

RHO 126/31 ✓

ASSATEAGUE POINTE RESORT

PHASE 1 AND OTHER LANDS

TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 50'
JOB NO.: 3665 / 89

OWNER / DEVELOPER
Assateague Pointe, Inc.
P.O. Box 460
Ocean City, MD. 21842



CERTIFICATIONS

SURVEYOR'S CERTIFICATE

I hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

L. E. Bunting, Jr. 6/21/90
L. E. Bunting, Jr. Date

OWNER'S CERTIFICATE

As legal owner of this property, I approve of this subdivision and desire that it be recorded.
I hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.
Plans for central water and sewerage systems have been approved by the Maryland Department of the Environment and said facilities will be available to all lots offered for sale.

George A. Purnell 6/21/90
Assateague Pointe, Inc., Owner Date
George A. Purnell, President

APPROVALS

WORCESTER COUNTY PLANNING AND ZONING 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 or safety of any proposed use, and shall create no liability upon the county, its officials or employees.
Any approval by the Worcester County Approving Authority 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 standards can not be met as of the date of application for such permit.

F. Slavin Smith, Sec. 6/27/90
Chairman - Worcester County Planning Commission Date
REG. FEE 20.00
REC. FEE 20.00
TOTL 40.00
9536CASH 40.00
02 01990 6-27 P3106

DEPARTMENT OF THE ENVIRONMENT

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 service and as meeting the requirements of Section 9 - 512 of the Environment Article of the Annotated Code of Maryland. This approval does not authorize water and sewerage service to Parcels A, B, and C.

Richard Swells 6/25/90
Worcester County Approving Authority Date

SPECIAL NOTES

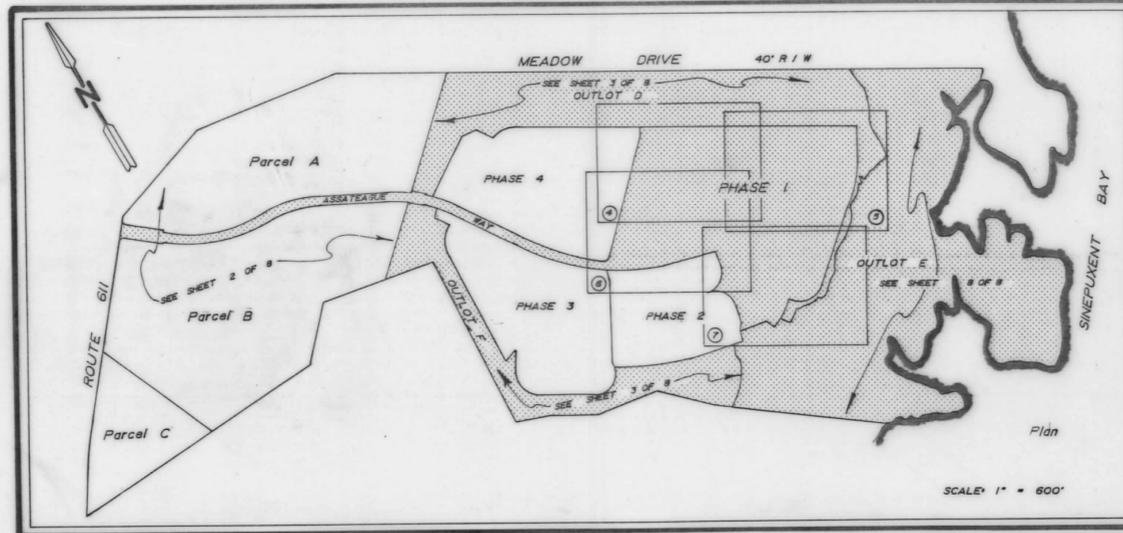
Subdivision Restrictions The Lots and Common Area of Phase I of Assateague Pointe Resort subdivision are subject to certain restrictive covenants and other provisions that are stated in the Declaration of Restrictions, Covenants, Easements, Equitable Servitudes, Charges, Assessments and Liens by Assateague Pointe, Inc., that is intended to be recorded among the Land Records of Worcester County, Maryland, after this plat.

Parcels A, B, and C As established by this Plat, these Parcels are not part of the Assateague Pointe Resort subdivision.

Assateague Way From its northwesterly terminus at MD. Route 611 to a point defined by a line connecting the southeasterly boundary of Parcels A and B (see sheet 2), this street is dedicated for the mutual and non-exclusive use of the owners and occupants of any of the land subdivided by this plat. Southeasterly of the point defined as aforesaid it is dedicated for the mutual and non-exclusive use of the owners and other property located southeasterly of that point.

Zoning Buffers Under the Worcester County Zoning Code, the portion of the property approved for a campground subdivision is subject to special buffers (100' & 300').

KEY MAP



GENERAL NOTES

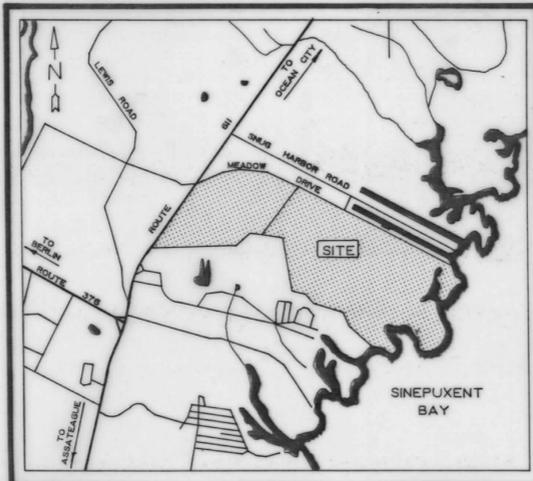
1. Deed Reference - 15/3 / 130
2. All lots are subject to the following utility / drainage easements,
 - a.) A 10' wide easement parallel to the rear lot line.
 - b.) A 3' wide easement parallel to the side lot lines.
 - c.) A 10' wide easement parallel to the road right-of-way.
3. Improvements installed on campsite lots are required to conform to the Worcester County Floodplain Management Law.
4. All campsites lot corners to be monumented with iron pipes.
5. No structures are to be erected in the 100' and 300' buffer area.
6. All roads shown in Phase I are intended to be common areas. No roads are being dedicated as public roads.
7. Total land area depicted = ± 182,455 acres:
Upland = ± 141,535 acres
Wetlands = ± 40,92 acres
8. Total Campground Subdivision = ± 126,996 acres:
Uplands = ± 87,986 acres
Wetlands = ± 39,030 acres
Phase 1 = ± 92,995 acres
Phase 2 = ± 7,880 acres
Phase 3 = ± 12,731 acres
Phase 4 = ± 13,390 acres
9. Parcels A & B are subject to a shared facilities agreement with the Worcester County Sanitary District dated, December 19, 1989 and recorded in RHO 1614 / 514, providing for the construction and operation of a sewerage treatment plant and a spray irrigation field that provide sewer service to the Campground Subdivision.

ZONING NOTES

- 1.) Board of Zoning Appeals Case No. 15859 on Oct. 8, 1987, granted a special exception pursuant to Section 1-202(c)(24) to permit a campground subdivision in an A-1 Agricultural District and granted a variance pursuant to Section 1-312(e)(2) to reduce the residential setback from 1000 feet to 300 feet.
- 2.) Board of Zoning Appeals Case No. 16561 on May 25 1988, granted a special exception pursuant to Section 1-201(c)(28) to permit a waste water treatment facility in an A-1 Zoning District.
- 3.) District A-1
- 4.) Zoning Code Setbacks: Min. Front Yard 10'
Min. Rear Yard 5'
Left Side Yard 7'
Right Side Yard 3'

PHASE I NOTES

- 1.) TOTAL NUMBER OF LOTS = 201
- 2.) TOTAL AREA OF ROADWAYS = ± 9.80 acres
- 3.) TOTAL LINEAR FEET OF ROADWAYS:
70' & 50' R/W = ± 3,792 LIN. FT.
40' ROAD R/W = ± 2,713 LIN. FT.
30' ROAD R/W = ± 3,922 LIN. FT.
- 4.) TOTAL AREA FOR OPEN SPACE = ± 68,236 ACRES
- 5.) TOTAL AREA FOR STORMWATER MANAGEMENT = ± 29,847 ACRES
- 6.) TOTAL AREA FOR RESIDENTIAL USE = ± 15,059 ACRES
- 7.) OUTLOT USE AND AREA:
OUTLOT A - RECREATION / OPEN SPACE & STORMWATER MANAGEMENT = ± 1.748 ACRES
OUTLOT B - RECREATION / OPEN SPACE & WATER TREATMENT PLANT = ± 0.970 ACRES
OUTLOT C - RECREATION / OPEN SPACE = ± 0.279 ACRES
OUTLOT D - RECREATION / OPEN SPACE & STORMWATER MANAGEMENT = ± 18.921 ACRES
OUTLOT E - RECREATION / OPEN SPACE = ± 37.140 ACRES
OUTLOT F - RECREATION / OPEN SPACE & STORMWATER MANAGEMENT = ± 9.179 ACRES



L. E. Bunting Surveys, Inc.
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BERLIN, MARYLAND 21811
301-641-3313

FILED
JUN 27 3 05 PM '90
RICHARD H. OUTTEN
GLK. CT. CT.
WOR. CO.

MJA CS4 2157-2838-1

