R.H.O. 131/38

R.H.O 131/38 ✓

FILED
NOV 21 3 05 PM '91
RICHARD H. COTTEN
CLK. CT. CT.
WOR. CO

OWNER'S CERTIFICATE

As legal owners of this property we approve of this subdivision and desire that it be recorded.
We hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1974), concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

W. Franklin Gunion 11/21/91
Owner Date

Mary C. Gunion 11/21/91
Owner Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Parcels 2A & 3A are approved for individual water supply and public sewerage systems in accordance with the County Comprehensive Water and Sewer Plan.

Richard H. Hall II 11/20/91
Approving Authority / Worcester County Date

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 10/14/91
L. E. Bunting, Jr. Date

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 meet as of the date of application for such permit.
A 5' wide strip of land along this subdivision is hereby offered for dedication to Worcester County for the future widening of Blue Marlin Drive. Acceptance of this offer may take place at any time by appropriate act of the County Commissioners. The County Commissioners are in no way required to accept such offer and the offer may not be withdrawn without the consent of the County Commissioners.

Carlton Cowan 11/21/91
Worcester County Planning Commission Date

SCALE 1" = 200'

HERRING CREEK

MARSH

± 700.0'

± 530.0'

S 66°07'22" E

N 72°57'06" E ± 390.0'

± 390'

N 86°00'00" E 165.00'

S 67°20'47" W ± 135.0'

870.00'

740.00'

PARCEL 4
THOMAS K. & MARSHA R. HOWARTH
1238 / 23

N 66°37'33" W

S 66°37'33" E

680.00'

S 66°07'22" E 400.00'

PARCEL 3

720.00'

670.00'

S 45°00'00 E

PARCEL 4

PARCEL 2A
± 37,975 acres

MARSH

N 21°30'00" W

S 30°00'00" E

720.00'

PARCEL 1
THOMAS K. & MARSHA R. HOWARTH
1238 / 23

PARCEL 2
EXISTING DWELLING

N 23°22'27" E 280.00'

410.00'

98'

312'

PARCEL 3A
87,360 sq. ft.
2.005 acres
SEE DETAIL A

S 66°37'33" E 312.00'

380.00'

N 66°37'33" W

S 66°37'33" E

595.50'

300'

280'

149.50'

570'

999.50'

S 23°22'27" W

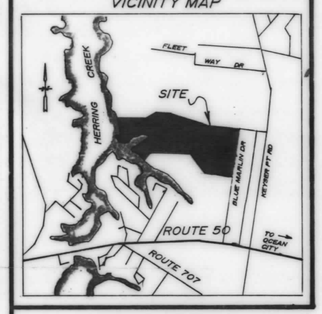
5' ROAD WIDENING EASEMENT (SEE REF. PLAT)

TO OCEAN CITY

U.S. ROUTE 50

BLUE MARLIN DRIVE 40' R/W

VICINITY MAP



SCALE 1" = 60'

PARCEL 2A

380.00'

410.00'

98'

N 23°22'27" E

280.00'

312.00'

100 YR. FLOOD PLAIN

312'

PARCEL 3A
(VACANT)

TOTAL UPLANDS = ± 1.05 acres

TOTAL NON-TIDAL WETLANDS = ± 0.95 acres

AREA ABOVE 100 YR. FLOOD PLAIN = ± 1.115 acres

N 66°37'33" W

S 66°37'33" E

S 66°37'33" E

proposed well

5' ROAD WIDENING EASEMENT (SEE REF. PLAT)

570'

280'

149.50'

S 23°22'27" W

999.50'

BLUE MARLIN DRIVE

DETAIL A

ORIGINAL PARCEL 2 = ± 23.39 acres
ORIGINAL PARCEL 3 = ± 16.59 acres

TOTAL AREA OF PARCEL 2A & PARCEL 3A = ± 39.980 acres

STATE OF MARYLAND
LATTON A. BUNTING JR.
No. 842
REGISTERED
PROPERTY LINE SURVEYOR

L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
301-641-3313

LEGEND

- DENOTES IRON PIPE, FOUND
- DENOTES IRON PIPE, TO BE SET
- DENOTES UNMARKED POINT
- DENOTES WETLANDS DELINEATION FLAGGING AS MARKED BY T. BAYSHORE & LOCATED 7 / 9 / 90 & 10 / 25 / 90 BY L. E. BUNTING SURVEYS, INC.
- DENOTES 6' ELEVATION CONTOUR (MEAN SEA LEVEL DATUM)
- DENOTES PROPERTY LINE TO BE ABANDONED

REFERENCE PLAT

" Subdivision of lands of Sea Isle Investments Limited Partnership Number Four. "

by Land Tech, Inc. 9 / 25 / 86

Platbook 108 / 66

DEED REFERENCE

1238 / 28

Wor. Co. Tax Map 26
Parcel 245

PROPERTY ZONED R-2

Min. Front Yard	25' (50' from ℄ of road)
Min. Rear Yard	30'
Min. Side Yard	8'
Total Side Yard	16'

OWNER

W. Franklin & Mary Gunion
1011 Blue Marlin Drive
Ocean City, MD 21842

PARCEL 2A & PARCEL 3A

REVISED AND REASSEMBLED PARCEL 2 AND PARCEL 3
LANDS OF
W. FRANKLIN & MARY C. GUNION
BLUE MARLIN DRIVE, WEST OCEAN CITY
TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

DATE 8 / 8 / 91 JOB NO. 2771 / 90
REVISED 9 / 6 / 91

MSA C80 2157-3365

Maryland State Archives