

RHO 137/42

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.

Calvin Cummings 12/8/93
Worcester County Planning Commission Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This resubdivision as shown on this plat is approved as being in conformance with the Worcester County Comprehensive Water and Sewer Plan providing for central water supply and central sewerage.

Richard H. Dutton 12/7/93
Approving Authority, Worcester County Date

NOTE:

- 1) Based upon the Federal Emergency Management Agency Map No. 240083 0025 A, dated 2 / 15 / 79, this subdivision is located in zone A7 (elev. 6') and zone B.
- 2) The purpose of this plat is to extend the side property lines, thusly relocating the rear property line, of Ocean Pines Section One - Lots 132 thru 140A approximately 20 feet from the presently platted position. Item G thru Item O, being conveyed from Ocean Pines Sections 4 and 5, are to be incorporated with and made a part of Lots 140B thru 132A respectively. These items are not being approved as separate tracts of property.

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.

Doris L. Lloyd 12/6/93
Ocean Pines Association, Inc. Date
President, Doris L. Lloyd

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.

J. E. Bunting 12/2/93
L. E. Bunting, Jr., P.L.S. # 142 Date



TABLE OF AREAS

Lot 140A, Section 1	= ± 8,832 sq. ft.
Item G	= ± 472 sq. ft.
Total Lot 140B	= ± 9,304 sq. ft.
Lot 139, Section 1	= ± 8,085 sq. ft.
Item H	= ± 1,419 sq. ft.
Total Lot 139A	= ± 9,504 sq. ft.
Lot 138, Section 1	= ± 11,231 sq. ft.
Item I	= ± 2,051 sq. ft.
Total Lot 138A	= ± 13,282 sq. ft.
Lot 137, Section 1	= ± 8,316 sq. ft.
Item J	= ± 1,793 sq. ft.
Total Lot 137A	= ± 10,109 sq. ft.
Lot 136, Section 1	= ± 8,071 sq. ft.
Item K	= ± 1,768 sq. ft.
Total Lot 136A	= ± 9,839 sq. ft.
Lot 135, Section 1	= ± 8,620 sq. ft.
Item L	= ± 1,809 sq. ft.
Total Lot 135A	= ± 10,429 sq. ft.
Lot 134, Section 1	= ± 8,487 sq. ft.
Item M	= ± 1,794 sq. ft.
Total Lot 134A	= ± 10,281 sq. ft.
Lot 133, Section 1	= ± 10,308 sq. ft.
Item N	= ± 1,895 sq. ft.
Total Lot 133A	= ± 12,203 sq. ft.
Lot 132, Section 1	= ± 11,098 sq. ft.
Item O	= ± 423 sq. ft.
Total Lot 132A	= ± 11,481 sq. ft.

REFERENCE PLATS:

1. Ocean Pines, Section One by Prince William Eng. Co. Platbook: FWH 8 / 20 et. seq.
2. Ocean Pines, Section 4 by Prince William Eng. Co. Platbook: FWH 11 / 54 et. seq.
3. Ocean Pines, Section 5 by Prince William Eng. Co. Platbook: FWH 12 / 3 et. seq.
4. Revised Lot 644A & Revised Lot 645A, Section 4 Lots 140A, 141A, 141A, 142A, 143A & 144A, Section 1 Resubdivision of Lots 644A, 645A, Section 4 & Lots 140, 141, 142, 143, 144, Section 1, Ocean Pines, by L. E. Bunting Survey, Inc. Platbook: RHO 131 / 43 - 44

ZONING DISTRICT: R-2

Lot 140B, 139A - 132A
Section 1,
Front 35' (Wor. Co.) (25' Ocean Pines)
Side 8'
Rear 15' from bulkhead

MISC FEE	5.00
REC FEE	5.00
TOTL	10.00
3874CCKK	10.00
01 01993 12-09 A8:26	

OWNER ADDRESS:

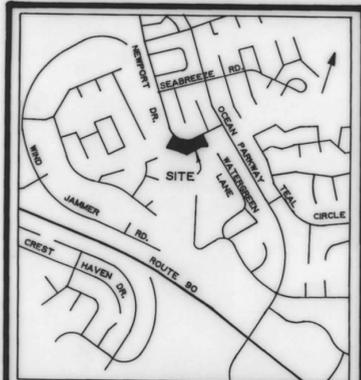
OCEAN PINES ASSOCIATION, INC.
2700 OCEAN PINES
BERLIN, MARYLAND 21811

SECTION 1, OCEAN PINES
PARCEL # 38
TAX MAP # 16

SECTION 4, OCEAN PINES
PARCEL # 41
TAX MAP # 16

SECTION 5, OCEAN PINES
PARCEL # 42
TAX MAP # 16

VICINITY MAP



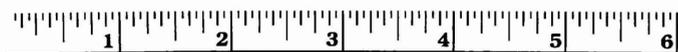
L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

OCEAN PINES

LOTS 140B, 139A, 138A, 137A, 136A, 135A, 134A, 133A, 132A, SECTION ONE
RESUBDIVISION OF LOTS 140A,
139, 138, 137, 136, 135, 134, 133, 132, SECTION ONE

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 40'
JOB NO.: 4906 / 93
DATE: 7 / 26 / 93
REVISED: 8 / 24 / 93

MSA CBU 2157-5043-1



FILED
Dec 9 8 27 AM '93
RICHARD H. DUTTON -
CLIC. CT. CL.
WOR.