

RHO 136/22

R.H.O. 136/22

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. 11/4/92
L. E. Bunting, Jr. 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 (1974), concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with.

Paul C. Ewell 11-4-92
Paul C. Ewell, President, Saddle Creek, Inc. Date

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

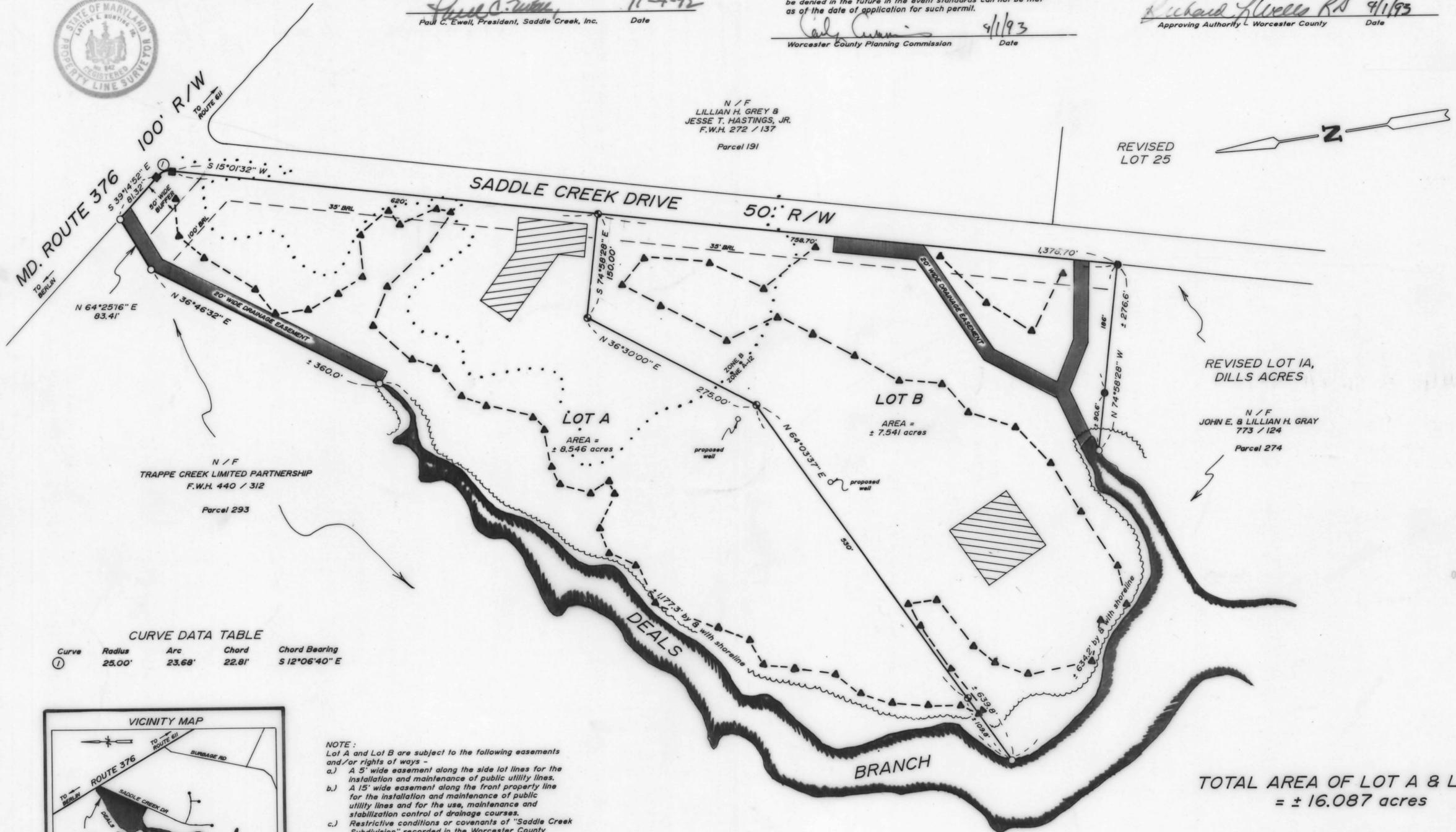
The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability or safety of any proposed use and shall create no liability upon the county, its officials or 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 met as of the date of application for such permit.

Carol 9/1/93
Worcester County Planning Commission Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

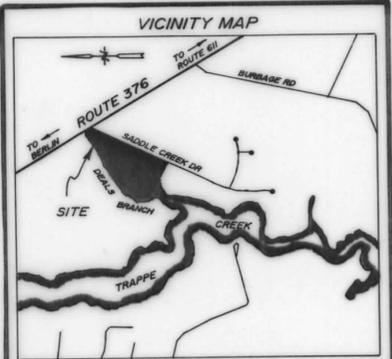
Lot A & Lot B are approved for interim individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each building unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, rights of ways, and other such permanent physical objects, shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available.

Richard H. Wells 9/1/93
Approving Authority, Worcester County Date



CURVE DATA TABLE

Curve	Radius	Arc	Chord	Chord Bearing
①	25.00'	23.68'	22.81'	S 12°06'40" E



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

NOTE:
Lot A and Lot B are subject to the following easements and/or rights of ways -
a.) A 5' wide easement along the side lot lines for the installation and maintenance of public utility lines.
b.) A 15' wide easement along the front property line for the installation and maintenance of public utility lines and for the use, maintenance and stabilization control of drainage courses.
c.) Restrictive conditions or covenants of "Saddle Creek Subdivision" recorded in the Worcester County Land Records in Liber 1620, folio 563 and Liber 1620, folio 575.

- LEGEND**
- DENOTES CONCRETE MONUMENT, FOUND
 - DENOTES IRON PIPE, FOUND
 - DENOTES IRON PIPE, TO BE SET
 - DENOTES UNMARKED POINT
 - ▨ DENOTES 10,000 SQ. FT. SEPTIC RESERVE
 - DENOTES FLOOD HAZARD ZONE LINE AS SHOWN ON FIRM MAP 240083 0100, DATED 6-15-83 (EL 7.0')
 - ~~~~~ DENOTES WOODS LINE & MARSH LINE

- PLAT REFERENCE**
- 1.) "Saddle Creek" by L. E. Bunting Surveys, Inc. 12 / 12 / 89 R.H.O. 124 / 54
 - 2.) "Revised Lot 25, Saddle Creek & Revised Lot 1A, Dills Acres." by L. E. Bunting Surveys, Inc. 10 / 17 / 90
- ▲ DENOTES WETLANDS DELINEATION FLAGGED BY RON GATTON AND LOCATED BY L. E. BUNTING SURVEYS, INC. ON 12-27-89.

- DEED REFERENCE**
- R.H.O. 1620 / 560
R.H.O. 1569 / 196
Parcel 344
Wor. Co. Tax Map 33
RICHARD H. GUTTEN
GLK. CT. 01
JUN 29 10 30 AM '93

PROPERTY ZONED R-1

Min. Front Yard 35'
Min. Rear Yard 50'
Min. Side Yard 15'

OWNER

Saddle Creek, Inc.
P.O. Box 600
Ocean City, MD. 21842

LOT A & LOT B

SUBDIVISION OF
16.09 ACRE PARCEL
LANDS OF
SADDLE CREEK, INC.

MD. ROUTE 376 & SADDLE CREEK DRIVE
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE 1" = 100' DATE 2 / 8 / 91
JOB NO. 3447 / 91

RISC FEE 2.50
REC FEE 2.50
TOTAL 5.00
9334CKEK 5.00
02 01993 6-29A10:38



MSA CSU 2157-3681

FILED