

R.H.O. 148/168



VICINITY MAP RECORDING FEE
NOT TO SCALE PLAT-SUBDIVIS

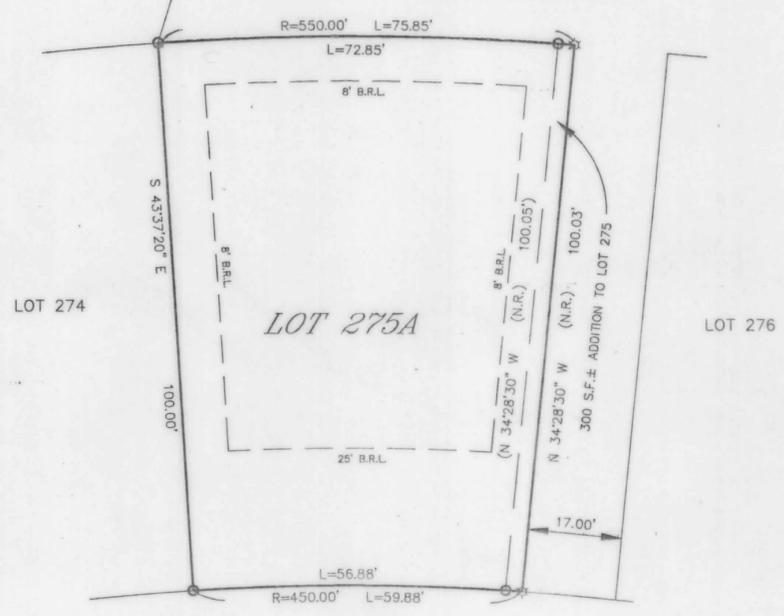
TOTAL	2.50
PLAT	2.50
SUBDIVIS	5.00
ROAD	2487
BLK	311
Nov 09, 1996	09:31

AREA TABLE

	ORIGINAL		REVISED
OUTLOT H	3.95 AC.±	OUTLOT H1	3.94 AC.±
LOT 275	6,486 S.F.±	LOT 275A	6,786 S.F.±

RESERVED LANDS OF
MYSTIC HARBOUR CORPORATION

OUTLOT H1
ORIGINAL AREA = 3.95 ACRES
LESS 300 SQ. FT.
REMAINING AREA = 3.94 ACRES±



MYSTIC HARBOUR BOULEVARD
(50' R/W)

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. PLANS FOR A CENTRAL SEWAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

John H. Burbage, Jr.
OWNER:
MYSTIC HARBOUR CORPORATION
JOHN H. BURBAGE, JR., PRESIDENT
DATE: 10/20/96

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Frank G. Lynch, Jr.
FRANK G. LYNCH, JR.
REG # 10782
DATE: 10-24-1996



NOTES:

- SECTION 3A, OUTLOT H
TAX MAP 27, PART OF PARCEL 629
SECTION 3B, BLOCK R, LOT 275
TAX MAP 27, PART OF PARCEL 639
- PRESENT ZONING: R-4
- OUTLOT H CURRENT USE: EXISTING POND
LOT 275 CURRENT USE: VACANT
- FLOOD ZONE AS, ELEV. 9.0 PER F.E.M.A. MAP 240083 0105 B (DATED 6/15/83)
- OWNER/DEVELOPER:
MYSTIC HARBOUR CORPORATION
9428 STEPHEN DECATUR HIGHWAY
BERLIN, MARYLAND 21811
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS
- OUTLOT H DEED REFERENCE: F.W.H. 585/196
- LOT 275 DEED REFERENCE: R.H.O. 1987/475
- SECTION 3A PLAT REFERENCE: R.H.O. 133/41
- SECTION 3B PLAT REFERENCE: R.H.O. 139/69
- BUILDING SETBACKS (MANUFACTURED HOUSING):
FRONT: 25', SIDES: 8', REAR: 8'
- THE PURPOSE OF THIS PLAT IS TO ADD A 3' WIDE STRIP OF LAND FROM OUTLOT H TO LOT 275, CREATING LOT 275A AND OUTLOT H1.
- LOT 275A BUILDABLE AREA: 3,566 S.F.±

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.
- ALL UTILITY EASEMENTS INCLUDED IN THESE PLATS 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 11-7-96
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION
DATE:

FOREST CONSERVATION

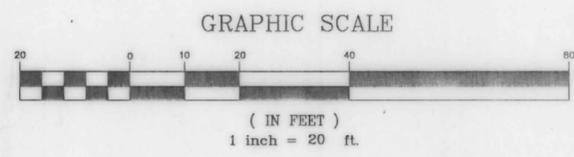
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE 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.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Richard Miles 11/6/96
APPROVING AUTHORITY
WORCESTER COUNTY
DATE:

☆ DENOTES IRON ROD TO BE SET
○ DENOTES FOUND IRON ROD
— DENOTES LINE NOW ABANDONED
(N 34°28'30" W 100.05') DENOTES DESCRIPTION OF LINE NOW ABANDONED



RESUBDIVISION LOT 275 AND OUTLOT H
MYSTIC HARBOUR SECTIONS 3A AND 3B
TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

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 #	6563-96
DRAWN BY	G.P. MARAGOS	DATE	9/23/96	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=20'		