

R.H.O. 137/16

RHO 137/16



**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.

*Madison J. Bunting, Jr.* 10/2/93  
Date  
Madison J. Bunting, Jr.  
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 3-108 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.

*Steen Associates, Inc.* 10/2/93  
Date  
Steen Associates, Inc. (owner of lots 139 & 140)  
4566 Ocean Pines  
Berlin, Maryland 21811

*Kenneth F. Arni Lisa M. Arni* 10/2/93  
Date  
Kenneth F. Arni (owner of lot 138)  
Lisa M. Arni  
103 Lees Bridge Road  
Nottingham, Penn., 19362

**WORCESTER COUNTY PLANNING 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 application 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.

*Carol Curran* 10/12/93  
Date  
Approving Authority - Worcester County

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

Lots 138, 139 & 140, 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 A. Walker* 10/6/93  
Date  
Approving Authority - Worcester County

**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.

*J.S. Caldwell* 10/6/93  
Date  
District Engineer, Wor. Co. Sanitary Comm.

MISC FEE 2.00  
REC FEE 1.00  
TOTAL 3.00  
3345CCKK 3.00  
01 01993 10-14 P2157

**REVISED AND RE-ASSEMBLED**

LOTS 138, 139 & 140

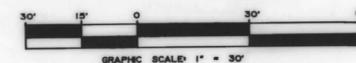
INTO

LOTS 138A, 139A & 140A

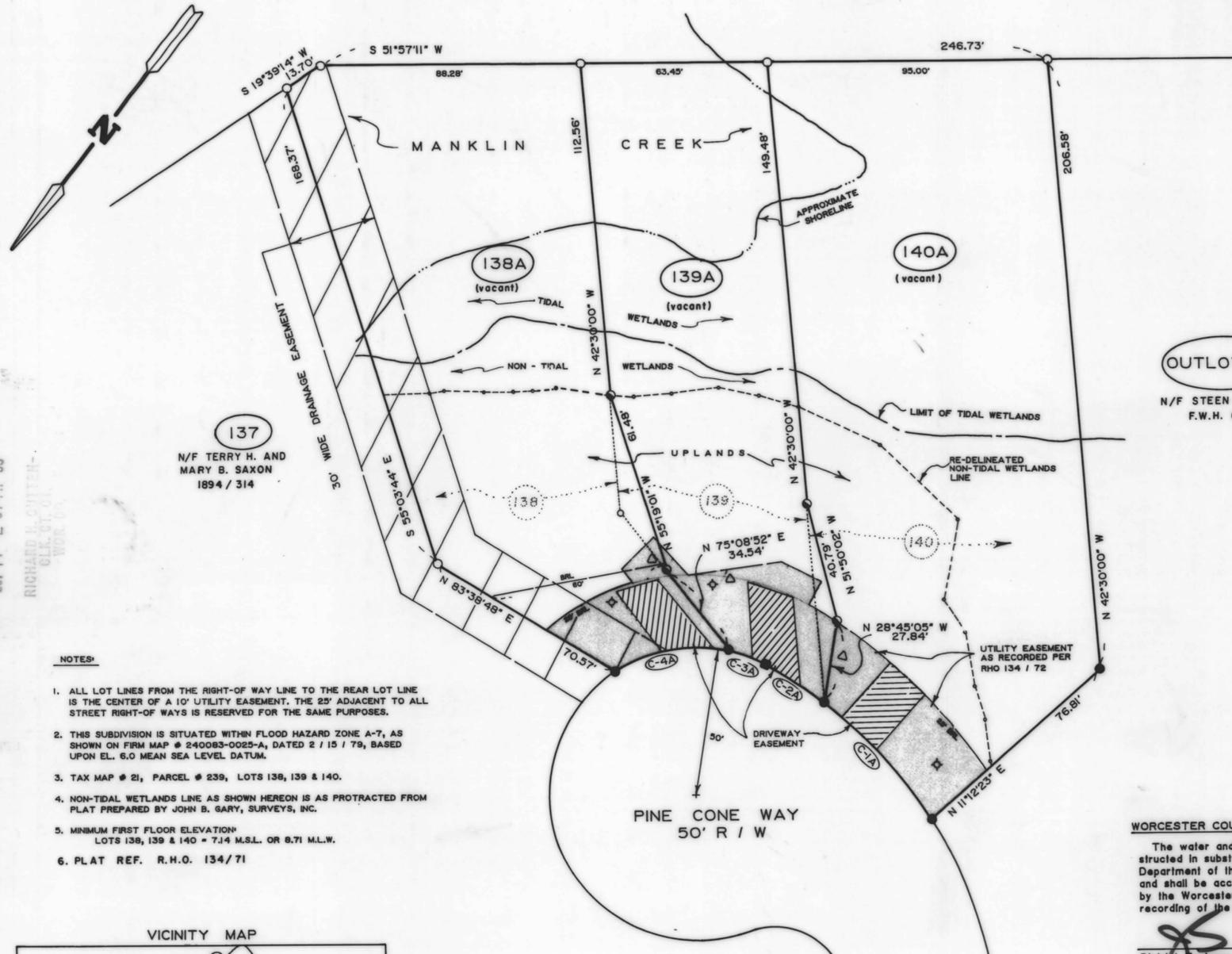
PLAT OF RESUBDIVISION OF PARCELS  
C & D, SECTION 15A - OCEAN PINES

**SALT GRASS COVE**

THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND



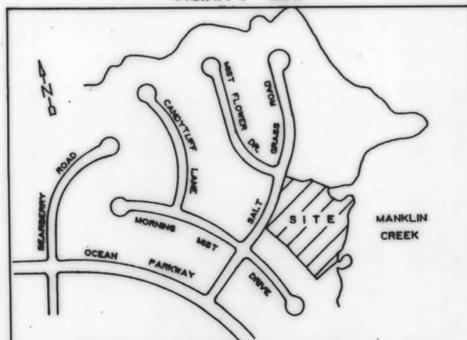
MSA GSU 2157-5031



**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 PURPOSES.
- 2. THIS SUBDIVISION IS SITUATED WITHIN FLOOD HAZARD ZONE A-7, AS SHOWN ON FIRM MAP # 2400B3-0025-A, DATED 2 / 15 / 79, BASED UPON EL. 6.0 MEAN SEA LEVEL DATUM.
- 3. TAX MAP # 21, PARCEL # 239, LOTS 138, 139 & 140.
- 4. NON-TIDAL WETLANDS LINE AS SHOWN HEREON IS AS PROTRACTED FROM PLAT PREPARED BY JOHN B. GARY, SURVEYS, INC.
- 5. MINIMUM FIRST FLOOR ELEVATION: LOTS 138, 139 & 140 = 7.14 M.S.L. OR 8.71 M.L.W.
- 6. PLAT REF. R.H.O. 134/71

**VICINITY MAP**



MADISON J. BUNTING, JR.  
SURVEYOR, INC.

11623 BACK CREEK ROAD  
BISHOPVILLE, MARYLAND 21813  
(410) 641-5718

SCALE: 1" = 30' DATE: 9/9/93  
DRAWN BY: K.R.H. JOB NO.: 76192

**CURVE DATA TABLE**

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C-1A	20°39'52"	150.00'	54.10'	S 80°04'00" E	53.81'
C-2A	08°51'39"	150.00'	23.20'	N 85°09'38" E	23.17'
C-3A	16°03'54"	50.00'	14.02'	N 72°42'26" E	13.97'
C-4A	45°53'43"	50.00'	40.05'	N 41°43'37" E	38.99'

**LOT AREAS (SQ. FT.)**

Lot	Land Area	Wetlands		Water Area	Total Area
		Non-Tidal	Tidal		
138A	6,428	1,475	2,230	6,094	16,227
139A	4,982	707	2,580	3,739	12,008
140A	5,175	4,732	11,222	675	21,804

**LEGEND:**

- DENOTES CONCRETE MONUMENT, FOUND
- DENOTES IRON PIPE, FOUND
- DENOTES IRON PIPE, SET
- DENOTES LIMIT OF NON-TIDAL WETLANDS
- - - DENOTES LIMIT OF TIDAL WETLANDS
- DENOTES UNMARKED POINT
- ..... DENOTES FORMER LOT LINE NOW ABANDONED
- 139 DENOTES FORMER LOT NUMBER
- ◇ DENOTES WATER METER
- △ DENOTES SEWER CONNECT

ZONING DISTRICT: R-3  
MIN. FRONT SETBACK 25'  
MIN. REAR SETBACK 30'  
MIN. SIDE SETBACK 6'

**OWNERS:**

STEEN ASSOCIATES, INC.  
LOTS 139 & 140  
DEED REF. FWH 642 / 45  
RHO 1740 / 355

KENNETH F. & LISA M. ARNI  
LOT 138  
DEED REF. RHO 1945 / 148

