

FWH 69/31

FILED
AUG 7 3 49 PM '81
FRANK W. HALE, CLK.
CT. CT. WOR. CO.

OWNERS CERTIFICATE:

WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AGREE TO THIS PLAN OF SUBDIVISION. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE LANDS SHOWN HEREON IS EXPRESSLY RESERVED BY THE OWNERS SHOWN HEREON, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPLE BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING OR OTHER REGULATIONS. WE ALSO ACKNOWLEDGE THAT ACCEPTANCE OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE A REPRESENTATION, GUARANTEE, LIABILITY, WARRANTY OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, BY THE WORCESTER COUNTY COMMISSIONERS.

BY: [Signature] 8-5-81
AUTHORIZED AGENT DATE

SURVEYORS CERTIFICATE:

I, JOHN B. GARY, MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 66, HEREBY CERTIFY THAT LAND SHOWN HEREON IS A SUBDIVISION OF PART OF THE LANDS OWNED BY AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MD. IN LIBER AT FOLIO THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF "THE REAL PROPERTY ACT" ARTICLE-SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND 1974 EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



[Signature] 6/10/81
JOHN B. GARY, MD REG. PROPERTY LINE SURVEYOR NO. 66 DATE
WORCESTER CO. HEALTH DEPT.
APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS

APPROVED: _____ DATE
WORCESTER CO. HEALTH OFFICER
WOR. CO. PLANNING & ZONING COMMISSION:

APPROVED: [Signature] 3/5/81
CHAIRMAN, WOR. CO. PLANNING & ZONING COMM. DATE

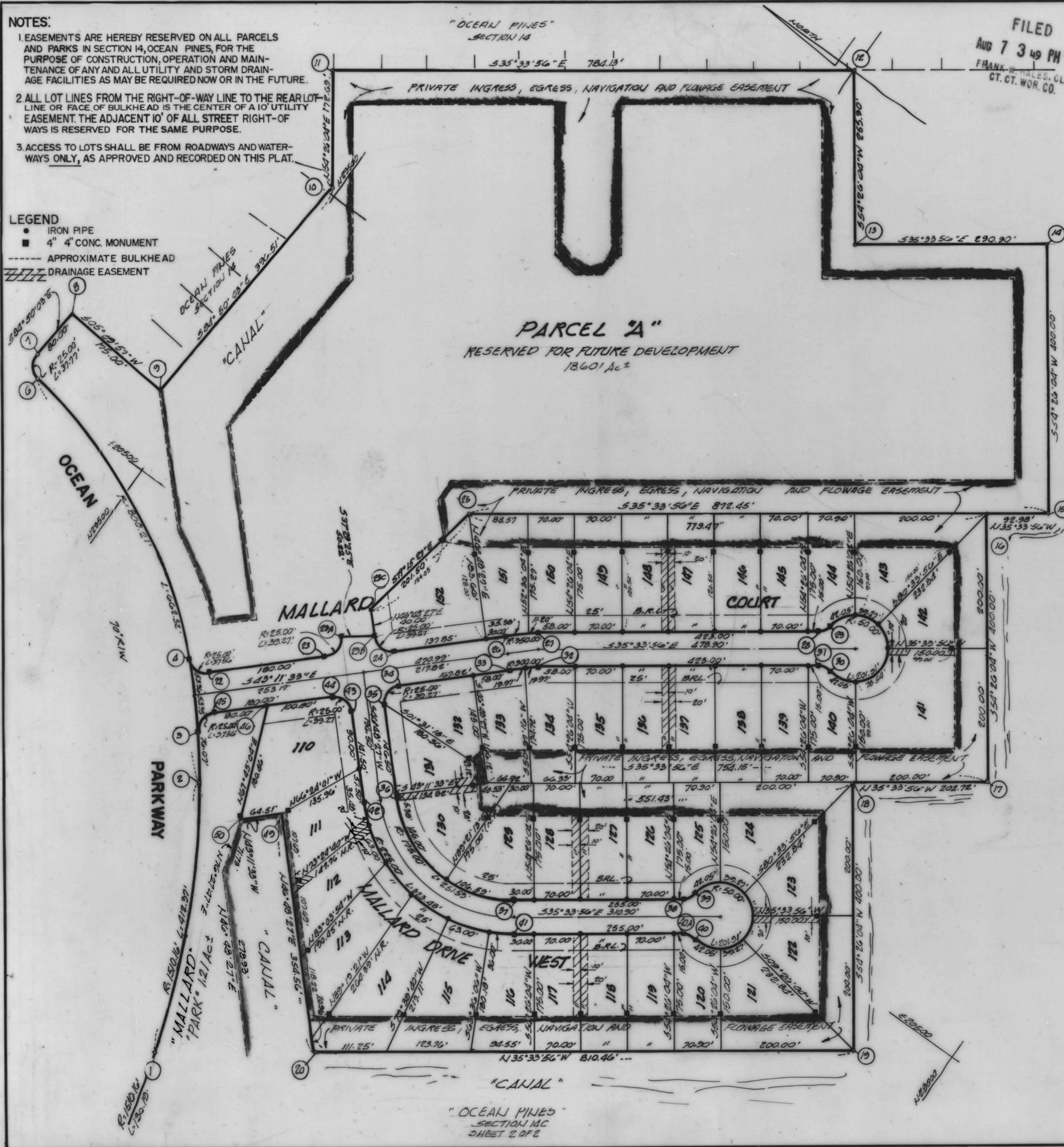
NOTES:
1. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
2. ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT OF ANY SEWER 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.

CREEK
MANKLIN

NOTES:

- 1. EASEMENTS ARE HEREBY RESERVED ON ALL PARCELS AND PARKS IN SECTION 14, OCEAN PINES, FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY AND ALL UTILITY AND STORM DRAINAGE FACILITIES AS MAY BE REQUIRED NOW OR IN THE FUTURE.
- 2. ALL LOT LINES FROM THE RIGHT-OF-WAY LINE TO THE REAR LOT LINE OR FACE OF BULKHEAD IS THE CENTER OF A 10' UTILITY EASEMENT. THE ADJACENT 10' OF ALL STREET RIGHT-OF-WAYS IS RESERVED FOR THE SAME PURPOSE.
- 3. ACCESS TO LOTS SHALL BE FROM ROADWAYS AND WATERWAYS ONLY, AS APPROVED AND RECORDED ON THIS PLAT.

LEGEND
● IRON PIPE
■ 4" 4' CONC. MONUMENT
--- APPROXIMATE BULKHEAD
/// DRAINAGE EASEMENT



OCEAN PINES
SECTION 14C
WOOD DUCK ISLE II
THIRD ELECTION DISTRICT WORCESTER COUNTY, MD.
SCALE: 1"=100' JUNE, 1981

OWNER
STEEN ASSOCIATES, INC.
6 MANKLIN COURT
OCEAN PINES, MD.

SURVEYOR
JOHN B. GARY
917 E. JEFFREY STREET
BALTIMORE, MARYLAND 21225
301-355-0052

MSA CSU 2157-1818-1

