R.H.O. 132/68

RHO 132/68 ✓

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. P.L.S. 142 — Date 4/23/92

STATE OF MARYLAND — LAYTON E. BUNTING JR. — No. 142 REGISTERED PROPERTY LINE SURVEYOR

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 (1974), concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

Kenneth R. Wilkinson — Date 3-11-92

Sally D. Wilkinson — Date 3/11/92

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

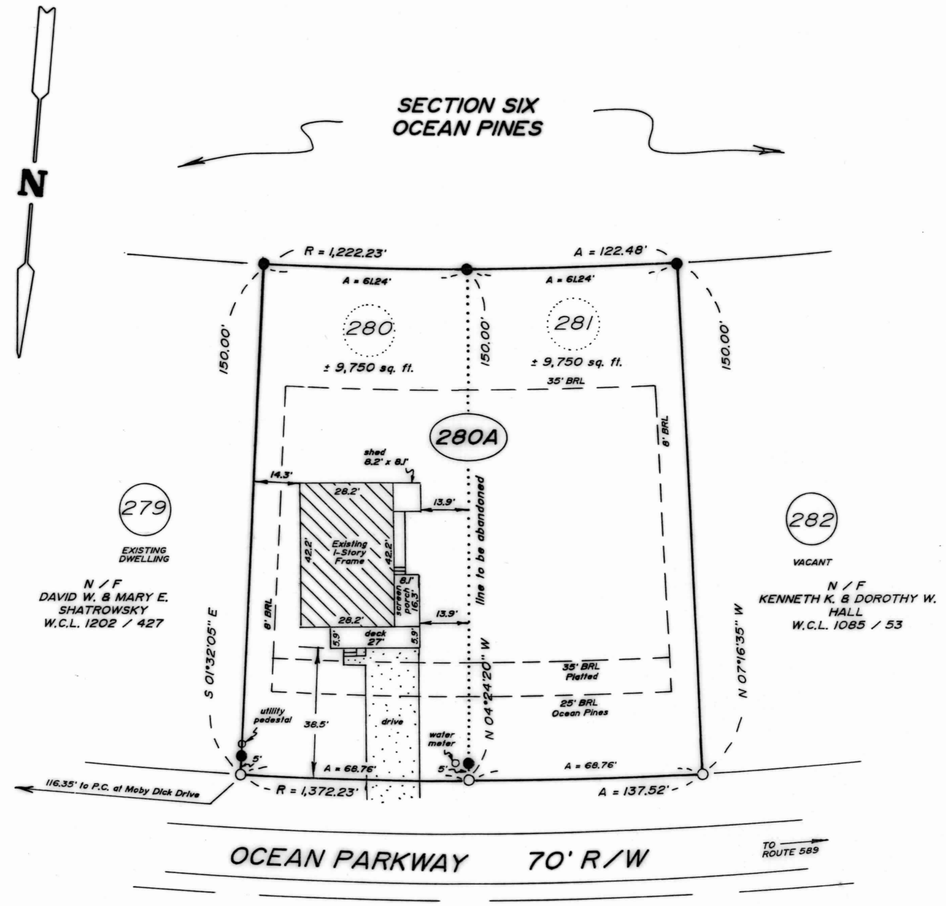
The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability or safety of any proposed use and shall create no liability upon the county, its officials or employees. Any approval by Worcester County Environmental Programs 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.

Worcester County Planning Commission — Date 5/8/92

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Lot 280A is approved for central water supply and sewerage systems in accordance with the County Comprehensive Water and Sewer Plan.

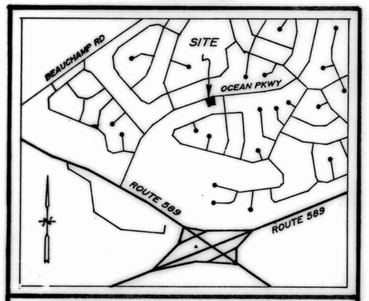
Approving Authority - Worcester County — Date 6/5/92



LOT AREA TABLE

GROSS AREA - LOT 280A	± 19,500 sq. ft.
BUILDABLE AREA - LOT 280A	± 10,305 sq. ft.

VICINITY MAP



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

20 10 0 5 10 15 20
GRAPHIC SCALE - IN FEET

REFERENCE PLAT

" Ocean Pines, Section 03 "
by Prince William Eng. Co.
Nov., 1968

FILED
MAY 13 10 52 AM '92
RICHARD H. DUTTEN
CLK. CT. CT.
WOR. CO.

PROPERTY ZONED R-2

Min. Front Yard	25' Ocean Pines
Min. Rear Yard	35'
Min. Side Yard	8'

NOTE :
B - 03-280A is situated in a C flood hazard zone as shown on F.I.R.M. map 240083 0025 A, dated 2/15/79.

DEED REFERENCE

Lot 280 - R.H.O. 1762 / 115
Lot 281 - R.H.O. 1792 / 100
Parcel 40
Wor. Co. Tax Map 16

OWNER / APPLICANT

Kenneth R. & Sally D. Wilkinson
2305 Joseph Drive
Clinton, MD. 20735

PROPERTY ADDRESS

82 Ocean Parkway, Ocean Pines
Berlin, MD. 21811

B - 03 - 280A

RESUBDIVISION OF OCEAN PINES B - 03 - 280, 281

OCEAN PARKWAY
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE 1" = 20' — DATE 4 / 20 / 92
JOB NO. 4090 / 92

MSA CSU 2157-3379

Maryland State Archives