

RHO 147/5

FILED

JUN 13 11 26 AM '96

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

P. 96
ELLER TRS COMPANY
ZONED A - 1

MD. SHA PLAT NO. 5931

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.

THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS OF WORCESTER COUNTY. A TEN FOOT WIDE STRIP ACROSS LOT 1 AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF SPARROW 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Louis J. Pagheroni
WORCESTER COUNTY PLANNING COMMISSION

6-13-96

DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT NO. 1 HEREON 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 J. Pallas AD
APPROVING AUTHORITY WORCESTER COUNTY

6/12/96

DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIREMENTS OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) 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 WORCESTER COUNTY, MARYLAND, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Brian M. Dennis
BRIAN M. DENNIS MD. REG. NO. 527

6/7/96

DATE

WORCESTER COUNTY FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO THE FOREST CONSERVATION PLAN NO. _____ THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER COUNTY FOREST CONSERVATION LAW. A WORCESTER COUNTY FOREST CONSERVATION FUND, PAYMENT IN LIEU OF REQUIRED AFFORESTATION/ REFORESTATION HAS BEEN RECEIVED. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING PERMITS AND INSPECTIONS.

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, (LATEST EDITION) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Lance J. Eller
LANCE J. ELLER
P.O. BOX 67 - ONLEY, VA 23418

6-7-96

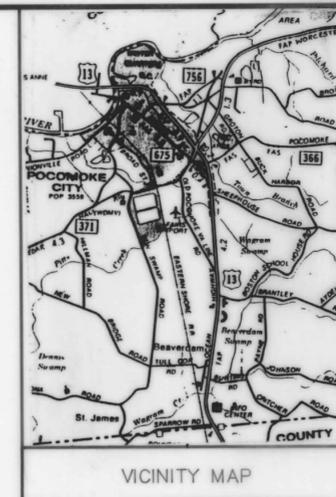
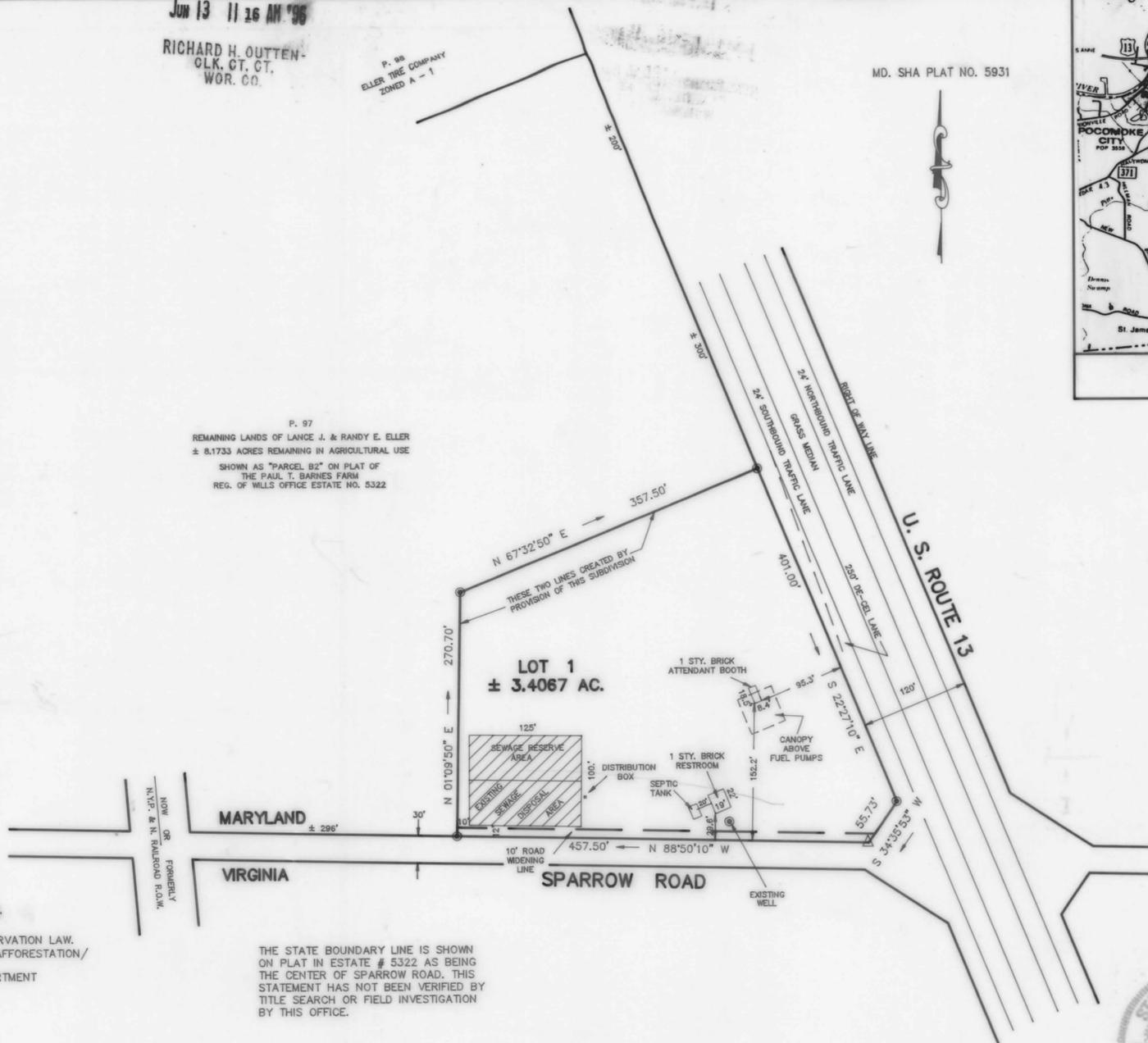
DATE

Randy E. Eller
RANDY E. ELLER
P.O. BOX 885 - ONLEY, VA 23418

6-7-96

DATE

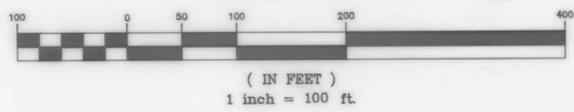
P. 97
REMAINING LANDS OF LANCE J. & RANDY E. ELLER
± 8.1733 ACRES REMAINING IN AGRICULTURAL USE
SHOWN AS "PARCEL B2" ON PLAT OF
THE PAUL T. BARNES FARM
REG. OF WILLS OFFICE ESTATE NO. 5322



RECORDING FEE
PLAT-SUBDIVISIONS
TOTAL
Reel # 9249 Reel # 9647
RHO 9249 Rik # 74
Jun 13, 1996 11:17 am



GRAPHIC SCALE



LEGEND

- △ RR-SPIKE SET
- IRON ROD W/ CAP SET

MINOR SUBDIVISION OF THE LANDS OF LANCE J. ELLER & RANDY E. ELLER POCOMOKE, MARYLAND			
SCALE	1" = 100'	DATE	22 APRIL 1996
DEED REF.	WCL 1354/327	PLAT REF.	AS SHOWN
COUNTY	WORCESTER	DISTRICT	STOCKTON #8
TAX MAP	100 PARCEL 97	ZONING	B - 2
F.I.R.M. MAP NO.	240083 0225A	FLOOD HAZARD ZONE	C
PROJ. NO.	04-58-96 FB/pg 19/40	SURVEYED	BMD DRAWN BMD

BRIAN M. DENNIS
AND ASSOCIATES, INC.
SURVEYING & SITE PLANNING

30319 ZION ROAD
SALISBURY, MARYLAND 21804
TELEPHONE 410-543-2560
FAX 410-543-8571