

FILED

R.H.O. 148/23

SEP 13 12 47 PM '96

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

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS STATEMENT IS FOR LOTS 1 & 3

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM 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 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). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERNATIONS OF ELEVATION OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Richard H. Outten 9/14/96
APPROVING AUTHORITY DATE
WORCESTER COUNTY

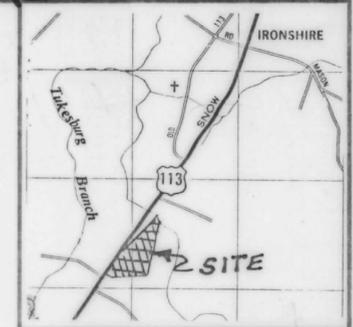
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS STATEMENT IS FOR LOT 2

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. ALSO, ANY FUTURE CHANGES FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

COORDINATE TABLE

POINT #	NORTHING	EASTING
1	5816.4247	6902.5019
2	5940.8349	7059.0978
3	5901.7493	7090.2799
4	5777.3391	6933.6840
5	5478.3625	6513.1971
6	5549.7366	6575.8927
7	5480.2699	6654.9752
8	5408.8958	6592.2796
9	5654.2900	7163.0290
10	5345.2053	6588.8881



VICINITY MAP
1" = 2000'

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. 8-16-1996
FRANK G. LYNCH, JR. DATE:
REG # 10782

NOTE:

THE EXISTING MOBILE HOME IS PERMITTED AS A MOBILE HOME IN FARM BUILDING GROUP PURSUANT TO APPLICATION NO. 15066, DATED DECEMBER 9, 1986.

THE PURPOSE OF THIS PLAT IS TO ADJUST THE EXISTING BOUNDARY LINES BETWEEN DEED 1208/316 AND O.D.C. 24/110 AND O.D.C. 24/110 AND B.B. 6/640 AS DESCRIBED. AS A RESULT OF THIS PLAT, THESE REVISED TRACTS OF LAND WILL BE REFERRED TO AS LOTS 1, 2 AND 3 AS SHOWN HEREON.

NO POULTRY AND HOG HOUSES AND OTHER USES INVOLVING THE CONCENTRATED HANDLING OR CONTAINMENT OF ANIMALS OR FOWL LOCATED WITHIN 200' OF THIS PROPERTY.

A VARIANCE WAS GRANTED BY B.Z.A. CASE #46998 ON 8/8/96 TO ENCROACH APPROX. 65' INTO A 100' SETBACK FOR AN EXISTING MOBILE HOME IN A FARM GROUP.

- DENOTES CONC. MON. FOUND
- DENOTES IRON PIPE FOUND
- ⊙ DENOTES IRON ROD FOUND
- ☆ DENOTES IRON ROD SET
- △ DENOTES UNMARKED POINT
- ⊕ DENOTES UTILITY POLE

N/F
HALE HARRISON
TAX MAP 41 PARCEL 29
DEED REF: FWH 697/532
ZONING A-1
CURRENT USE: AGRICULTURAL

FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) 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 THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

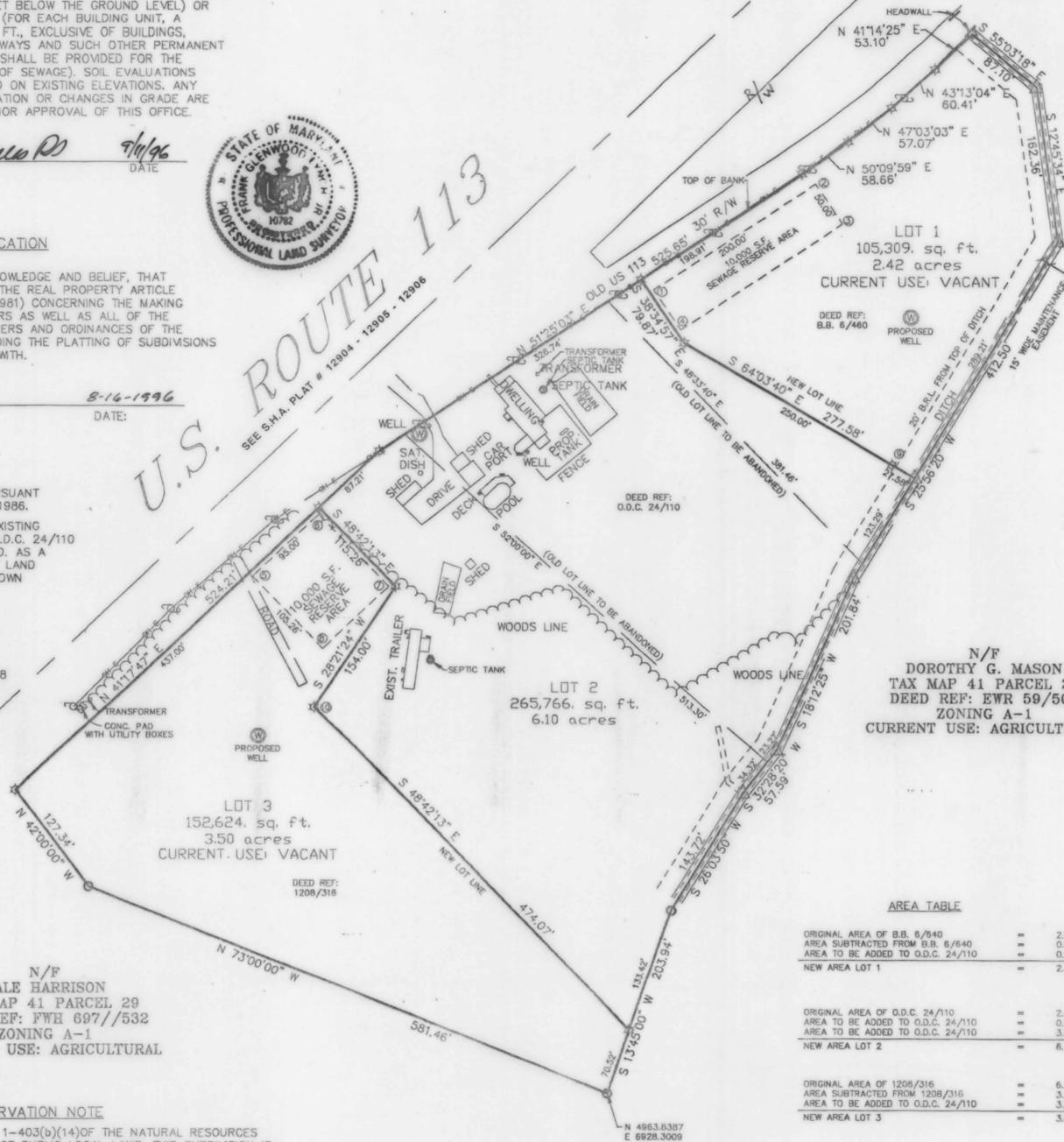
REFERENCE:

LOT AREA: 12.02 AC.
TAX MAP: 41 PARCEL 19
DEED REF: 1208/316
EX. ZONING: A-1
ZONING SETBACKS:
FRONT: 60' ALONG RTE. 113,
45' ALONG OLD RTE. 113
SIDES: 20', REAR: 50'
FLOOD ZONE: C PER FIRM
NO. 240083 0095 C
DATED JUNE 16, 1992.

BOUNDARY LINE ADJUSTMENT SURVEY

"REVISED AND REASSEMBLED LANDS OF SUSAN M. BRINSFIELD & BARBARA M. DEVENPORT"
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

U.S. ROUTE 113
SEE S.H.A. PLAT # 12904 - 12905 - 12906



N/F
DOROTHY G. MASON
TAX MAP 41 PARCEL 28
DEED REF: EWR 59/507
ZONING A-1
CURRENT USE: AGRICULTURAL

AREA TABLE

ORIGINAL AREA OF B.B. 6/640	=	2.91 AC.
AREA SUBTRACTED FROM B.B. 6/640	=	0.49 AC.
AREA TO BE ADDED TO O.D.C. 24/110	=	0.49 AC.
NEW AREA LOT 1	=	2.42 AC.
ORIGINAL AREA OF O.D.C. 24/110	=	2.41 AC.
AREA TO BE ADDED TO O.D.C. 24/110	=	0.49 AC.
AREA TO BE ADDED TO O.D.C. 24/110	=	3.20 AC.
NEW AREA LOT 2	=	6.10 AC.
ORIGINAL AREA OF 1208/316	=	6.70 AC.
AREA SUBTRACTED FROM 1208/316	=	3.20 AC.
AREA TO BE ADDED TO O.D.C. 24/110	=	3.20 AC.
NEW AREA LOT 3	=	3.50 AC.

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 THEREOF 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

ARE 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.

Louis J. Pagherani 9-12-96
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

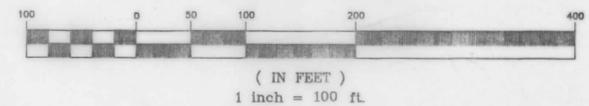
OWNER'S CERTIFICATION

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.

Susan M. Brinsfield 8-22-96
OWNER: SUSAN M. BRINSFIELD DATE:
7924 WORC. HWY, BERLIN MD. 21811

Barbara M. Devenport 8-22-96
OWNER: BARBARA M. DEVENPORT DATE:
7924 WORC. HWY, BERLIN MD. 21811

GRAPHIC SCALE



5831-96.DWG
DISK# 311

Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	DT/DJ	FILE #	5831-96
DRAWN BY	D.L.BOLNER	DATE	5/7/96	REV.	8/13/96
CHECKED BY	FRANK G. LYNCH	SCALE	AS SHOWN	SHEET 1 OF 1	

