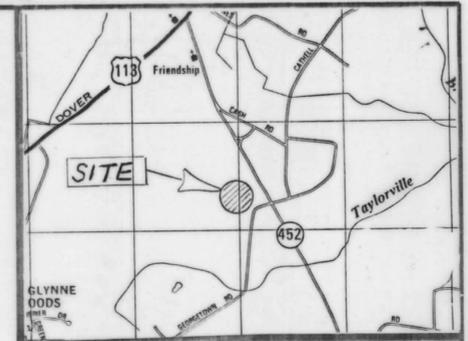


R40147/63

FILED

JUL 19 4 23 PM '96

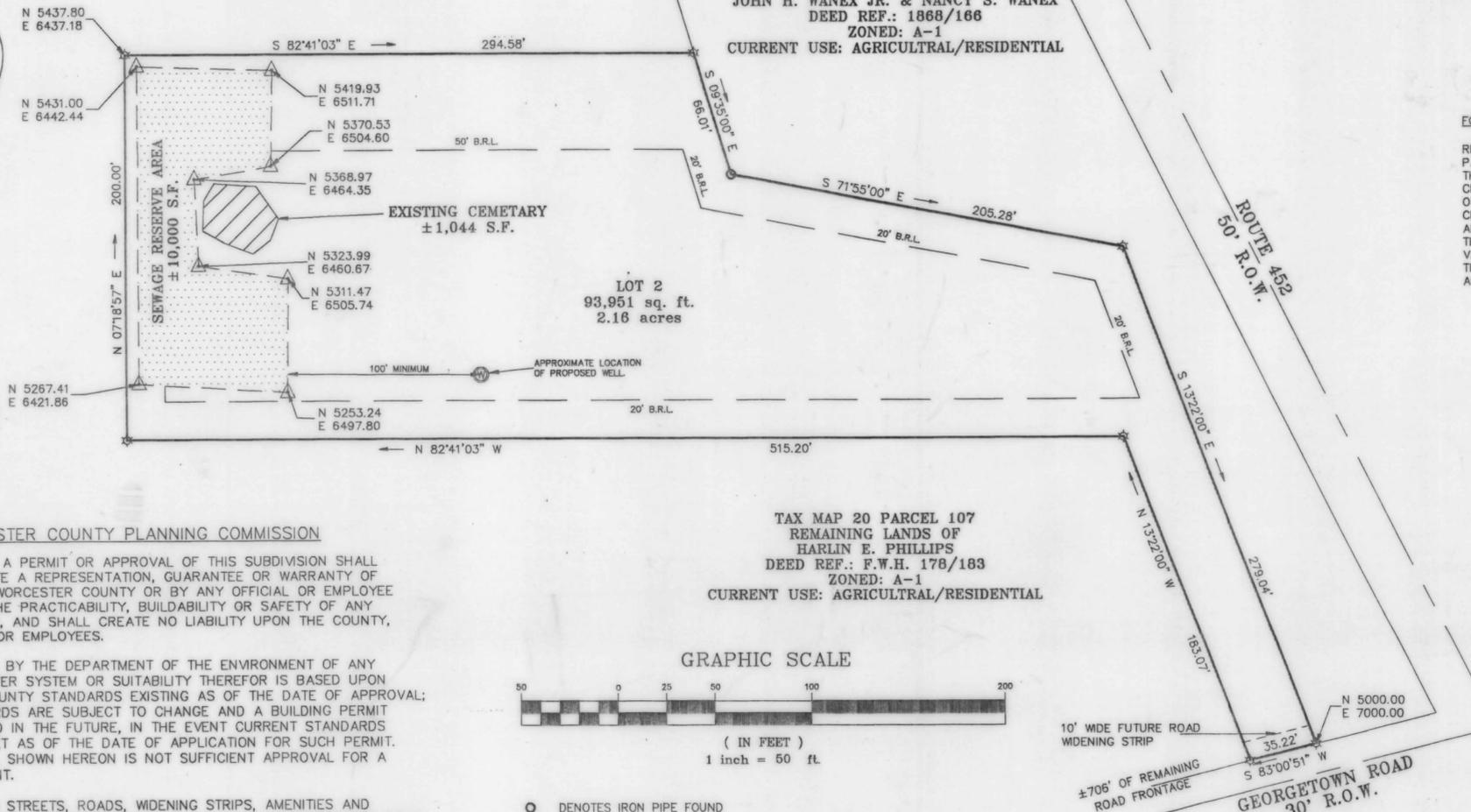
RICHARD H. OUTTEN - CLK. CT. CLERK. MOR. CO.



VICINITY MAP N.T.S.

TAX MAP 20 PARCEL 107 REMAINING LANDS OF HARLIN E. PHILLIPS DEED REF.: F.W.H. 178/183 ZONED: A-1 CURRENT USE: AGRICULTURAL/RESIDENTIAL

TAX MAP 20 PARCEL 99 LANDS OF JOHN H. WANEX JR. & NANCY S. WANEX DEED REF.: 1868/166 ZONED: A-1 CURRENT USE: AGRICULTURAL/RESIDENTIAL



FOREST CONSERVATION NOTE  
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, PARCEL A IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL HAVING AN EXISTING DWELLING WITHIN ITS BOUNDARIES IS BEING CREATED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF MORE THAN 40,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT - IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

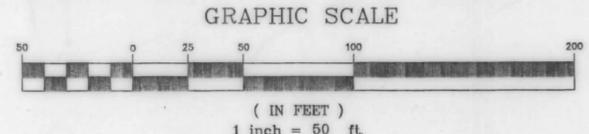
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS  
THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. (FOR EACH BLDG UNIT, A MINIMUM OF 10,000 S.F., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE.) THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM WHEN AVAILABLE. SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard A. Lynch, Jr. 7/19/96  
APPROVING AUTHORITY DATE  
WORCESTER COUNTY

- NOTES  
1. TAX MAP NUMBER 20 PARCEL 107  
2. PRESENT ZONING A-1  
3. ZONING SETBACKS: FRONT N/A TOTAL SIDE 20' REAR 50'  
4. DEED REF.: F.W.H. 178/183  
5. LOT 2 ACREAGE: ±2.16 ACRES  
6. REMAINING ACREAGE: ±38.81 ACRES  
7. BUILDING ENVELOPE: ±1.07 ACRES  
8. FLOOD ZONE: B PER FIRM #240083 0040 B DATED 2/15/1979  
9. NO POULTRY AND HOG HOUSES AND OTHER USES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200' OF THIS PROPERTY.  
10. LOT 2 IS CURRENTLY VACANT, AND BEING FARMED.

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 ALONG GEORGETOWN ROAD IS 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.
- D. 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.



- DENOTES IRON PIPE FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES SEWAGE RESERVE CORNER

Lorin J. Pagherani 7-19-96  
APPROVING AUTHORITY DATE  
WORCESTER COUNTY PLANNING COMMISSION

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. 7-10-1996  
FRANK G. LYNCH, JR. DATE:  
REG # 10782

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.

Harlin E. Phillips 7/19/96  
OWNER: HARLIN E. PHILLIPS DATE:  
10457 GEORGETOWN ROAD  
BERLIN, MD 21811

MINOR SUBDIVISION PLAT  
LANDS OF HARLIN E. PHILLIPS  
THIRD ELECTION DISTRICT, WORCESTER COUNTY  
MARYLAND 6396-96.DWG DISK#314

Frank G. Lynch, Jr.  
& Associates, Inc.

SURVEYING · LAND PLANNING  
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811  
(410) 641-5353 · 641-5773

DESIGNED BY	SURVEYED BY D. TRUITT	FILE #6396-96
DRAWN BY H.F. JOHNSON	DATE 6/13/96 REV. 7/10/96	SHEET 1 OF 1
CHECKED BY F.G. LYNCH	SCALE 1"=50'	