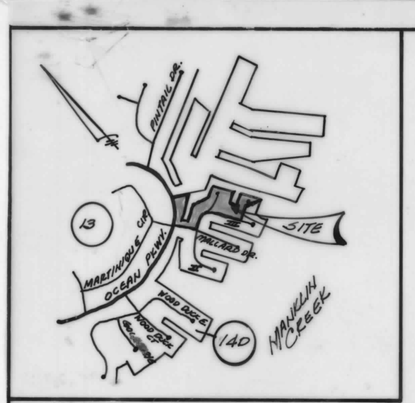
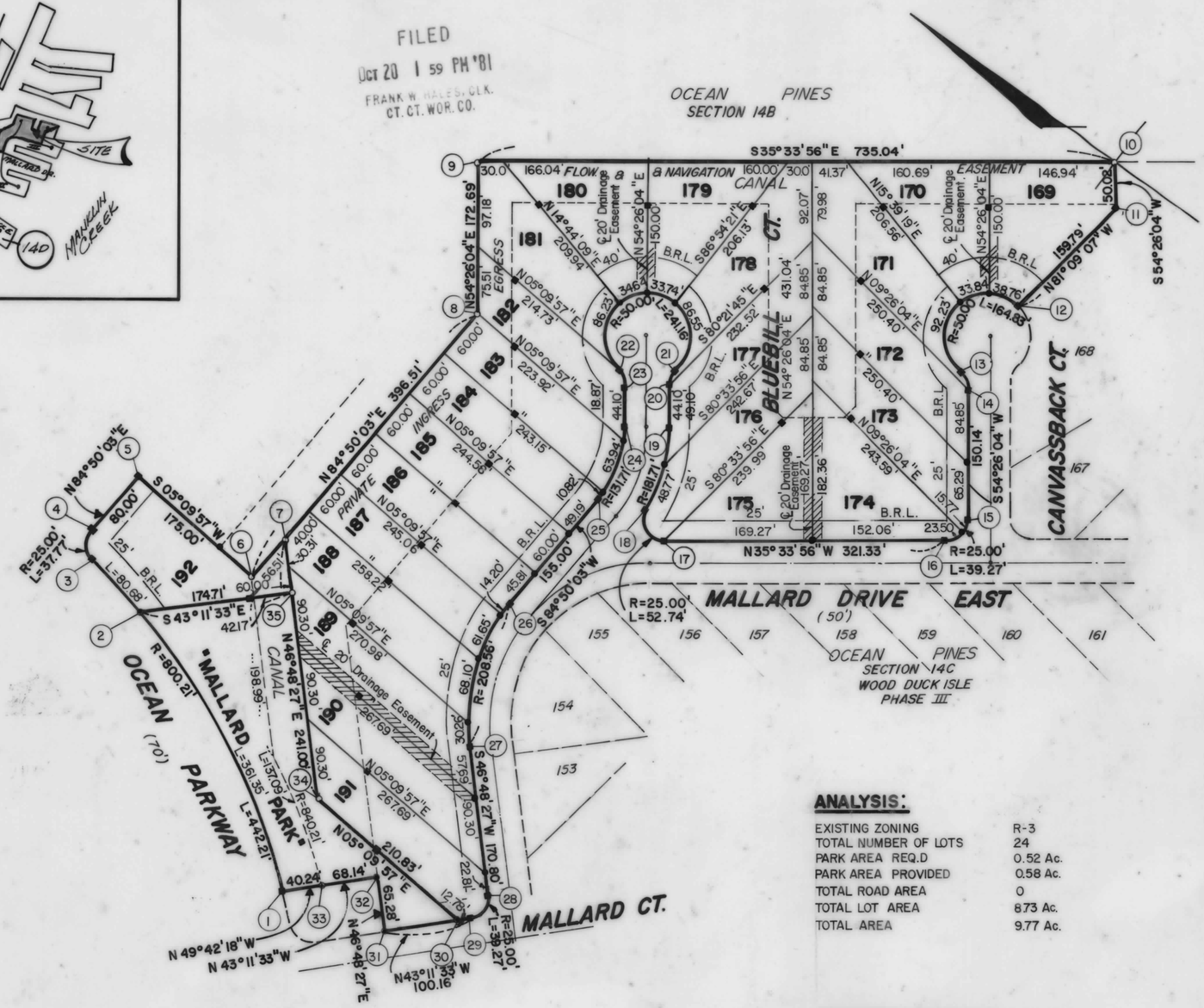


FILED
OCT 20 1 59 PM '81
FRANK W. HALES, CLK.
CT. CT. WOR. CO.



ANALYSIS:

EXISTING ZONING	R-3
TOTAL NUMBER OF LOTS	24
PARK AREA REQ.D	0.52 Ac.
PARK AREA PROVIDED	0.58 Ac.
TOTAL ROAD AREA	0
TOTAL LOT AREA	8.73 Ac.
TOTAL AREA	9.77 Ac.

LOT AREA = SQ. FT.		
LOT NO.	LAND	TOTAL
169	10009	17356
170	8179	15209
171	10456	16482
172	10780	15203
173	10873	15003
174	15795	16534
175	14016	14326
176	11454	15665
177	9938	14181
178	11995	16238
179	6601	15157
180	8473	15738
181	10538	16513
182	9054	12839
183	8506	13878
184	8565	14675
185	"	"
186	"	"
187	8896	15005
188	10306	16191
189	11567	16092
190	11536	16061
191	10302	14827
192	16600	18352
PARK	0.58 Ac.	0.94 Ac.

LEGEND:

- ● IRON PIPE
- ■ 4"x4" CONC. MON.
- ---- APPX. BULKHEAD
- B.R.L. BUILDING RESTRICTION LINE

COORDINATES

NO	NORTH	EAST	NO	NORTH	EAST
1	29307.265	20346.009	21	29284.874	21090.763
2	29625.482	20510.661	22	29338.622	21054.697
3	29704.612	20526.802	23	29321.035	21044.390
4	29725.754	20553.786	24	29295.385	21008.522
5	29718.551	20633.401	25	29271.349	20920.059
6	29544.262	20617.705	26	29285.304	20765.690
7	29539.175	20673.985	27	29211.419	20621.276
8	29508.562	21012.604	28	29112.741	20479.642
9	29609.004	21153.079	29	29113.857	20444.305
10	29011.089	21580.601	30	29123.173	20435.559
11	28981.995	21539.911	31	29186.882	20375.746
12	29006.600	21381.845	32	29231.563	20423.339
13	29019.729	21282.743	33	29281.241	20376.701
14	29002.114	21272.427	34	29333.150	20454.543
15	28914.788	21150.301	35	29498.108	20630.242
16	28920.584	21115.324			
17	29181.971	20928.526			
18	29221.428	20946.817			
19	29254.712	21037.604			
20	29280.363	21073.472			

CURVE DATA

NO.	Δ	RAD.	LEN.	TAN.	CHORD
1-3	31°39'45"	800.21'	442.21'	226.91'	N24°27'50"E 436.60'
3-4	86°33'56"	25.00'	37.77'	23.54'	N51°55'17"E- 34.28'
12-13	177°23'51"	50.00'	164.83'	—	—
13-14	48°11'23"	25.00'	21.03'	11.18'	S30°22'23"W- 20.41'
15-16	90°00'00"	25.00'	39.27'	25.00'	N80°33'56"W 35.36'
17-18	120°52'15"	25.00'	52.74'	44.07'	N24°52'15"E- 43.49'
18-19	30°51'41"	181.71'	97.87'	50.16'	N69°51'55"E 96.70'
21-22	276°22'40"	50.00'	241.16'	—	—
22-23	48°11'23"	25.00'	21.03'	11.18'	S30°22'23"W 20.41'
20-21	48°11'23"	25.00'	21.03'	11.18'	N78°29'45"E 20.41'
24-25	40°43'53"	131.71'	93.63'	48.89'	S74°48'01"E -91.67'
26-27	48°21'30"	208.56'	176.02'	93.64'	S70°59'12"W 170.85'
28-29	90°00'00"	25.00'	39.27'	25.00'	N88°11'33"W - 35.36'

OWNERS CERTIFICATE.

FW 470/12

WE, STEEN ASSOCIATES INC., 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 HEIRS, SUCCESSORS AND ASSIGNS. NO MORE THAN ONE PRINCIPLE BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY NEVER RESUBDIVIDED SO AS TO PROVIDE 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 PRACTIBILITY OR SAFETY OF ANY PROPOSED USE, BY THE WORCESTER COUNTY COMMISSIONERS.

OCT 20-81 A #25633 ******2.50
OCT 20-81 [illegible] ******2.50

BY: [signature] DATE
STEEN ASSOCIATES, INC.

SURVEYORS CERTIFICATE:

I, JOHN B. GARY, MARYLAND PROPERTY LINE SURVEYOR NO. 66, HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS A SUBDIVISION OF PART OF THE LANDS OWNED BY STEEN ASSOCIATES, INC. BY DEED DATED AUG. 1981, AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN LIBER F.W.H. 777 FOLIO 595. 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] PLS 9/8/81

JOHN B. GARY, MD. REG. PROPERTY LINE SURVEYOR NO. 66 DATE

WOR. CO. HEALTH DEPARTMENT

ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT 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 STANDARDS CANNOT BE MET AS OF THE DATE OF APPLICATION FOR SUCH PERMIT.

APPROVED: Donald Hastings M.D. CPM 10/15/81
WOR. CO. HEALTH OFFICER (PUBLIC SEWER & WATER DATE

WOR. CO. PLANNING & ZONING COMM.

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 PRACTABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

APPROVED: Edward B. Phillips 20 Oct 1981
CHAIRMAN, WOR. CO. PLANNING & ZONING COMMISSION DATE

NOTES:

1. EASEMENTS ARE HEREBY RESERVED ON ALL PARCELS AND PARKS IN SECTION 14 OCEAN PINES, ARE 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 ALL LOTS SHALL BE FROM ROADWAYS AND WATERWAYS ONLY, AS APPROVED AND RECORDED ON THIS PLAT.
4. DRIVEWAY ACCESS TO 191 IS LIMITED TO MALLARD DRIVE EAST.
5. COUNTY ZONING SETBACK:
   FRONT 25'
   SIDE 6'
   REAR 30'

OCEAN PINES
SECTION 14C
WOOD DUCK ISLE IV

THIRD ELECTION DISTRICT — WORCESTER COUNTY, MD.
SCALE: 1" = 100' — SEPT., 1981

OWNER:
STEEN ASSOCIATES INC.
6 MANKLIN COURT
OCEAN PINES, MD.
301-641-7050

SURVEYOR:
JOHN B. GARY
P.O. BOX 46
BERLIN, MARYLAND 21811
301-641-7050

MSA SSU #257-1918

Maryland State Archives