BERLIN, MARYLAND 21811

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. 10-5-1995
FRANK G. LYNCH, JR. DATE:
REG # 10782

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REVISED AND REASSEMBLED PLAT OF
LOT 3AA, LANDS OF JAMES AND NANCY BRITTINGHAM
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

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 #	4945-93 (DISK#159)
DRAWN BY	MN	DATE	6/5/95 REV 6/22/95	SHEET 1 OF 1	
CHECKED BY	FGL	SCALE	AS SHOWN		

Maryland State Archives