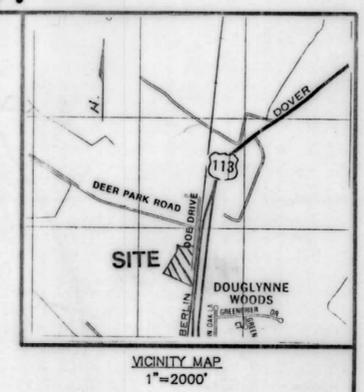


R.H.O. 145/61

FILED

Mar 11 2 28 PM '96
RICHARD H. OUTTEN -
CLK. CT. CL.
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, BOUNDABILITY 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, 0.14 ACRES ABUTTING LOT 1 & PARCEL A 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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

[Signature] 3-1-96
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 2A AND PARCEL B ARE 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. A 10,000 SQ. FT. SEWAGE AREA HAS BEEN RESERVED FOR FUTURE SEWAGE DISPOSAL. THIS AREA SHALL REMAIN EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PERMANENT OR PHYSICAL OBJECTS.

PARCEL A 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 DATE:

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.

[Signature] 3/6/96
OWNER: VANESSA M. PURNELL DATE:
10748 FLOWER STREET
BERLIN, MD 21811

[Signature] 3/6/96
OWNER: THOMAS W. SMITH DATE:
10303 DOE DRIVE
BERLIN, MD 21811

[Signature] 3-6-96
OWNER: KATHLEEN SMITH DATE:
10303 DOE DRIVE
BERLIN, MD 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

[Signature]
FRANK G. LYNCH, JR.
REG # 10782

RECORDING OFFICE
DATE: 3-22-1996
PLAT: 145/61
TOTAL: 2.50
Reel: M081 Reel #: 16794
RHO: 1864 Dik #: 52
Mar 11, 1996 8:38 PM

FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(13) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, PARCEL A 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.

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, LOT 2A 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.

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, PARCEL B, LOCATED IN THE A-1 ZONING DISTRICT AS DEFINED IN THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE, IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PROPOSED LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING OR BUILDING PERMIT AND EXISTED AS OF JULY 29, 1994. IF THE SUBDIVISION DOES NOT RESULT IN ANY CUTTING, CLEARING, OR GRADING OF A FOREST, AND IT IS NOT A RESUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION, FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

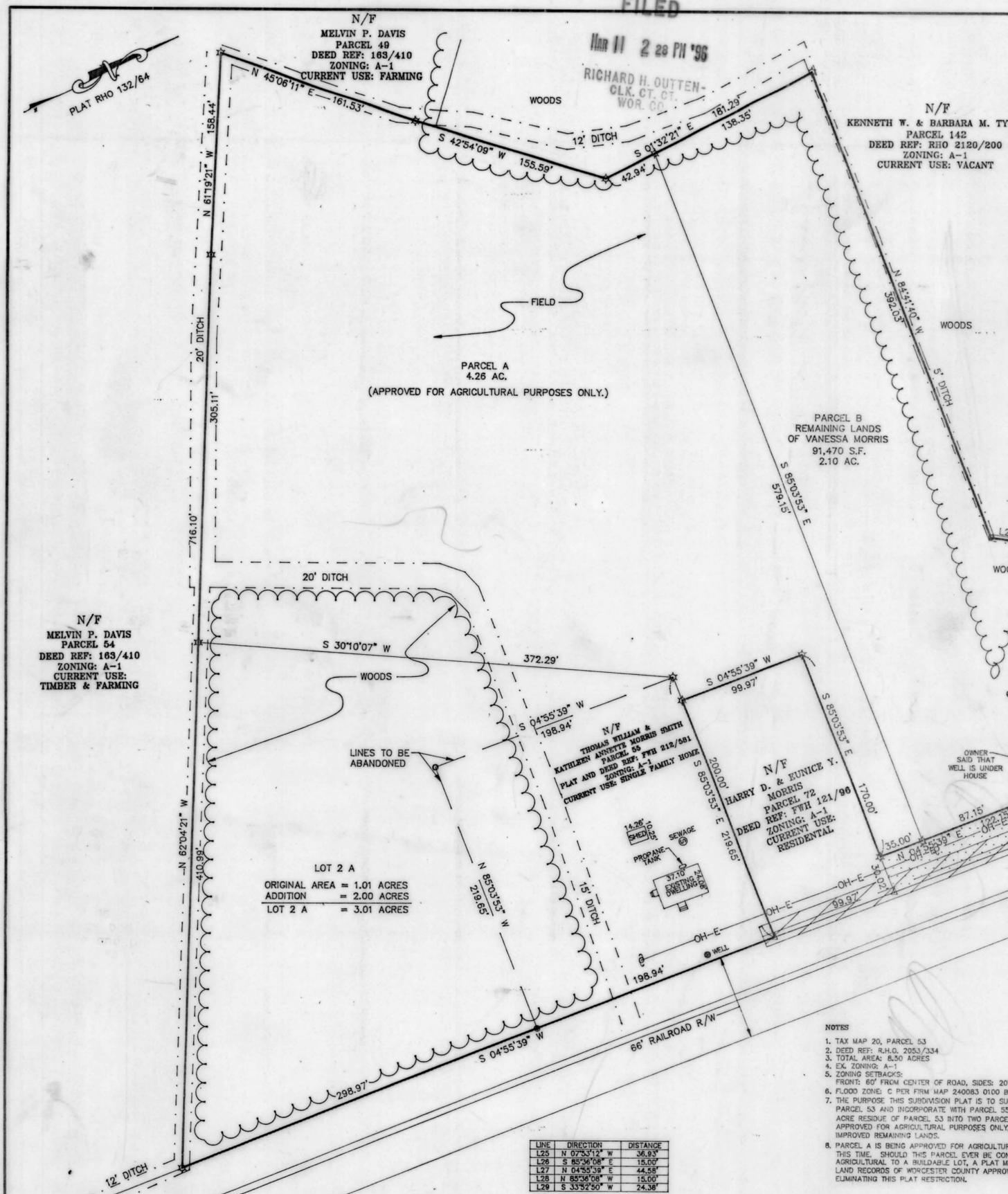
MINOR SUBDIVISION
LANDS OF VANESSA INEZ MORRIS PURNELL
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DISK# 257

Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-6773

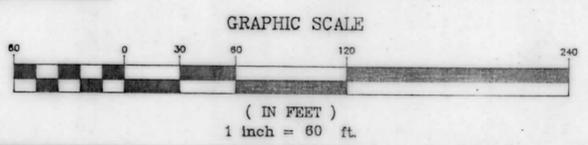
DESIGNED BY	N/A	SURVEYED BY	DT/DJ	FILE #	6116-96
DRAWN BY	D.L.BOLNER	DATE	1/10/96 (REV. 2/23/96)	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	AS SHOWN		



LOT 2 A
ORIGINAL AREA = 1.01 ACRES
ADDITION = 2.00 ACRES
LOT 2 A = 3.01 ACRES

LINE	DIRECTION	DISTANCE
L25	N 07°31'12" W	36.93'
L26	S 85°36'08" E	15.00'
L27	N 04°55'39" E	44.58'
L28	N 85°36'08" W	15.00'
L29	S 33°32'50" W	24.38'

- NOTES**
- TAX MAP 20, PARCEL 53
 - DEED REF: R.H.O. 2053/334
 - TOTAL AREA: 6.50 ACRES
 - EX. ZONING: A-1
 - ZONING SETBACKS:
FRONT: 60' FROM CENTER OF ROAD, SIDES: 30' EACH, REAR: 50'
 - FLOOD ZONE: C PER FIRM MAP 240083 0100 B, DATED JUNE 16, 1983.
 - THE PURPOSE THIS SUBDIVISION PLAT IS TO SUBDIVIDE 2 ACRES FROM PARCEL 53 AND INCORPORATE WITH PARCEL 55, AND TO SUBDIVIDE 6.36 ACRE RESIDUE OF PARCEL 53 INTO TWO PARCELS BEING PARCEL A, APPROVED FOR AGRICULTURAL PURPOSES ONLY, AND PARCEL B, THE IMPROVED REMAINING LANDS.
 - PARCEL A IS BEING APPROVED FOR AGRICULTURAL PURPOSES ONLY AT THIS TIME. SHOULD THIS PARCEL EVER BE CONVERTED FROM AN AGRICULTURAL TO A BUILDABLE LOT, A PLAT MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY APPROVING SAID CONVERSION THUS ELIMINATING THIS PLAT RESTRICTION.



- ⊙ DENOTES CONC. MGN. FOUND
- DENOTES IRON PIPE FOUND
- ⊙ DENOTES IRON BAR FOUND
- ⊙ DENOTES IRON ROD SET
- ⊙ DENOTES SPIKE FOUND
- ▨ DENOTES PAVEMENT OF DOE DRIVE
- ▨ DENOTES AREA TO BE DEDICATED TO THE COUNTY 0.14 AC.