

RHO 147/48

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. Utility Outparcel 2A is approved as a sewage disposal area only & no other purposes. Easements are reserved in the 15 foot wide sewer easement for the installation and maintenance of sewer lines from Lot 2A to utility Outparcel 2A. Fee simple ownership of Lot 2A served by utility Outparcel 2A shall be coincidental and shall not be severable the owner of Lot 2A shall be strictly liable for the proper maintenance and repair of all sewer lines connecting the remote sewage disposal area of utility Outparcel 2A to Lot 2A as well as the disposal system within utility Outparcel 2A. These requirements may not be changed without the written consent of the County Commissioners of Worcester County.

Worcester County Planning Commission July 14/1996

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Lot 2A and Lot 2B are 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 systems 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 (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 such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.)

Lot 2C is approved with existing water & sewerage facilities, as shown. Lot 2A, 2B & 2C are limited to a max. flow of 600 gal. per day or a maximum of a 4 bedroom house.

APPROVING AUTHORITY - WORCESTER COUNTY

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 platting 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., PROP. L.S. #142

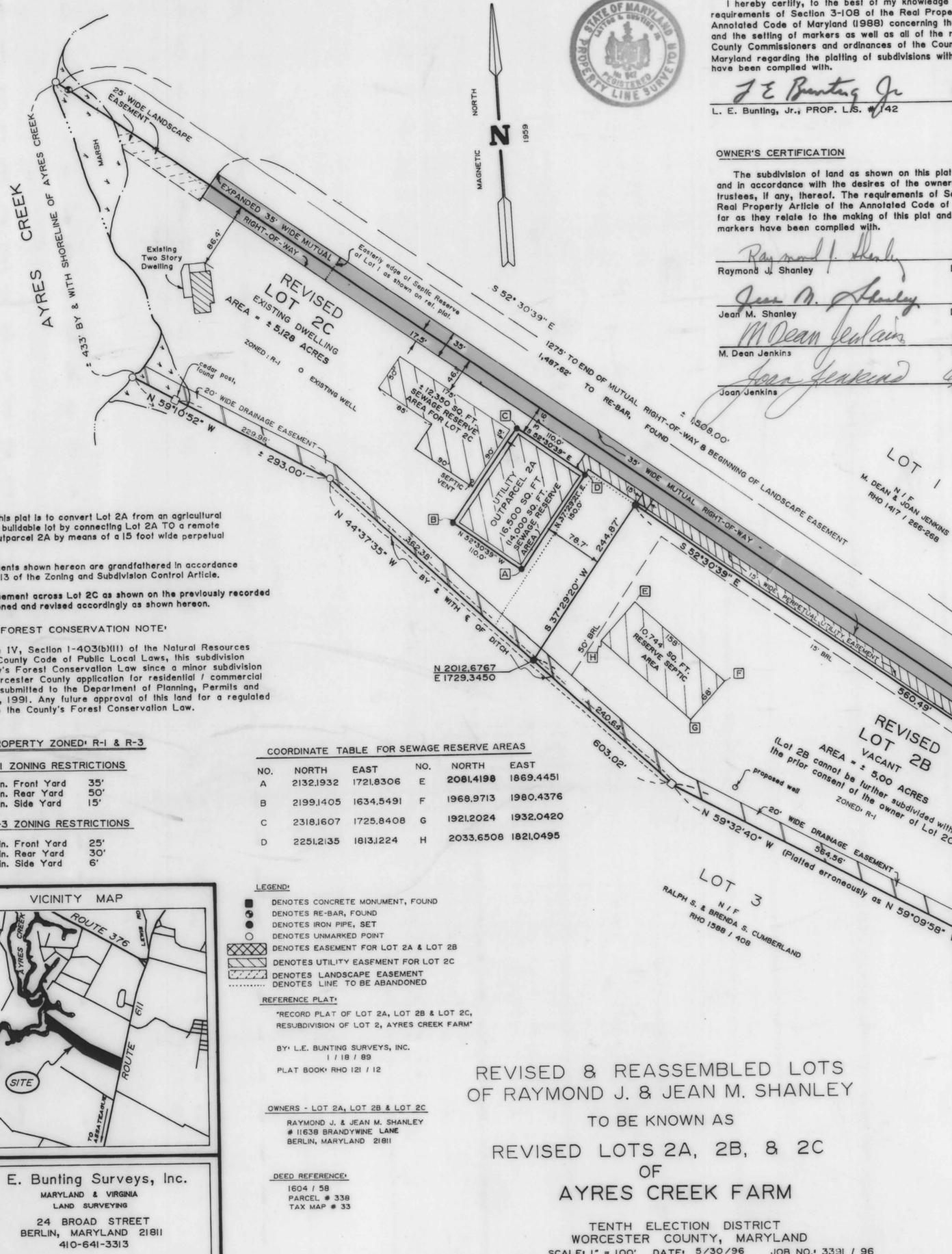
FILED

6/26/96

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.

Raymond J. Shanley 6/26/96
Jean M. Shanley 6/26/96
M. Dean Jenkins 6-30-96
Joan Jenkins 6/30/96



NOTES:

The purpose of this plat is to convert Lot 2A from an agricultural purposes only to a buildable lot by connecting Lot 2A to a remote fee simple Utility Outparcel 2A by means of a 15 foot wide perpetual utility easement.

The lot requirements shown hereon are grandfathered in accordance with Section 25-2-113 of the Zoning and Subdivision Control Article.

The access easement across Lot 2C as shown on the previously recorded plat is being abandoned and revised accordingly as shown hereon.

WORCESTER COUNTY'S FOREST CONSERVATION NOTE:

In accordance with Subtitle IV, Section 1-403(b)(1) 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 a minor subdivision application for which a Worcester County application for residential / commercial site / soil evaluation was submitted to the Department of Planning, Permits and Inspections prior to July 1, 1991. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

PROPERTY ZONED: R-1 & R-3

R-1 ZONING RESTRICTIONS

Min. Front Yard 35'
Min. Rear Yard 50'
Min. Side Yard 15'

R-3 ZONING RESTRICTIONS

Min. Front Yard 25'
Min. Rear Yard 30'
Min. Side Yard 6'

COORDINATE TABLE FOR SEWAGE RESERVE AREAS

Table with columns: NO., NORTH, EAST, NO., NORTH, EAST. Rows A through H.

LEGEND:

- Denotes concrete monument, found
Denotes re-bar, found
Denotes iron pipe, set
Denotes unmarked point
Denotes easement for lot 2A & lot 2B
Denotes utility easement for lot 2C
Denotes landscape easement
Denotes line to be abandoned

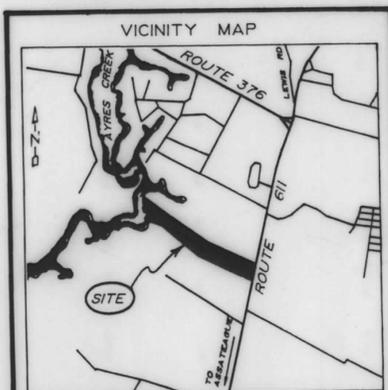
REFERENCE PLAT:

RECORD PLAT OF LOT 2A, LOT 2B & LOT 2C, RESUBDIVISION OF LOT 2, AYRES CREEK FARM

BY: L.E. BUNTING SURVEYS, INC.
1 / 18 / 89
PLAT BOOK: RHO 121 / 12

OWNERS - LOT 2A, LOT 2B & LOT 2C
RAYMOND J. & JEAN M. SHANLEY
11638 BRANDYWINE LANE
BERLIN, MARYLAND 21811

DEED REFERENCE:
1604 / 58
PARCEL # 338
TAX MAP # 33



L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

REVISED & REASSEMBLED LOTS OF RAYMOND J. & JEAN M. SHANLEY TO BE KNOWN AS REVISED LOTS 2A, 2B, & 2C OF AYRES CREEK FARM

TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 5/30/96 JOB NO.: 3331 / 96

