

R.H.D. 138/25

MAYOR AND CITY COUNCIL OCEAN CITY
WORCESTER COUNTY, MARYLAND

BY *Richard M. Moran* 4-7-94
MAYOR OCEAN CITY MARYLAND DATE

BY *Richard M. Moran* 4-8-94
PRESIDENT OCEAN CITY COUNCIL DATE

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE AT THE OFFICE OF THE UNDERSIGNED

BY *S. Shinn Smith* 4/7/94
ZONING ADMINISTRATOR OCEAN CITY MD. DATE

WORCESTER CO 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 AND SEWERAGE.

BY *Richard M. Moran* 4/13/94
AUTHORIZED AGENT DATE

GENERAL NOTES:

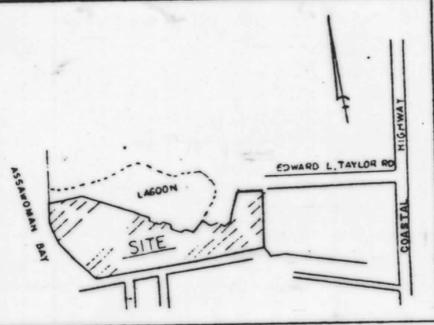
1. MINIMUM BUILDING SETBACK LINES
FRONT 10'

2. ZONING R-2

LEGEND:

- ▲ P.K. NAIL AND CAP SET
- REBAR AND CAP SET
- ✕ CROSS CUT IN CONCRETE

NO	Δ	RAD	LEN	TAN	CHORD
1	10° 27' 52"	171.52'	31.33'	15.71'	N54° 32' 02" E 31.29'
2	39° 31' 36"	485.21'	31.73'	174.34'	S29° 32' 16" E 328.13'
3	87° 01' 50"	25.00'	37.97'	27.74'	N52° 17' 23" E 34.43'
4	35° 31' 36"	435.21'	300.24'	156.37'	N29° 32' 16" E 294.32'
5	41° 14' 01"	121.52'	87.45'	45.72'	S69° 55' 05" W 85.58'
6	25° 09' 51"	167.04'	73.36'	37.28'	N76° 53' 00" W 72.78'
7	90° 00' 00"	25.00'	39.27'	25.00'	N19° 18' 04" W 35.36'
8	41° 05' 08"	98.12'	70.36'	36.77'	N05° 09' 22" E 68.86'
9	05° 10' 05"	108.98'	9.83'	4.92'	N28° 18' 16" E 9.83'
10	90° 00' 00"	25.00'	39.27'	25.00'	N70° 41' 56" E 35.36'
11	25° 09' 51"	217.04'	95.32'	48.44'	S76° 53' 00" E 94.56'
12	30° 46' 09"	171.52'	92.11'	47.19'	N75° 09' 01" E 91.01'



VICINITY MAP
NO SCALE

SURVEYORS CERTIFICATE:

I, WILLIAM M. RAY, MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO 516, HEREBY CERTIFIES THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974 EDITION) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO, AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



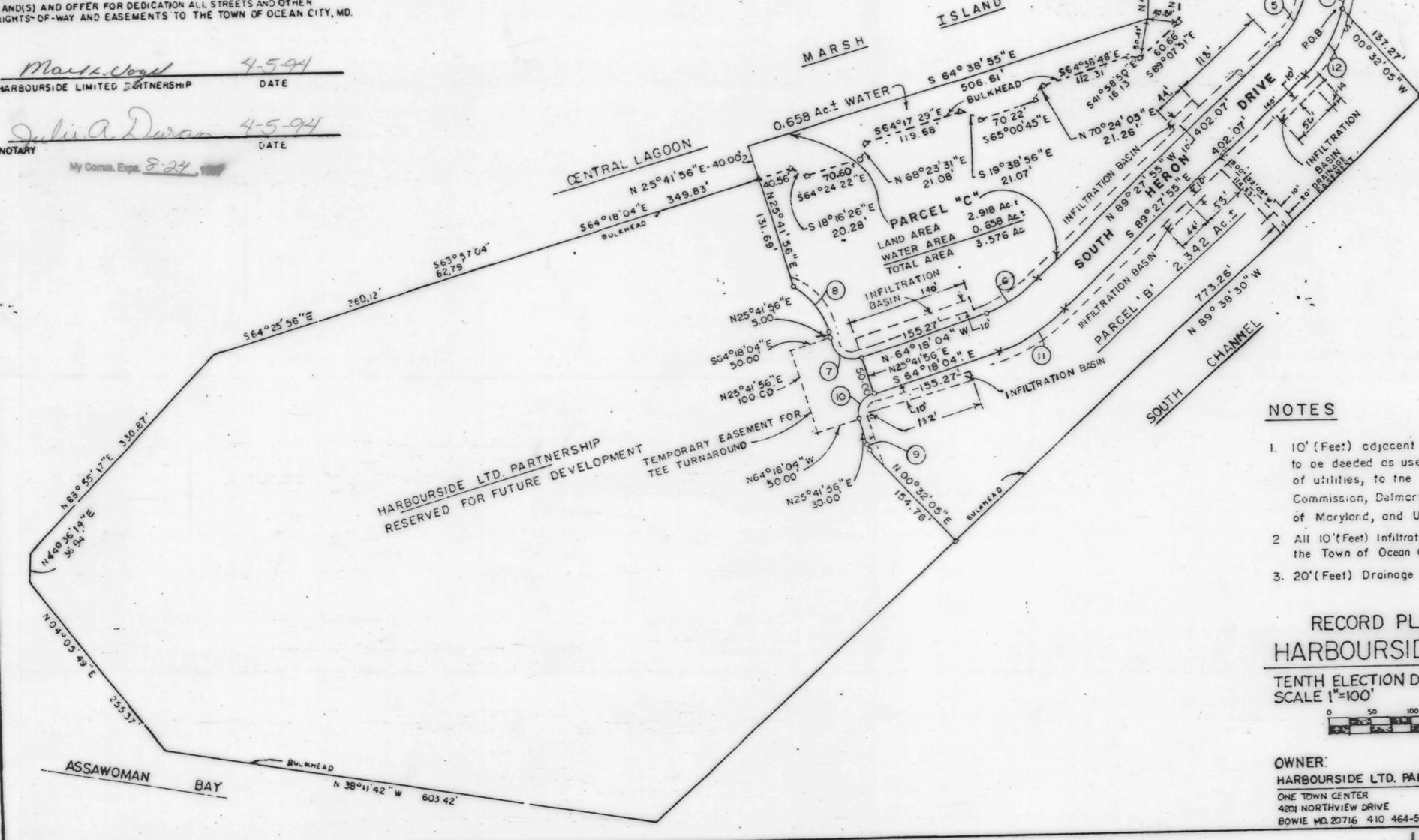
William Michael Ray 3/14/94
WILLIAM MICHAEL RAY PLS # 516

OWNERS CERTIFICATE:

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREBY CERTIFY IS A SUBDIVISION OF THE LANDS OWNED BY (ME) US BY DEEDS RECORDED AT LIBER 1514 AT FOLIOS 1, 11 & 17 AND HEREBY AGREE AND AUTHORIZE TO THE SUBDIVISION OF SAID LAND(S) AND OFFER FOR DEDICATION ALL STREETS AND OTHER RIGHTS-OF-WAY AND EASEMENTS TO THE TOWN OF OCEAN CITY, MD.

Martha Boyd 4-5-94
HARBOURSIDE LIMITED PARTNERSHIP DATE

Julia A. Duran 4-5-94
NOTARY My Comm. Exps. 8-24-1997 DATE



HARBOUR CLUB CONDOMINIUM
PARCEL "A"
LAND AREA = 5.40 Ac.±
WATER AREA = 0.32 Ac.±
TOTAL AREA = 5.72 Ac.±

PARCEL "C"
LAND AREA 2.918 Ac.±
WATER AREA 0.658 Ac.±
TOTAL AREA 3.576 Ac.±

HARBOURSIDE LTD. PARTNERSHIP
RESERVED FOR FUTURE DEVELOPMENT
TEMPORARY EASEMENT FOR TEE TURNAROUND

REC FEE 2.50
RISC FEE 2.50
TOTAL 5.00
1402CKEK 5.00
04-01994 3-01 12-98

NOTES

- 10' (Feet) adjacent to all right of ways shall be an easement, to be deeded as use in common for the maintenance and installation of utilities, to the Town of Ocean City, Worcester County Sanitary Commission, Delmarva Power and Light Co., C & P Telephone Co. of Maryland, and United Cable Television.
- All 10' (Feet) Infiltration Basin Areas shall be easements, to be deeded to the Town of Ocean City.
- 20' (Feet) Drainage Easement, to be deeded to the Town of Ocean City.

FILED 3/1/94

RECORD PLAT FOR PARCEL B AND C
HARBOURSIDE at HERON HARBOUR

TENTH ELECTION DISTRICT OCEAN CITY, MD.
SCALE 1"=100' DATE: MAR. 17, 1993



OWNER:
HARBOURSIDE LTD. PARTNERSHIP
ONE TOWN CENTER
4201 NORTHVIEW DRIVE
BOWIE MD. 20716 410 464-5511

ENGINEER:
Balfors & Associates, Inc.

REVISIONS:
REVISED MAY 4, 1993
REVISED MAY 17, 1993
REVISED MAY 26, 1993
REVISED JULY 15, 1993
REVISED NOV. 19, 1993
REVISED DEC. 13, 1993
REVISED DEC. 21, 1993
REVISED DEC. 21, 1993

MSA CSU 2157-5063

