

R#0 134/71

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WOR. CO.  
CLK. CT. OFF.  
RICHARD H. OUTTEN  
DEC 22 12 54 PM '92  
FILED



**SURVEYOR'S CERTIFICATION**  
I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-10B of the Real Property Article of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.  
*Madison J. Bunting, Jr.* 12/22/92  
Madison J. Bunting, Jr. Date  
License # 365

**OWNER'S CERTIFICATION**  
The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-10B of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.  
*N. Marlette, Inc.* 12/22/92  
N. Marlette, Inc. Date  
4566 Ocean Pines  
Berlin, Maryland 21811

**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, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.  
Any approval by the Department of the Environment 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 current standards cannot be met as of the date of approval for such permit. The approval shown hereon is not sufficient approval for a building permit.  
Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.  
The following listed Road is hereby offered for dedication to the Worcester County Commissioners. 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. The offer may not be withdrawn without the consent of the County Commissioners.  
I, Pine Cone Way  
*Carol Curran* 12/22/92  
Chairman - Worcester County Planning Commission Date

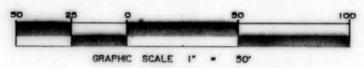
**WORCESTER COUNTY SANITARY COMMISSION**  
The water and/or sewer facilities have been constructed in substantial compliance with the Maryland Department of the Environment Construction Permits and shall be accepted for ownership and maintenance by the Worcester County Sanitary Commission upon recording of the final plat.  
*James S. Caldwell* 12/22/92  
District Engineer, Wor. Co. Sanitary Comm. Date

- SITE DATA**
1. Minimum Lot Size = 6,000 sq. ft.
  2. Total Area = ± 4,577 acres
  3. Total Lot Area = ± 4.165 acres
  4. Total Non-Tidal Wetlands = ± 0.587 acres
  5. Total Tidal Wetlands = ± 0.977 acres
  6. Total Right-of-Way Area = ± 0.412 acres
  7. Open Space Required = 7,000 sq. ft.  
Provided: Outlot A = 3,625 sq. ft.  
3,500 sq. ft. wetlands  
125 sq. ft. uplands  
Outlot B = 3,375 sq. ft.
  8. Total linear feet of Pine Cone Way = 278.32 sq. ft.

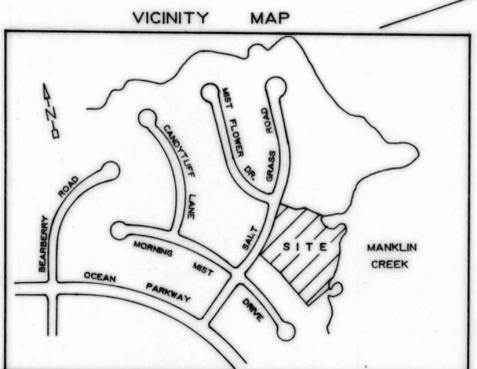
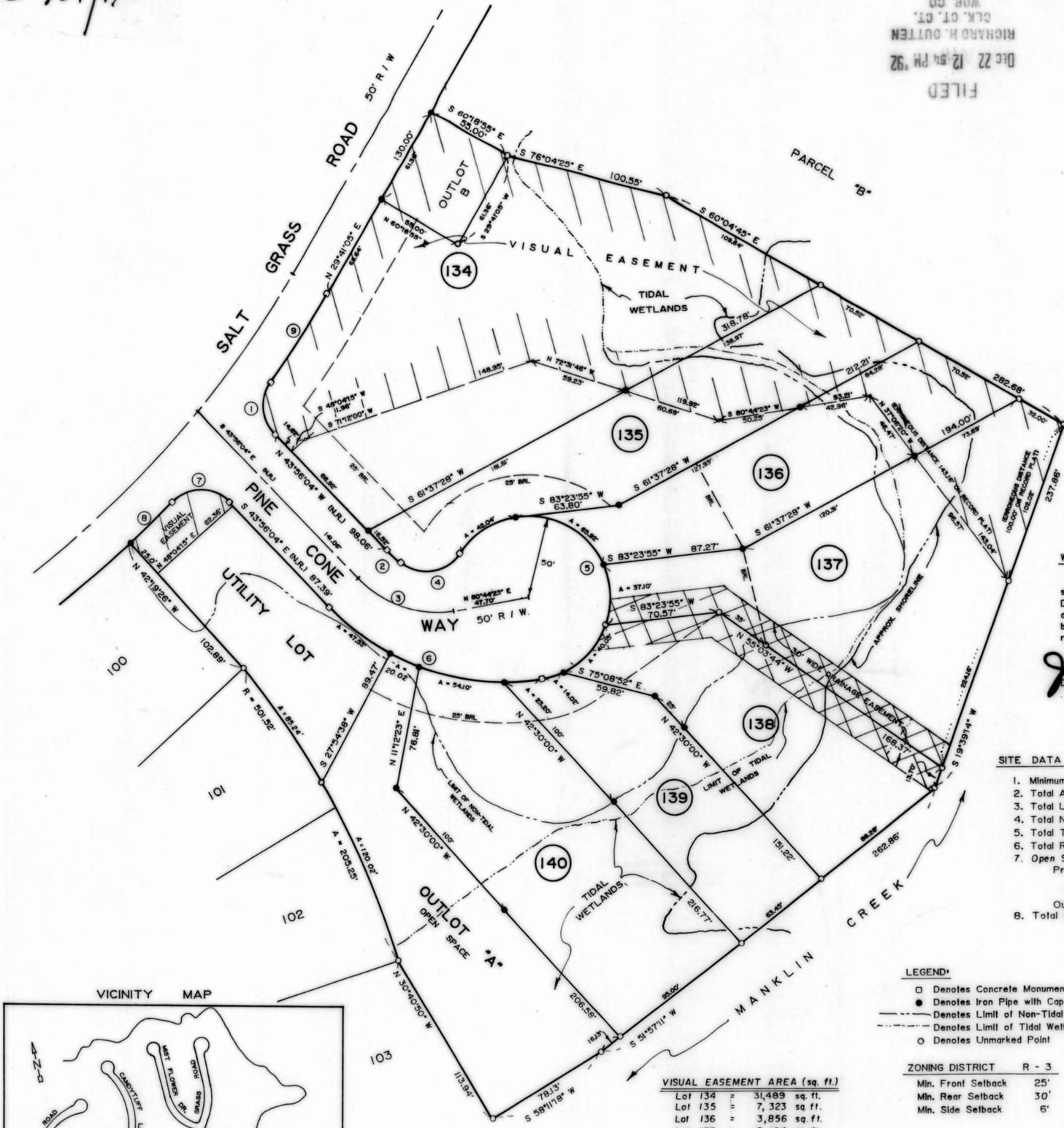
**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**  
This subdivision shown hereon is approved as being in conformance with Worcester County Comprehensive Water and Sewer Plan providing for central water supply and central sewage.  
*Richard J. Wells, RS* 12/22/92  
Worcester County Approving Authority Date

- NOTES:**
1. All lot lines from the right-of-way line to the rear lot line is the center of a 10' Utility Easement. The 25' adjacent to all street right-of-ways is reserved for the same purpose.
  2. This subdivision is situated within Flood Hazard Zone A-7, as shown on FIRM MAP # 240083-0025-A, dated 2 / 15 / 79, based upon el. 6.0 Mean Sea Level Datum.
  3. Any structures erected in Non-Tidal Wetlands shall be on pilings driven in place with no concrete footings.
  4. Vehicular access to Salt Grass Road via Pine Cone Way only.
  5. Tax Map # 21, Parcel # 239.
  6. Non-Tidal Wetlands line as shown hereon is as protracted from plat prepared by John B. Gary, Surveys, Inc.
  7. Minimum First Floor Elevation:  
Lots 134, 135, 136 = 8.24' M.S.L. or 9.81' M.L.W.  
Lots 137, 138, 139, 140 = 7.14 M.S.L. or 8.71 M.L.W.

PLAT OF RESUBDIVISION OF PARCELS  
C & D, SECTION 15A - OCEAN PINES  
**SALT GRASS COVE**  
THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND



MSA CSU 2157-3565-1



**MADISON J. BUNTING, JR.**  
SURVEYOR, INC.  
11623 BACK CREEK ROAD  
BISHOPVILLE, MARYLAND 21813  
(410) 352-5718  
SCALE: 1" = 50' DATE: 12 \ 7 \ 92  
DRAWN BY: K.H. JOB NO.: 0076 \ 92

**VISUAL EASEMENT AREA (sq. ft.)**

Lot 134	=	31,489	sq. ft.
Lot 135	=	7,323	sq. ft.
Lot 136	=	3,856	sq. ft.
Lot 137	=	5,124	sq. ft.
Utility Lot	=	1,477	sq. ft.
Outlot B	=	3,375	sq. ft.

**LOT AREAS (sq. ft.) ±**

Lot	Land	Non-Tidal Wetlands	Tidal Wetlands	Water	Total
134	29,174	475	10,164	800	40,613
135	12,662	412	575	3,784	17,433
136	9,283	375	3,180	1,570	14,408
137	9,491	2,050	2,500	12,631	26,872
138	4,350	3,290	2,230	6,094	15,964
139	4,630	1,100	2,580	3,739	12,049
140	6,100	4,030	11,222	675	22,027
Outlot A	125	7,102	10,100	—	17,327
Utility Lot	4,634	6,725	—	—	11,359
Outlot B	3,375	—	—	—	3,375

**ZONING DISTRICT R - 3**

Min. Front Setback	25'
Min. Rear Setback	30'
Min. Side Setback	6'

**CURVE DATA TABLE**

No.	Delta	Radius	Arc	Tan.	Chord	Bearing - Dist.
1	79°29'15"	25.00'	34.68'	20.79'	N 04°11'27" W - 31.97'	
2	07°08'00"	100.00'	12.45'	6.23'	N 47°30'04" W - 12.44'	
3	55°19'33"	67.00'	64.70'	35.12'	S 71°35'50" E - 62.21'	
4	96°23'01"	25.00'	42.06'	27.95'	S 80°44'25" W - 37.27'	
5	228°11'28"	50.00'	199.13'	—	—	
6	55°19'31"	150.00'	144.84'	78.63'	N 71°35'55" W - 139.28'	
7	91°40'08"	25.00'	40.00'	25.74'	N 89°46'08" W - 35.87'	
8	03°16'46"	627.20'	35.90'	17.95'	S 46°02'08" W - 35.89'	
9	05°52'07"	627.20'	64.24'	32.15'	N 32°37'08" E - 64.21'	