RHO 135/35

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., P.L.S. # 142 — Date: 3/3/93

STATE OF MARYLAND — LARTON E. BUNTING, JR. — No. 142 — REGISTERED PROPERTY LINE SURVEYOR

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.

John B. Eschenburg — Date: 3/3/93

Susan R. Eschenburg — Date: 3/3/93

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, 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 streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners for Worcester County A 5 foot wide strip across the front of Parcel # 104 and the adjoining roadway is offered in dedication for the future widening of Back Creek Road. Acceptance of such 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 consent of the County Commissioners.

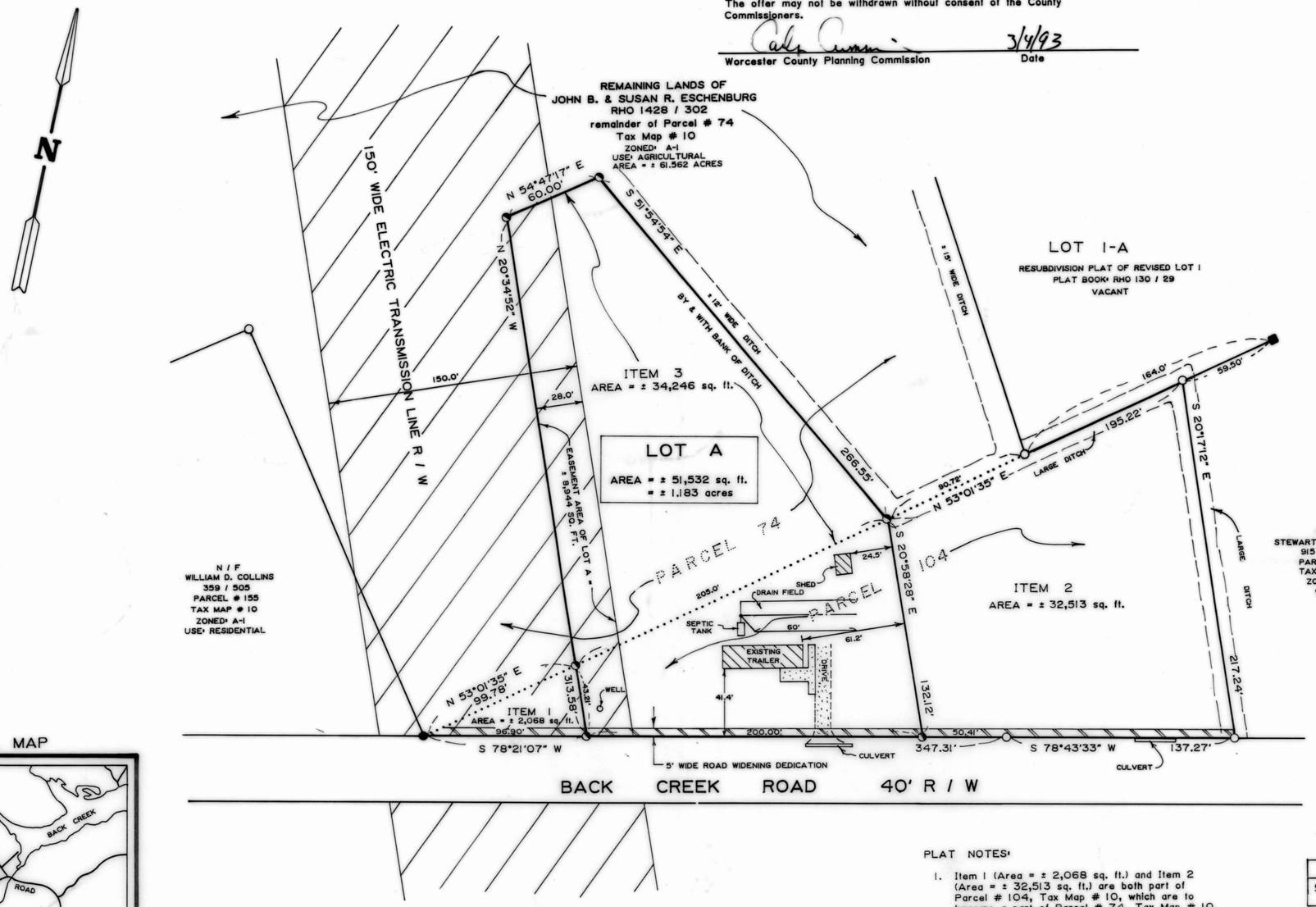
Worcester County Planning Commission — Date: 3/4/93

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

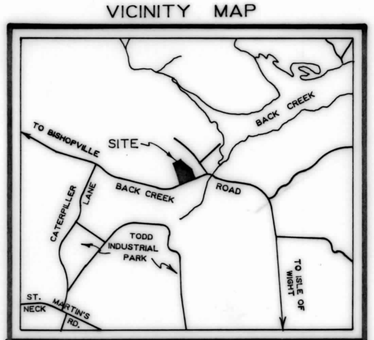
✓ R.H.O. 135/35

Lot A is approved with existing on site water & sewer facilities as shown. Any future alterations to these systems will require Environmental Programs approval.
When the existing well needs to be replaced, proper distances must be met exclusive of the electric line right-of-way.

Approving Authority - Worcester County — Date: 3/4/93



VICINITY MAP



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

LEGEND:
- ■ Denotes Concrete Monument, found
- ● Denotes Iron Pipe, found
- ◔ Denotes Iron Pipe, set
- ○ Denotes Unmarked Point
- ····· Denotes Property Line to be Abandoned

DEED REFERENCE:
PARCEL # 104 - 1512 / 481
PARCEL # 74 - 1428 / 302
TAX MAP # 10

NOTE:
Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community - panel Number 240083-0025-A, dated 2 / 15 / 79. This lot is located within Zone B & Zone A7.

PLAT NOTES:
1. Item 1 (Area = ± 2,068 sq. ft.) and Item 2 (Area = ± 32,513 sq. ft.) are both part of Parcel # 104, Tax Map # 10, which are to become a part of Parcel # 74, Tax Map # 10.
2. Item 3 (Area = ± 34,246 sq. ft.) is a part of Parcel # 74, Tax Map # 10, which is to become a part of the remainder of Parcel # 104, Tax Map # 10.

OWNER / ADDRESS:
John B. & Susan R. Eschenburg
4808 Coastal Highway
Ocean City, Maryland 21842

50' 25' 0 50' 100'
GRAPHIC SCALE: 1" = 50'

PROPERTY ZONED: A-1

Min. Front Yard	60' from ℄ road
Min. Rear Yard	50'
Min. Side Yard	20'

LOT A - AREA TABLE

Gross	Net	Buildable
51,532 sq. ft.	50,532 sq. ft.	± 27,438 sq. ft. (minus septic)

LOT A

REVISED LANDS OF
JOHN B. &
SUSAN R. ESCHENBURG
BACK CREEK ROAD

FIFTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 50' DATE: 2 / 8 / 93
JOB NO.: 4806 / 93

MSA CSU 2157-5343

FILED
Mar 5 9 44 AM '93
RICHARD H. DUTTEN
CLK. CT. CT.
WOR. CO.

Maryland State Archives