

RHO 14712

FILED

JUN 7 12 08 PM '96

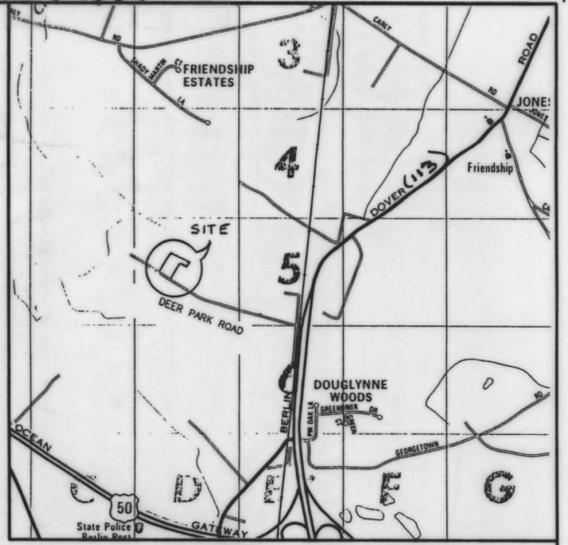
RICHARD H. DUTTEN  
CLK. CT. CL.  
WOR. CO.



**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.* 5/22/1996  
MADISON J. BUNTING, JR. DATE  
LICENSE NO. 365



VICINITY MAP

PARCEL 37  
REMAINING LANDS OF  
FRANK J. SCOTT, SR.  
AREA = 34.15 ACRES ± PER TAX RECORDS  
ZONED AGRICULTURAL - USE AGRICULTURAL

PARCEL 251  
THE BEACH CLUB LIMITED PARTNERSHIP  
DEED REFERENCE 1599/271  
ZONED AGRICULTURAL  
USE - GOLF COURSE

PARCEL 337  
THE BEACH CLUB LIMITED PARTNERSHIP  
DEED REFERENCE 1599/276  
ZONED AGRICULTURAL  
USE - GOLF COURSE

**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.

*Frank J. Scott, Sr.* 5/26/96  
FRANK J. SCOTT, SR. Date  
C/O FJS MANAGEMENT CO.  
305 E. FURNANCE BRANCH ROAD  
GLEN BURNIE, MARYLAND 21061

**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. Prior to a building permit being issued a permit from Worcester County Environmental Programs for a replacement sewage disposal system (which may or may not be restricted to special designs meeting current Environmental Programs standards) must be issued and said system installed prior to a certificate of occupancy being issued.

*Richard L. Shellenbarger* 5/24/96 Date  
APPROVING AUTHORITY - WORCESTER COUNTY

**FOREST CONSERVATION WORKSHEET**

TRACT AREA = 2.5275 ACRES ±  
NON-TIDAL WETLANDS = 5,439 SQ.FT. ±  
NON-TIDAL WETLANDS BUFFER = 7,410 SQ.FT. ±  
ZONING DISTRICT A-1  
AFFORESTATION THRESHOLD = .5055 ACRES ±  
EXISTING FOREST COVER = 0 ACRES  
TOTAL AFFORESTATION REQUIRED = 0.5055 ACRES ±

NOTE:  
THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NUMBER 96-4  
THIS SUBDIVISION IS SUBJECT TO WORCESTER COUNTY'S FOREST CONSERVATION LAW. 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.

**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 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.  
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 LOT # ONE and the adjoining roadways are offered in dedication for the future widening of DEER PARK 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.

*Luigi J. Pagliarini* 6-6-96  
WORCESTER COUNTY PLANNING COMMISSION DATE

**MINOR SUBDIVISION  
LOT ONE  
LANDS OF FRANK J. SCOTT, SR.**

THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND  
TAX MAP 20, P/O PARCEL 37  
DEED REFERENCE R.H.O. 1609/194  
LOT AREA = 2.5275 ACRES ±  
CURRENTLY ZONED: A-1 (AGRICULTURAL)  
ZONING SETBACKS: FRONT = 35'  
OR 60' FROM CENTERLINE OF ROAD  
SIDES = 20' EACH, REAR = 50'  
FLOOD ZONE C PER FEMA MAP 240083 0025 A  
DATED 2/15/1979.

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

SCALE: 1" = 40' DATE: 5/15/96  
DRAWN BY: M.J.B. JOB NO.: 1443/96



- LEGEND
- DENOTES FOUND IRON PIPE
  - DENOTES SET IRON PIPE
  - △ DENOTES UNMARKED POINT
  - ▨ DENOTES FOREST CONSERVATION AREA ( 0.5055 ACRES)
  - ▲ DENOTES FOREST CONSERVATION SIGN

