RHO 135/47

RHO 135/47 ✓

REC FEE 7.50
MISC FEE 7.50
TOTL 15.00
PHACKEK 15.00
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ASSATEAGUE POINTE RESORT

PHASE 3

TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

JOB NO.: 3665 / 90
DATE: 8 / 25 / 92

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

STATE OF MARYLAND — LEGION & JUSTICE — No. 142 — REGISTERED PROPERTY LINE SURVEYOR

SPECIAL NOTES:

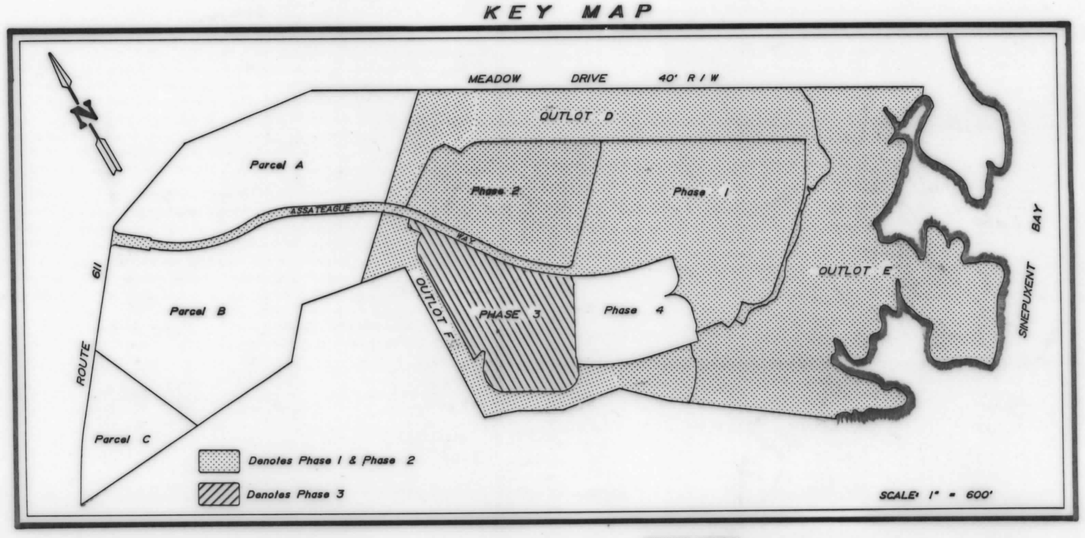
Subdivision Restrictions The Lots and Common Areas of Phase 3 Assateague Pointe Resort subdivision are subject to certain restrictive covenants and other provisions that are stated in the Declaration of Restrictions, Covenants, Easements, Equitable Servitudes, Charges, Assessments and Liens by Assateague Pointe, Inc., that is recorded among the Land Records of Worcester County, Maryland in Liber R.H.O. 1678, Folio 47, as amended by First Amendment and recorded in the Worcester County Land Records in Liber R.H.O. 1689, Folio 307.

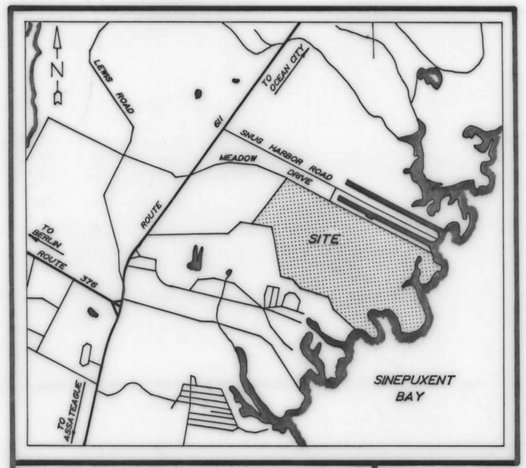
Assateague Way From its northwesterly terminus at MD. Route 611 to a point defined by a line connecting the southeasterly boundary of Parcels A and B (see sheet 2, Phase 1) is dedicated for the mutual and non-exclusive use of the owners and occupants of any of the land subdivided by this plat. Southeasterly 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').

Parcels A, B and C These Parcels are not part of the Assateague Pointe Resort subdivision.

KEY MAP





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

GENERAL NOTES:

1. Deed Reference: Part of 1513 / 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 line.
   c.) A 10' wide easemet parallel to the road right-of-way.
3. Improvments installed on campsite lots are required to conform to the Worcester County Floodplain Management Law.
4. All campsite lot corners to be moumented with iron pipes.
5. No structures are to be erected in the 100' and 300' buffer area.
6. All roads shown in Phase 3 are intended to be common areas. No roads are being dedicated as public roads.
7. Total land area depicted in Phase 3 = ± 13.130 acres (all upland area)
8. Parcels A & B as shown on Phase I plats of Assateague Pointe Resort, are subject to a shared facilities agreement with the Worcester County Sanitary District dated June 26, 1990 and recorded in RHO 1659 / 10 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(a)(2) to reduce the residential setback from 1000 feet to 300'.

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 3 NOTES:

1. TOTAL NUMBER OF LOTS = 122
2. TOTAL AREA OF ROADWAYS = ± 3.024 ACRES
3. TOTAL LINEAR FEET OF ROADWAYS:
   40' ROAD R/W = ± 1,717 FEET
   30' ROAD R/W = ± 1,989 FEET
4. TOTAL AREA FOR RESIDENTIAL USE = ± 9.037 ACRES

CERTIFICATIONS

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 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.

L. E. Bunting, Jr. 3/22/93
L. E. Bunting, Jr., P.L.S. # 142 Date

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 3-108 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.

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.

4/6/93
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.

Charles D. Hall 4/15/93
Worcester County Planning Commission Date

ENVIRONMENTAL PROGRAMS

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.

Richard L. Wells RS 4/13/93
Worcester County Approving Authority Date

MSA CS4 2157-3638-1

Sheet 1 of 3

Maryland State Archives