

FILED

R.H.O. 145/58

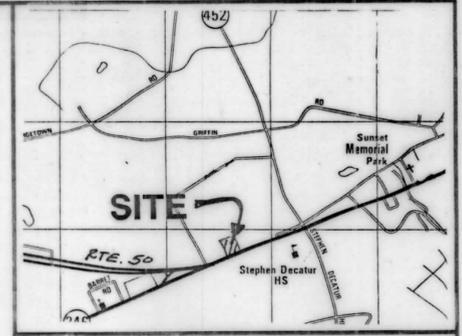
FEB 28 11 17 AM '96

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

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 (NOT APPLICABLE) 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

Joseph J. Pagherani Feb. 26, 1996
 APPROVING AUTHORITY WORCESTER COUNTY PLANNING COMMISSION DATE:



VICINITY MAP
N.T.S.

ENVIRONMENTAL PROGRAMS

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 TO THESE SYSTEMS FIRST REQUIRES AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

Richard H. Outten 2/20/96
 APPROVING AUTHORITY WORCESTER COUNTY DATE

FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF 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.

PLAT-SUBDIVIS	2.50
TOTAL	2.50
RD # 1064	5.00
Feb 26, 1996	11.00

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.

Thomas S. Cropper, Sr. 1-30-1996
 OWNER: THOMAS S. CROPPER, SR. DATE:
 10517 OCEAN GATEWAY
 BERLIN, MARYLAND 21811

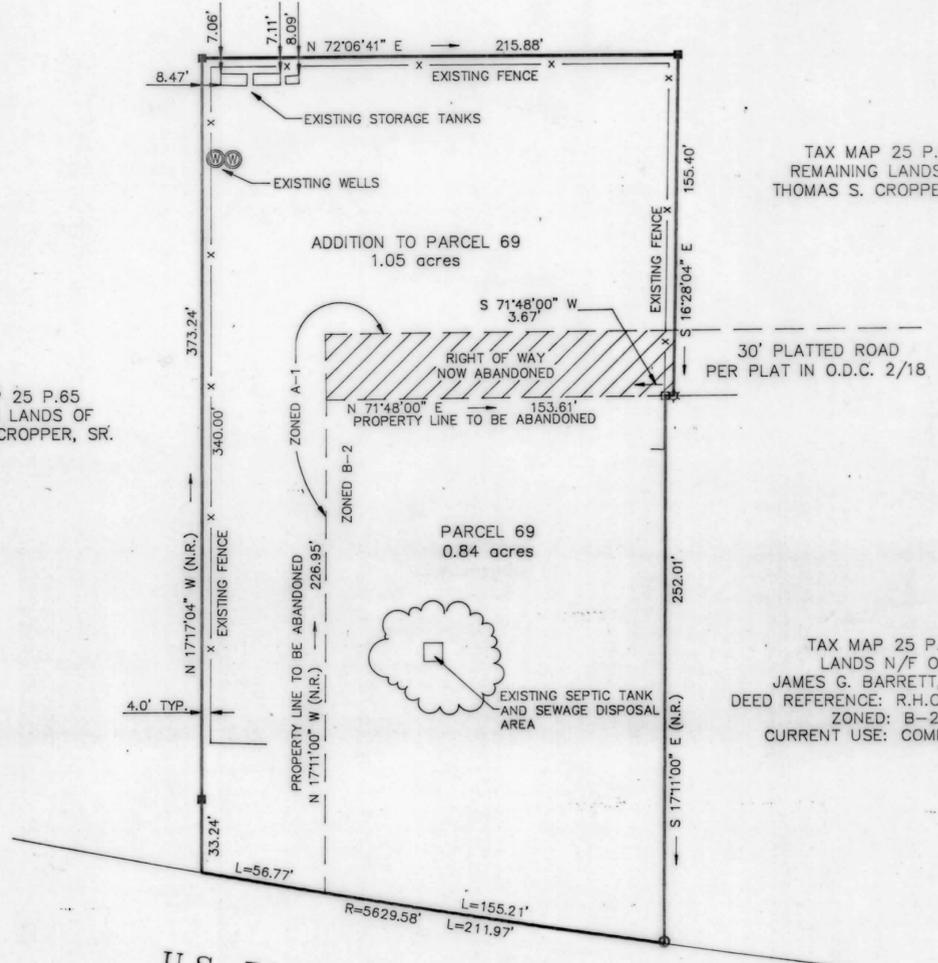
SURVEYOR'S CERTIFICATION

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. 1-25-1996
 FRANK G. LYNCH, JR. DATE:
 REG # 10782

DISK #186

TAX MAP 25 P.65
REMAINING LANDS OF
THOMAS S. CROPPER, SR.



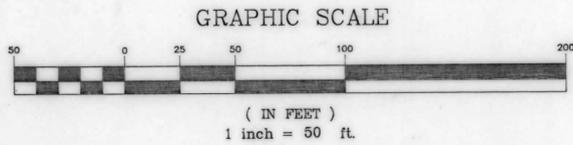
TAX MAP 25 P.65
REMAINING LANDS OF
THOMAS S. CROPPER, SR.

TAX MAP 25 P.70
LANDS N/F OF
JAMES G. BARRETT, ET.AL
DEED REFERENCE: R.H.O. 1907/336
ZONED: B-2
CURRENT USE: COMMERCIAL

- NOTES
- 1) THE PURPOSE OF THIS SUBDIVISION IS TO INCREASE THE SIZE OF PARCEL 69.
 - 2) TAX MAP NO.25 P.65
 - 3) DEED REFERENCE: PARCEL 65 F.W.H.454/111, PARCEL 69 F.W.H.121/578
 - 4) PRESENT ZONING: REMAINING LANDS = A-1, PARCEL 69 = B-2
 - 5) CURRENT USE: REMAINING LANDS = AGRICULTURAL, PARCEL 69 AND ADDITION = COMMERCIAL
 - 6) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0100 A DATED JUNE 15, 1983 THIS PROPERTY LIES IN FLOOD ZONE C.
 - 7) REMAINING LANDS = ±88 ACRES
 - 8) ONLY STRUCTURES WITHIN 20' OF THE NEW LINES WERE LOCATED.
 - 9) REVISED PARCEL 69 AREA: 1.89 ACRES ±
 - 10) REMAINING ROAD FRONTAGE ON ROUTE 50 OF PARCEL 65: 954.36'±

- LEGEND
- ☆ DENOTES SET IRON ROD
 - DENOTES SET CONCRETE MONUMENT
 - DENOTES FOUND CONCRETE MONUMENT
 - DENOTES FOUND IRON PIPE

U.S. ROUTE 50 (200' R.O.W.)



ADDITION TO THE LANDS OF
THOMAS S. CROPPER, SR.

THIRD 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 F.G.L.	SURVEYED BY D.T.	FILE # 5927-95
DRAWN BY H.F.J.	DATE 9/07/95 REV. 1/23/96	SHEET 1 OF 1
CHECKED BY F.G.L.	SCALE 1"=50'	