

RHO 149/20

FILED

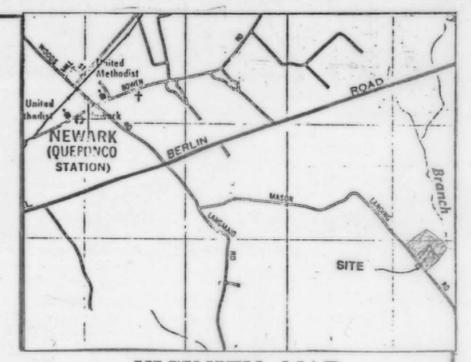
Dec 26 2 08 PM '96

TAX MAP 49, P.51
REMAINING LANDS OF
HOWARD L. STEPHENS & ROSIENE L. STEPHENS
REMAINING ACREAGE = ±21.5 ACRES
(SUBJECT TO A MORE ACCURATE SURVEY)
DEED REFERENCE: 1101/473
ZONED A-1
CURRENT USE AGRIC.

RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.
S 45°08'52" E
171.46'

TAX MAP 49, P.51
REMAINING LANDS OF
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VICINITY MAP
N.T.S.

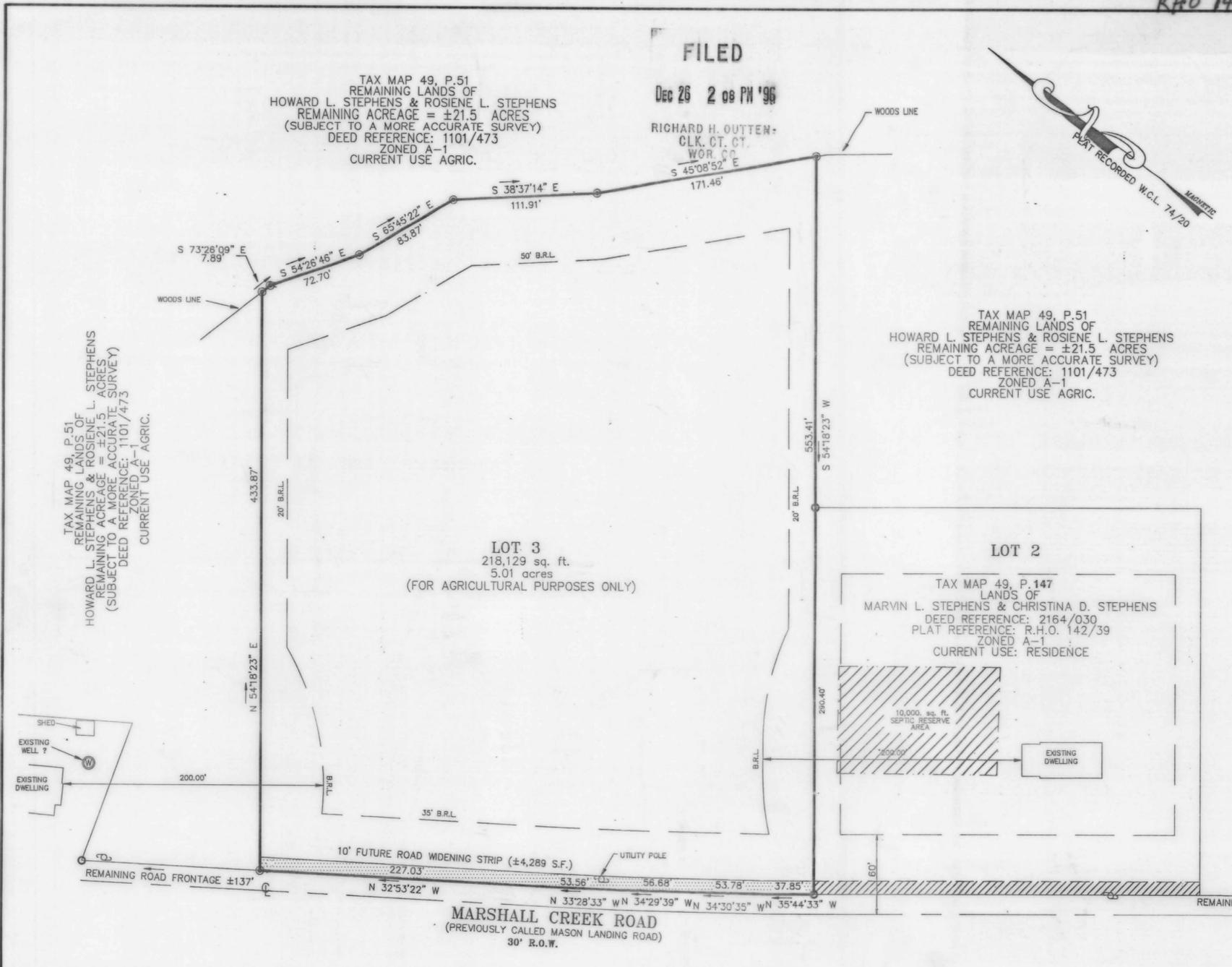
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
THIS SUBDIVISION OF LANDS IS APPROVED FOR AGRICULTURAL PURPOSES ONLY.
ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS
LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN
EFFECT AT THAT TIME.

[Signature]
APPROVING AUTHORITY
WORCESTER COUNTY

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 (±0.10 Ac.) 10' RD WIDENING STRIP OVER LOT 3,
ALONG MARSHALL CREEK ROAD, ARE HEREBY OFFERED FOR DEDICATION
TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE
OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACTION
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 THE OFFER MAY NOT BE WITHDRAWN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.

[Signature]
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION

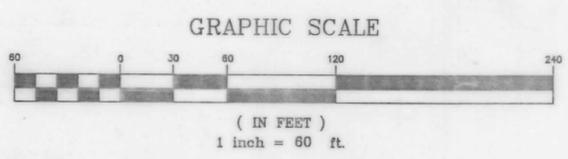
FOREST CONSERVATION NOTE:
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL
RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS
THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW
SINCE THE SUBDIVISION IS FOR "AGRICULTURAL PURPOSES ONLY". ANY FUTURE
APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO
THE COUNTY'S FOREST CONSERVATION LAW.



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.

Howard L. Stephens 12/3/96
OWNER: HOWARD L. STEPHENS
8927 MARSHALL CREEK ROAD
NEWARK MARYLAND 21841

Rosiene L. Stephens 12/3/96
OWNER: ROSIENE L. STEPHENS
8927 MARSHALL CREEK ROAD
NEWARK MARYLAND 21841



LEGEND
● DENOTES IRON ROD SET
□ DENOTES CONCRETE MONUMENT FOUND
○ DENOTES IRON ROD FOUND

GENERAL NOTES
1. TOTAL ACREAGE: ±5.01 ACRES
2. BUILDABLE AREA: ±3.57 ACRES
3. TAX MAP NO.: 49, P/O PARCEL 51
4. PRESENT ZONING: A-1
5. FLOOD ZONE: B
PER F.I.R.M.# 240083 0095 C
DATED JUNE 16, 1992
6. DEED REFERENCE: 1101/473
7. CURRENT USE OF LOT 3: CULTIVATED FIELD
8. LOT 3 IS BEING CREATED FOR AGRICULTURAL PURPOSES ONLY.
IN ORDER TO REMOVE THIS PLAT RESTRICTION BY CONVERTING
THIS LOT FROM AN AGRICULTURAL USE TO A BUILDABLE
STATUS, A SUBDIVISION PLAT WHICH MEETS THE MINIMUM
STANDARDS SET FORTH IN THE ZONING AND SUBDIVISION CONTROL
ARTICLE MUST BE SUBMITTED AND APPROVED BY THE PLANNING
COMMISSION, AND RECORDED IN THE LAND RECORDS OF
WORCESTER COUNTY, MARYLAND. THE SUBDIVISION WILL BE
SUBJECT TO ALL APPLICABLE REGULATIONS IN EFFECT AT THE
TIME OF ITS RECORDING.



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. 12-3-1996
FRANK G. LYNCH, JR.
REG # 10782

MINOR SUBDIVISION
LANDS OF HOWARD L. STEPHENS AND ROSIENE L. STEPHENS
FOURTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 841-5353 · 841-5773

DESIGNED BY	SURVEYED BY E.L. TRUITT	FILE #6581-96
DRAWN BY H.F. JOHNSON	DATE 10/18/96	SHEET 1 OF 1
CHECKED BY F.G. LYNCH	SCALE 1"=60'	