

147/73

HENRY'S MILL SUBDIVISION

Town of Berlin

THIRD ELECTION DISTRICT WORCESTER COUNTY, MARYLAND

DATE: 6 / 18 / 96
JOB NO. 3444 / 95

RECORDING FEE 10.00
PLAY-SUBDIVIS 16.00
TOTAL 26.00
Res# W081 Rpt # 21211
RHD 1064 Blk # 1044
Aug 13, 1996 09:07 am

SURVEYORS CERTIFICATE

I certify that this plat represents a survey made by me, that it is accurate to the best of my knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown and that all requirements of Chapter 94 of the Berlin Town Code, Section 3-108 of the Annotated Code of Maryland and all other applicable laws have been complied with.

J E Bunting 7/24/96
L. E. Bunting, Jr. Date

OWNER'S CERTIFICATION

As legal owner of this property, I approve of this subdivision on desire that it be recorded. I hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

Thomas J. Patton 7/24/96
Thomas J. Patton Date

STATE OF MARYLAND - WORCESTER COUNTY

I hereby certify that on 7/24/96, personally appeared the owners listed above, and each acknowledge this plat to be their respective act.

Notary Calvin A. Bunting
MI commission expires 1/1/00

APPROVED BERLIN PLANNING AND ZONING COMMISSION

Not more than one principal building shall be permitted on any residential lot, and no such lot may ever be subdivided so as to produce a building site of less area or width than the minimum required by the applicable zoning regulations.

Donna R Main 7/25/96
Chairman Date

Richard H. Miller 7/25/96
Secretary Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision, is approved for existing public water and sewer systems in accordance with the County Comprehensive Water and Sewer Plan.

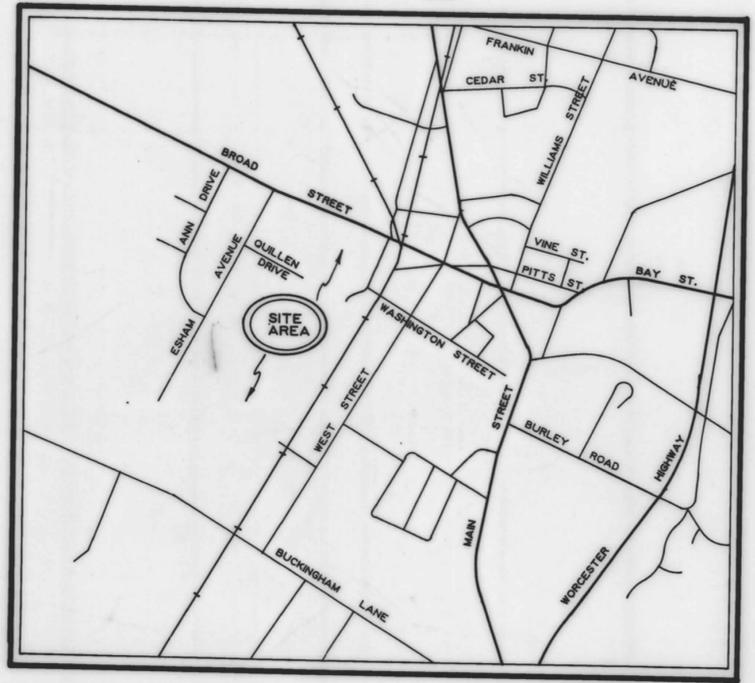
Richard H. Miller 7/25/96
Approving Authority - Worcester County Date

SITE DATA:

AREA OF LOTS = ± 15.58 ACRES
AREA OF ROAD R/W = ± 3.24
AREA OF FUTURE ROAD R / W = ± 0.18 ACRES
AREA OF OUTLOT A = ± 0.04 ACRES
AREA OF OUTLOT B = ± 0.04 ACRES
AREA OF OUTLOT C = ± 5.13 ACRES
TOTAL AREA OF SUBDIVISION = ± 24.21 ACRES

OWNER / DEVELOPER:
Thomas J. Patton
P.O. Box 578
Berlin, Maryland 21811

VICINITY MAP



INDEX OF DRAWINGS

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Lots 1-7, 42-48 & Outlot A, B & C	sheet 2
Lots 8-13, 32-41 & Outlot C	sheet 3
Lots 14-31 & Outlot C	sheet 4

GENERAL NOTES:

- IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND ORDER NUMBER 60316 DATED JUNE 20, 1973, OWNER DOES HEREBY GRANT AND CONVEY UNTO BELL ATLANTIC-MID, INC., A BODY CORPORATE HERINAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND LICENSEES A R/W EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC AND GAS SYSTEMS, CONDUIT, PIPE, MANHOLES, CABLES, WIRE, AND FIXTURES UNDER AND OVER THE PROPERTY AS DESCRIBED AS FOLLOWS, A STRIP(S) OF LAND 10' WIDE AND PARALLEL CONTIGUOUS AND ADJACENT TO THE PROPERTY LINES OF THE LOTS RECORDED TO THE FULL EXTENT THAT SUCH PROPERTY LINES ABUT RIGHT OF WAYS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF THE GRANTEE AGREES TO REPAIR OR PAY FOR ALL DAMAGE TO CORPS, LAWNS, FIELDS, FENCES, DRIVEWAYS, AND WALKWAYS ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE AFORESAID SYSTEM.
- ALL LOTS ARE SUBJECT TO THE FOLLOWING UTILITY / DRAINAGE EASEMENTS.
 - A 10' WIDE EASEMENT PARALLEL TO THE REAR LOT LINE.
 - A 5' WIDE EASEMENT PARALLEL TO THE SIDE LOT LINES.
 - A 10' WIDE EASEMENT PARALLEL TO THE ROAD RIGHT-OF-WAY.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240141 0001 B, DATED 6 / 18 / 96, THIS SUBDIVISION IS LOCATED IN ZONE X.

CURVE DATA TABLE

No.	Radius	Arc	Chord	Chord Bearing
1	380.00'	208.68'	206.07'	N 50°26'39" E
1a	380.00'	12.96'	12.96'	N 35°41'21" E
1b	380.00'	75.00'	74.88'	N 42°19'14" E
1c	380.00'	75.00'	74.88'	N 53°37'44" E
1d	380.00'	45.72'	45.69'	N 62°43'47" E
2	410.00'	181.72'	180.23'	N 53°28'45" E
2a	410.00'	11.08'	11.08'	N 65°24'06" E
2b	410.00'	170.63'	169.40'	N 52°42'17" E
3	25.00'	42.53'	37.58'	N 07°56'56" W
4	25.00'	21.03'	20.41'	N 80°46'29" W
5	50.00'	24.19'	24.19'	N 33°19'12" E
5a	50.00'	24.75'	24.50'	N 89°18'49" E
5b	50.00'	71.80'	65.78'	N 35°22'03" W
5c	50.00'	94.09'	80.81'	N 59°40'49" E
5d	50.00'	50.54'	48.42'	S 37°26'56" E
6	25.00'	21.03'	20.41'	S 32°35'07" E
7	25.00'	39.27'	35.36'	S 78°19'12" W
8	25.00'	39.27'	35.36'	N 11°40'48" W
9	300.00'	108.77'	108.18'	N 67°04'01" W
9a	300.00'	87.44'	87.13'	N 65°01'47" W
9b	300.00'	21.34'	21.33'	N 75°25'00" W
10	25.00'	33.93'	31.38'	S 63°40'09" W
11	50.00'	212.59'	84.98'	N 33°24'05" W
11a	50.00'	64.25'	59.92'	S 61°36'17" W
11b	50.00'	68.24'	63.07'	N 42°29'01" W
11c	50.00'	80.10'	71.81'	N 42°30'38" E
12	350.00'	213.28'	210.00'	S 74°08'15" E
12a	350.00'	80.66'	80.49'	S 84°59'34" E
12b	350.00'	73.68'	73.55'	S 72°21'33" E
12c	350.00'	58.94'	58.87'	S 61°30'14" E
13	25.00'	39.27'	35.36'	N 78°19'12" E
14	170.00'	143.28'	139.08'	N 57°27'56" E
14a	170.00'	51.80'	51.60'	N 42°02'56" E
14b	170.00'	77.67'	77.00'	N 63°52'02" E
14c	170.00'	13.81'	13.81'	N 79°17'02" E
15	25.00'	30.77'	28.87'	N 46°20'48" E
16	50.00'	218.63'	81.65'	S 43°39'12" E
16a	50.00'	25.71'	25.43'	N 25°48'55" E
16b	50.00'	46.00'	44.39'	N 66°54'14" E
16c	50.00'	45.92'	44.33'	S 60°25'39" E
16d	50.00'	47.16'	45.43'	S 07°05'47" E
16e	50.00'	53.83'	51.27'	S 50°45'59" W
17	120.00'	101.14'	98.17'	S 57°27'56" W
18	460.00'	263.78'	260.19'	S 49°44'53" W
18a	460.00'	42.98'	42.97'	S 35°59'49" W
18b	460.00'	73.60'	73.52'	S 43°15'28" W
18c	460.00'	73.60'	73.52'	S 52°25'30" W
18d	460.00'	73.60'	73.52'	S 61°35'32" W
19	330.00'	181.22'	178.95'	S 50°26'39" W
19a	330.00'	57.40'	57.33'	S 61°11'34" W
19b	330.00'	110.52'	110.00'	S 46°36'58" W
19c	330.00'	13.30'	13.30'	S 35°52'01" W
20	25.00'	39.27'	35.36'	S 78°19'12" W
21	25.00'	39.27'	35.36'	S 11°40'48" E

ZONING DISTRICT: R-1

Min. Front Yard	30'
Min. Side Yard	12'
Total Side Yard	30'
Min. Rear Yard	40'
Min. Lot Width	80'



FILED
Aug 13 8 50 AM '96
RICHARD H. MILLER
CLK. CT. CT.