

R.H.O. 146/4

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 (1988) 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.

J. E. Bunting, Jr. 3/16/96
L. E. Bunting, Jr., PROP. L.S. # 142 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 (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Chauncy Henry 3.15.1996
Chauncy Henry Date

RECORDING FEE	2.50
PLAT-SUBDIVIS	2.50
TOTAL	5.00
Rec# MD82	Rcpt # 19796
RHO 3681	Blk # 181
Apr 83r 1396	08:16 am

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 therefore 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.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County A 6.5' foot wide strip across the front of P/O Parcel # 30, and the adjoining roadway is offered in dedication for the future widening of Ironshire Station Road. 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 consent of the County Commissioners.

Louis J. Pascherani 4-1-96
Worcester County Planning Commission Date

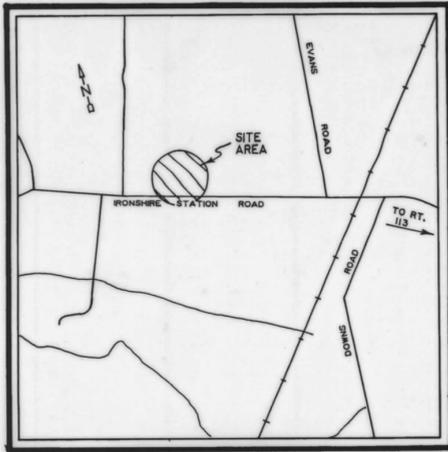
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This lot is approved with existing water facilities as shown. This does not indicate that the quality of this system has been evaluated. A 10,000 sq. ft. sewage area has been reserved for future sewage disposal. This area shall remain exclusive of buildings, easements, right-of-ways, and any other permanent or physical objects.

Richard A. ... 3/16/96
Approving Authority - Worcester County Date

WORCESTER COUNTY FOREST CONSERVATION

This subdivision is subject to the Worcester County Forest Conservation Law. This subdivision is subject to forest conservation plan No. 96-3. This subdivision has met compliance with the Worcester County Forest Conservation Law. A Worcester County Forest Conservation Fund, payment in lieu of required afforestation / reforestation has been received. A forest conservation plan has been approved and is on file with the Department of Planning, Permits and Inspections.



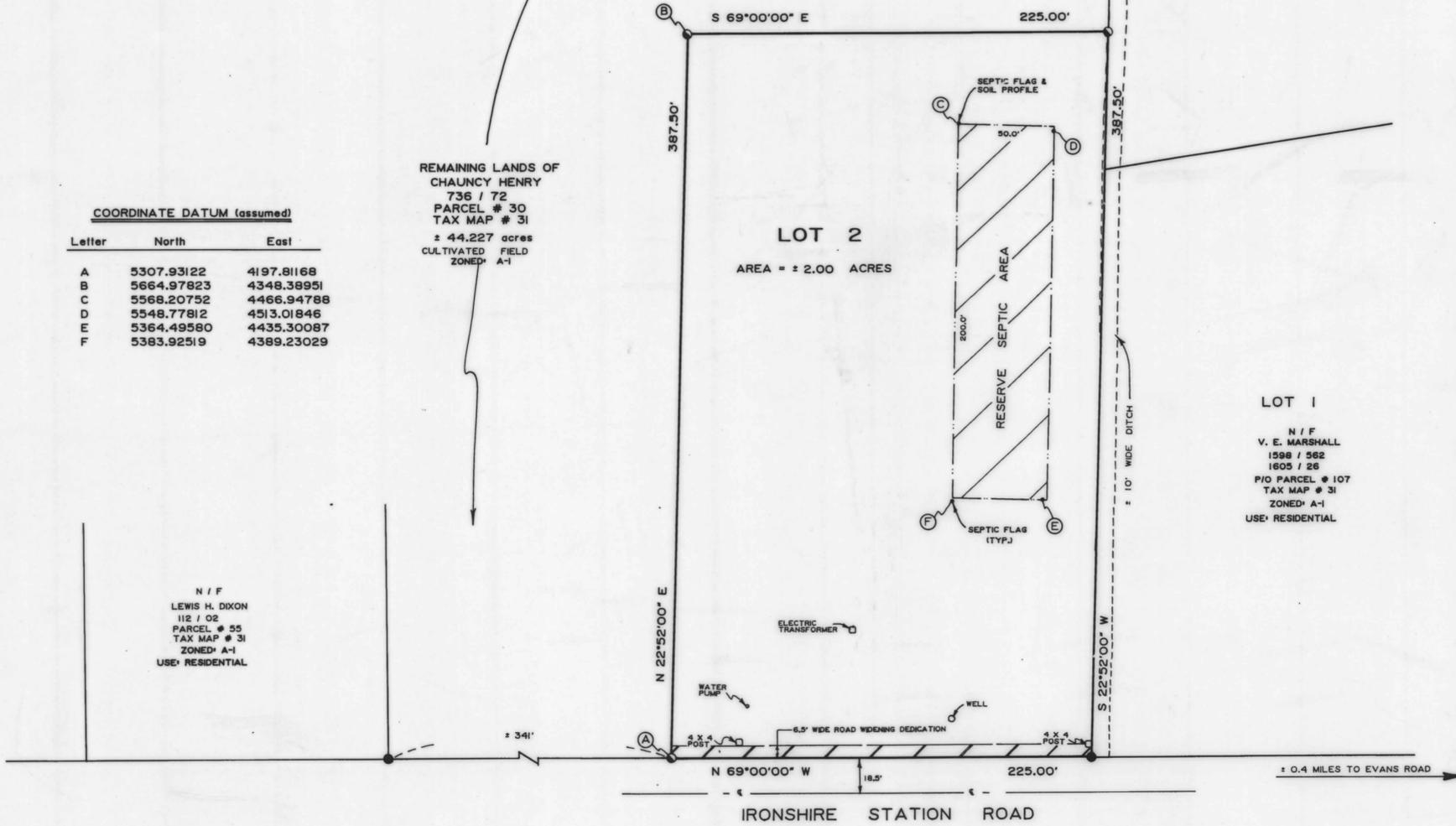
VICINITY MAP



COORDINATE DATUM (assumed)

Letter	North	East
A	5307.93122	4197.81168
B	5664.97823	4348.38951
C	5568.20752	4466.94788
D	5548.77812	4513.01846
E	5364.49580	4435.30087
F	5383.92519	4389.23029

REMAINING LANDS OF
CHAUNCY HENRY
736 / 72
PARCEL # 30
TAX MAP # 31
± 44.227 acres
CULTIVATED FIELD
ZONED: A-1



LOT 2B

N / F
GERALD TIMMONS
RHO 1598 / 566
P/O PARCEL # 107
TAX MAP # 31
ZONED: A-1
USE: RESIDENTIAL

LOT 1

N / F
V. E. MARSHALL
1598 / 562
1805 / 25
P/O PARCEL # 107
TAX MAP # 31
ZONED: A-1
USE: RESIDENTIAL

FILED
APR 3 8 15 AM '96
RICHARD H. OUTTEN-
CLK. CT. CL.
WOR. CO.

N / F
LEWIS H. DIXON
112 / 02
PARCEL # 55
TAX MAP # 31
ZONED: A-1
USE: RESIDENTIAL

PROPERTY ZONED: A-1
Min. Front Yard 60' from C of road
Min. Rear Yard 50'
Min. Side Yard 20'

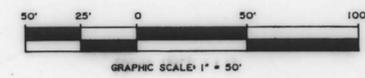
DEED REFERENCE:
736 / 72
P/O PARCEL # 30
TAX MAP # 31

REFERENCE PLAT:
"Lot 2A & Lot 2B, Subdivision of
Lot 2, lands of Gerald D. Timmons"
by: L. E. Bunting Surveys, Inc.
9 / 11 / 91

OWNER'S ADDRESS:
Chauncy Henry
8855 Ironshire Station Road
Berlin, Md. 21811

LEGEND:
● Denotes Iron Pipe, found
○ Denotes Iron Pipe, set

NOTE:
Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 240083-0100-B, dated 6 / 15 / 83, this subdivision is located in zone C.



L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

LOT 2
MINOR SUBDIVISION
OF LANDS OF
CHAUNCY HENRY
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 50' DATE: 2 / 8 / 96
JOB NO.: 5621 / 96