

R.H.O. 131/44

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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.

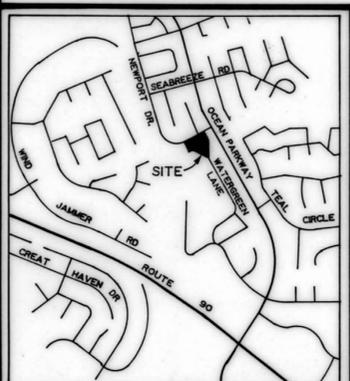
Any approval by the Worcester County Approving Authority of any sewer or water system or suitability therefore is based upon state and county standards existing as of the date of approval, such standards are subject to change and a building permit may be denied in the future in the event standards can not be met as of the date of application for such permit.

Carol Cummins 11/25/91  
Worcester County Planning Commission Date

NOTE:

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 240083 0025 A, DATED 2 / 15 / 79, THIS SUBDIVISION IS LOCATED IN ZONE A7 (ELEV. 6') AND ZONE B.

VICINITY MAP



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

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This resubdivision as shown on this plat is approved as being in conformance with the Worcester County Comprehensive Water and Sewer Plan providing for central water supply and central sewerage.

Richard S. Woods RS 11/25/91  
Approving Authority - Worcester County 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.

Ludwig W. Matthews 7/25/91  
Owner (Revised Lot 644A) Date

Jerry M. Mathiasen 7/25/91  
Owner Date

John R. Leland 7/23/91  
Owner (Revised Lot 645A) Date

SECTION 4, OCEAN PINES  
Parcel # 41  
Tax Map # 16

SECTION 1, OCEAN PINES  
Parcel # 38  
Tax Map # 16

ZONING DISTRICT R-3 & R-2  
Lot 140A, Section 1 is  
Zoned R-2.  
Front Yard 25'  
Side Yard 8'  
Rear Yard 15' from bulkhead

Lots 142A, 143A, 144A,  
Section 1 and Revised Lot 644A,  
Section 4 are Zoned R-3.  
Front Yard 25'  
Side Yard 6'  
Rear Yard 15' from bulkhead

Lot 141A, Section 1 and Revised  
Lot 645A, Section 4 are Zoned  
R-2 & R-3 divided.

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. 6/18/91  
Date



TABLE OF AREAS

Lot 644A, Section 4	= ± 27,944 sq. ft.
Revised Lot 644A	= ± 24,194 sq. ft.
Lot 645A, Section 4	= ± 29,243 sq. ft.
Revised Lot 645A	= ± 26,199 sq. ft.
Lot 140, Section 1	= ± 7,837 sq. ft.
Item F	= ± 995 sq. ft.
Total Lot 140A	= ± 8,832 sq. ft.
Lot 141, Section 1	= ± 8,972 sq. ft.
Item E	= ± 1,452 sq. ft.
Total Lot 141A	= ± 10,424 sq. ft.
Lot 142, Section 1	= ± 10,299 sq. ft.
Item D	= ± 597 sq. ft.
Item C	= ± 855 sq. ft.
Total Lot 142A	= ± 11,751 sq. ft.
Lot 143, Section 1	= ± 11,626 sq. ft.
Item B	= ± 1,447 sq. ft.
Total Lot 143A	= ± 13,073 sq. ft.
Lot 144, Section 1	= ± 12,399 sq. ft.
Item A	= ± 1,448 sq. ft.
Total Lot 144A	= ± 13,847 sq. ft.

REFERENCE PLAT:

- Ocean Pines, Section 4 by Prince William Eng. Co. Platbook FWH 11 / 54 et. seq.
- Ocean Pines, Section 1 By Prince William Eng. Co. Platbook FWH 8 / 20 et. seq.
- Lots 644A & 645A, Re-Subdivision of Lots 644 and 645, Section 4, Ocean Pines by L. E. Bunting, Jr. Platbook 91 / 61

REVISED LOT 644A & REVISED LOT 645A, SECTION 4  
LOTS 140A, 141A, 142A, 143A & 144A, SECTION 1  
RESUBDIVISION OF LOTS  
644A, 645A, SECTION 4 &  
LOTS 140, 141, 142, 143, 144, SECTION 1

OCEAN PINES  
THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 40'  
JOB NO.: 4255 / 91  
DATE: 3 / 25 / 91

SHEET 2 OF 2

USA 08U 2157-3268-2