

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-10B of the Real Property Article of the Annotated Code of Maryland (1988) 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 12/22/95
L.E. Bunting, Jr., P.L.S. 142 Date



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 3-10B of the Real Property Article of the Annotated Code of Maryland (1983) as far as they relate to the making of this plat and the setting of markers have been complied with.

William Whaley Brittingham 1/5/96
William Whaley Brittingham TRUSTEE Date
Billie W. Brittingham 1/5/96
Billie W. Brittingham TRUSTEE Date
Edward H. Hammond, Jr. 1/5/96
Edward H. Hammond, Jr. TRUSTEE Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Existing Lots 2-9 are approved for interim individual water systems and a central sewerage system and their use is in accordance with the County Comprehensive Water and Sewerage Plan. The applicant or any future owner must discontinue use of these individual water systems and connect to the community water system when available.

Richard L. New Rd 1/16/96
Approving Authority - Worcester County Date

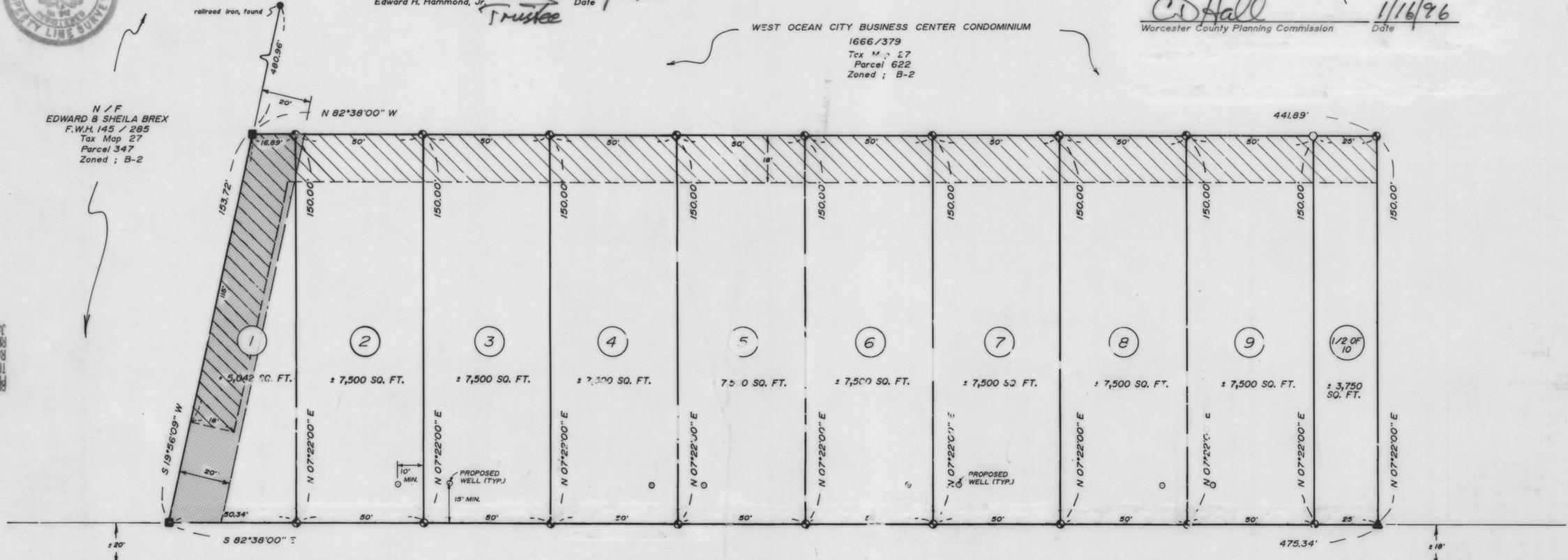
R.H.O. 145/30

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 Worcester County Environmental Programs of any sewer or water system or suitability thereof 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 herein 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.

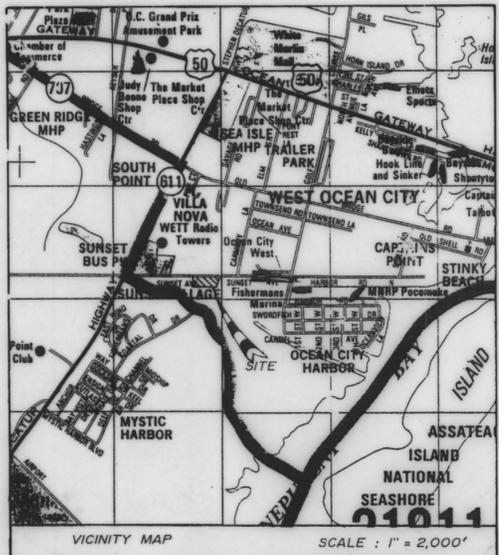
C.D. Hall 1/16/96
Worcester County Planning Commission Date



WEST OCEAN CITY BUSINESS CENTER CONDOMINIUM
1666 / 379
Tax Map 27
Parcel 622
Zoned ; B-2

N / F
EDWARD & SHEILA BREX
F.W.H. 145 / 285
Tax Map 27
Parcel 347
Zoned ; B-2

PERFORMANCES
TOTAL
5.80
RCPT # 13524
BLK # 1612
RND 1864
JAN 29, 1996 04:13 PM



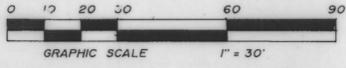
L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

- LEGEND**
- DENOTES CONCRETE MONUMENT, FOUND
 - DENOTES IRON PIPE, SET
 - ▲ DENOTES SPIKE, SET
 - DENOTES UNMARKED POINT
 - ▨ DENOTES 20' WIDE SANITARY SEWER EASEMENT
 - ▧ DENOTES 18' WIDE STORMWATER MANAGEMENT EASEMENT

DEED REFERENCE	OWNER'S ADDRESS	PROPERTY NUMBER : F-2
R.H.O. 1666 / 598 Parcel 524 Wor. Co. Tax Map 27	Brittingham Trustees P.O. Box 78 Berlin, Md.	

The purpose of this subdivision plat is to properly recognize, in accordance with the Zoning and Subdivision Control Articles for Worcester County Lots 1-9 and half of Lot 10 as shown on an unrecorded plat titled "Plat of Property of Seaside Incorporated" being Lots 29 and 30 and part of Lot 28 of Plat No. 1 of Farms Company dated October 11, 1948, by William Pitts, the lots shown hereon as lots of record. This plat was submitted as evidence during Chancery Case No. 7410 in the Circuit Court of Worcester County on March 20, 1959. The plat was not recorded within the Land Records of Worcester County. Upon written request by the applicant, the Worcester County Planning Commission on October 18, 1995 granted a waiver in accordance with ZS Section 2-201(b) and (e) to permit the unrecorded plat to be placed on record even though the lot configuration did not meet the minimum lot requirements as set forth in ZS 1-304. The waiver was granted on the basis that the applicant had met the burden of proof with regard to the "Doctrine of Estoppel". Furthermore, the recording of this plat shall within its boundaries abandon the respective property lines of Lots 29 and 30 as shown on the "Plat No. 1 of Farms Company".

TOTAL AREA OF SURVEY
= ± 1.579 acres



FILED
JAN 29 4 15 PM 1996
RICHARD H. OUTTEN -
CLK. CT. CL.
WOR. CO.

PLAT OF SURVEY
FOR
BRITTINGHAM TRUST
SUNSET AVENUE
WEST OCEAN CITY
TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE 1" = 30' DATE 9/25/95
JOB NO. 4664 / 92 REVISED 12/8/95

