

R.H.C. 12/25

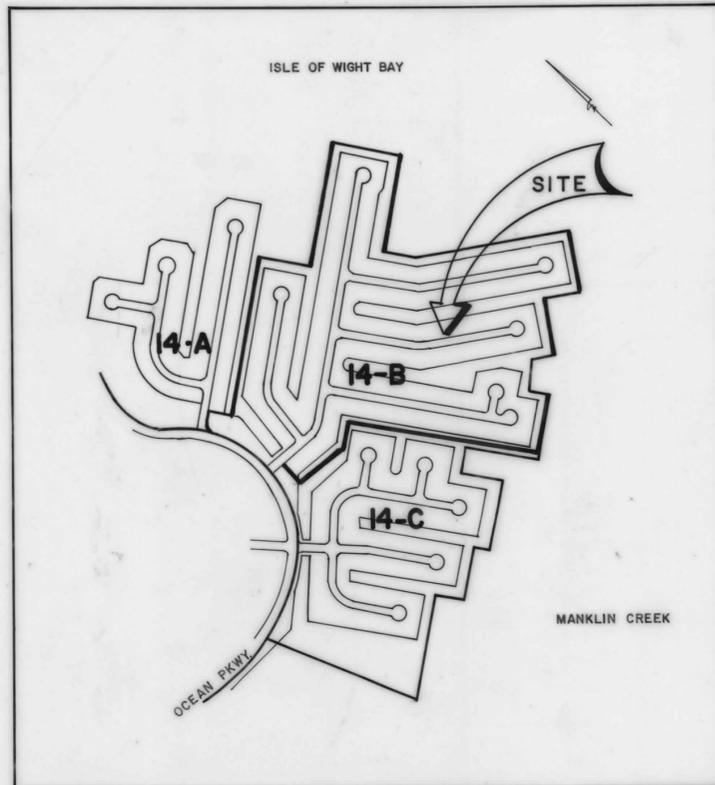
# SECTION 14B - OCEAN PINES TERN'S LANDING

3RD ELECTION DISTRICT

WORCESTER CO., MD.

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VICINITY MAP  
NO SCALE

### OWNER:

SOLGAR MARYLAND REALTY, INC.  
4 MANKLIN COURT  
OCEAN PINES, MD.  
301-641-7411

### ENGINEER:

JOHN B. GARY, SURVEYS, INC.  
engineers surveyors  
P.O. BOX 531 BERLIN, MD. 21811  
301-641-7655

### WOR. CO. SANITARY COMMISSION:

THE WORCESTER COUNTY SANITARY COMMISSION HAS A SEWER ALLOCATION RESERVATION FOR EACH LOT SHOWN ON THESE PLATS.

APPROVED: William A. Stager Jr. 1/3/89  
CHAIRMAN, WOR. CO. SANITARY COMM. DATE

### WOR. CO. ENVIRONMENTAL PROGRAMS:

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

1/6/88 Richard L. Wells R.S.  
DATE APPROVING AUTHORITY - WORCESTER COUNTY

### OWNERS CERTIFICATE:

WE, SOLGAR MARYLAND REALTY, INC., THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AGREE TO THIS PLAN OF SUBDIVISION. THE STREETS, ROADS, OPENSACES 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] 8/2/88  
SOLGAR MARYLAND REALTY, INC. DATE

### SURVEYORS CERTIFICATE:

I, JOHN B. GARY, MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 66, HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS A SUBDIVISION OF THE LANDS OWNED BY SOLGAR MARYLAND REALTY, INC. BY DEED DATED 28-10-1981 AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN LIBER 788 FOLIO 464. 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]  
JOHN B. GARY, MD. REG. LAND SURVEYOR NO. 10806 DATE

ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPT. 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.

MISC FEE 0.00  
REC FEE 0.00  
TUTL 0.00  
7510CKEX 00.00  
02 01989 3-111144

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

APPROVED: [Signature] 9 Feb. 1989  
CHAIRMAN, WOR. CO. PLANNING & ZONING DATE

### NOTES:

- EASEMENTS ARE HEREBY RESERVED ON ALL PARCELS AND PARKS IN SECTION 14B, 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.
- 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 20' OF ALL STREET RIGHT-OF-WAYS IS RESERVED FOR THE SAME PURPOSE.
- ACCESS TO ALL LOTS SHALL BE FROM ROADWAYS AND WATERWAYS ONLY, AS APPROVED AND RECORDED ON THIS PLAT.
- B.M. BENCH MARK ELEVATION = B.M. s 1 & 2, ELEV. = 5.57 M.L.W.
- COUNTY ZONING SETBACK: FRONT: 25'  
SIDE: 6'  
REAR: 15' FROM BULKHEAD, OR 30' REAR FROM R

### LEGEND:

- DENOTES CONC. MONUMENT
  - DENOTES IRON PIPE
- TOTAL AREA OF SECTION 14B = 47.3 Acres ±

6. ALL SEWER AND WATER MAINS AND APPURTENANCES SHALL BECOME THE PROPERTY OF WOR. CO. SANITARY COMMISSION UPON RECORDATION OF THESE PLATS.

FILED  
FEB 16 11 42 AM '89  
RICHARD L. WELLS  
CLERK OF CT.

MSA CS4 2157-2387-1