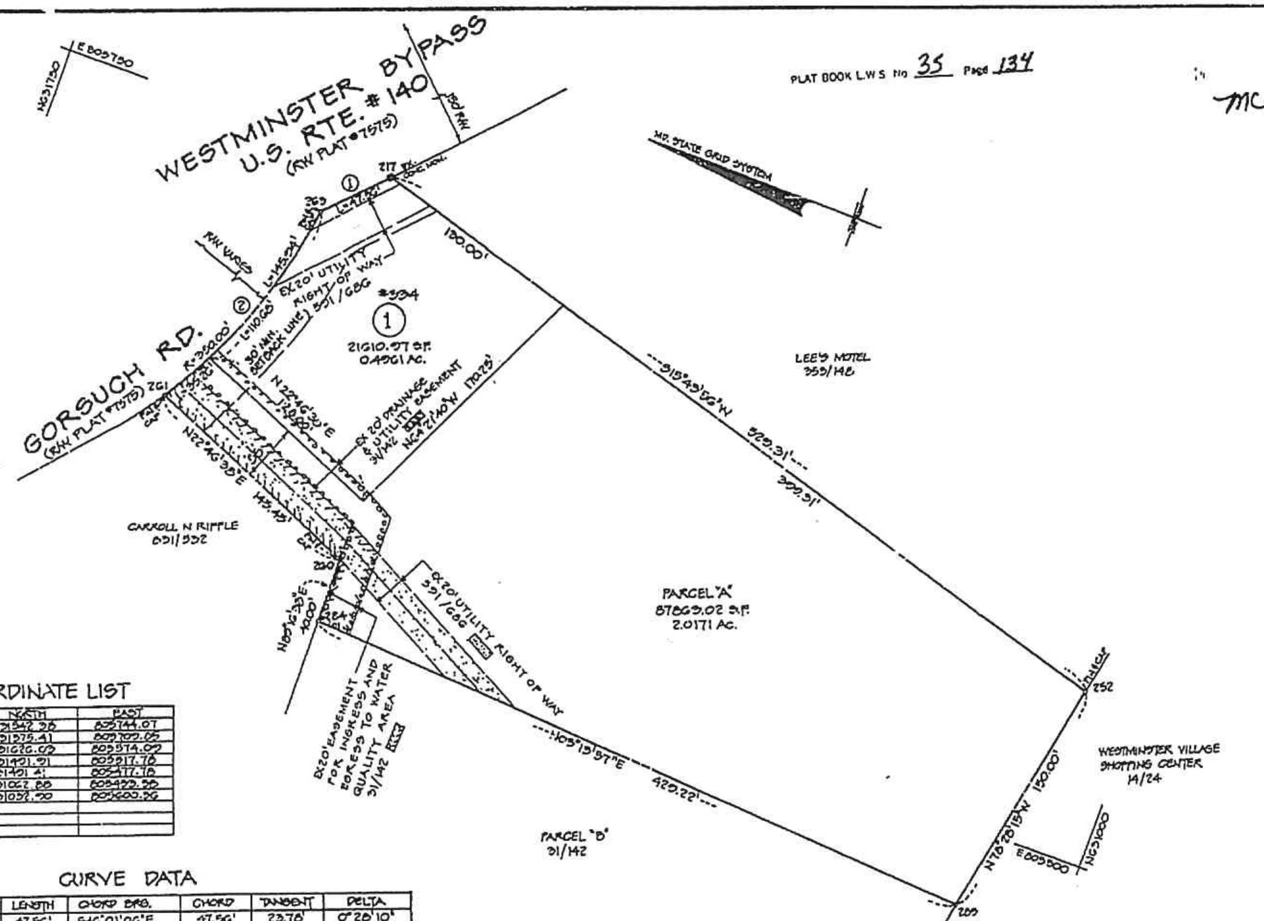
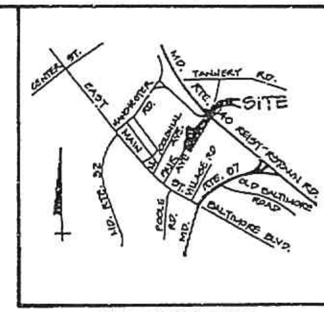
PLAT BOOK L.W.S. No 35 Page 134

MC





VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
2. ZONING : "B"- BUSINESS
3. NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
4. A FIVE FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED ALONG ALL NON-FRONTAGE LOT LINES.
5. PUBLIC WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
6. NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
7. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION.
8. COUNTY MASTER PLAN FOR WATER AND SEWERAGE
   WATER - EX. SERVICE AREA
   SEWER - EX. SERVICE AREA
   NO INDIVIDUAL WATER AND SEWERAGE SYSTEMS SHALL BE PERMITTED.
9. DEED REFERENCE : 547/400, DATED JULY 11, 1973. CURRENT TITLE, DAVID L. BOOTH AND SARAH S. BOOTH. GRANTOR, IRENE C. KERN.
10. ⊡ DENOTES CONCRETE SURVEY MARKERS THAT HAVE BEEN SET AS SHOWN.
11. NO DIRECT ACCESS TO MD 140 TO OR FROM THE SUBJECT SITE WILL BE ALLOWED. ALL ACCESS WILL BE VIA GORSUCH ROAD.
12. DEVELOPER IS TO BE AWARE OF POSSIBLE RESTRICTIONS RELATED TO UTILITY EASEMENTS.
13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 FROM PARCEL "A".

COORDINATE LIST

POINT	NORTH	EAST
217	631542.38	805744.07
263	631575.41	805705.05
261	631626.03	805574.09
260	631491.91	805517.78
264	631491.41	805517.78
265	631062.88	805433.58
252	631052.90	805600.56

CURVE DATA

NO	RADIUS	LENGTH	CHORD BRG.	CHORD	TANGENT	DELTA
1	5804.58'	47.56'	S46°01'06"E	47.56'	23.78'	0°28'10"
2	350.00'	145.94'	S65°33'08"E	144.88'	74.05'	23°53'26"

DATA TABULATION

1. TOTAL AREA OF LOT 1 = 21610.97 S.F. OR 0.4961 AC.
2. TOTAL AREA OF PARCEL "A" = 87863.02 S.F. OR 2.0171 AC.
3. TOTAL AREA OF PLAT = 109473.99 S.F. OR 2.5132 AC.
4. NUMBER OF BUILDING SITES = 1

OWNER/DEVELOPER
DR. DAVID L. & SARAH S. BOOTH
334 GORSUCH ROAD
WESTMINSTER, MD. 21157

AMENDED PLAT OF PARCEL "A"
"BOOTH PROPERTY"

(PREVIOUSLY RECORDED IN PLAT BOOK 31, FOLIO 142)

ELECTION DISTRICT 7 CARROLL COUNTY, MARYLAND
SCALE: 1"=50' CITY OF WESTMINSTER MARCH 24, 1992

CITY OF WESTMINSTER

REVIEWED & RECOMMENDED FOR APPROVAL
DIRECTOR OF PLANNING & PUBLIC WORKS
BY ______ 7/16/92 DATE

ZONING ADMINISTRATOR
BY ______ 7/13/92 DATE

ACKNOWLEDGED
______ 7/16/92
MAYOR DATE

WESTMINSTER PLANNING AND ZONING COMMISSION APPROVED
______ DATE

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY ______ DATE 7/13/92

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER (89-90).

MARYLAND DEPARTMENT OF THE ENVIRONMENT
WATER CONTRACT NO. ~ ISSUED: EXISTING
SEWER CONTRACT NO. ~ ISSUED: EXISTING

SURVEYOR'S CERTIFICATION

I, CHARLES A. PHILLIPS JR., A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE PREPARATION OF RECORD PLATS.

______ 6/24/92
CHARLES A. PHILLIPS JR. PROPERTY LINE SURVEYOR #463 DATE

CERTIFICATION

I (WE), OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT AND NO SUCH LOT MAY EVER BE RE-SUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER ______ 6/24/92 DATE
OWNER ______ 6/24/92 DATE
WITNESS ______ 6/26/92 DATE

STATE OF MARYLAND PROPERTY LINE SURVEYOR

KCI TECHNOLOGIES, INC.

ENGINEERS AND PLANNERS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
(410) 321-5500

COMPUTED: A.P. DRAWN: J.V.K. CHECKED: C.

FILE No. T-92-017F