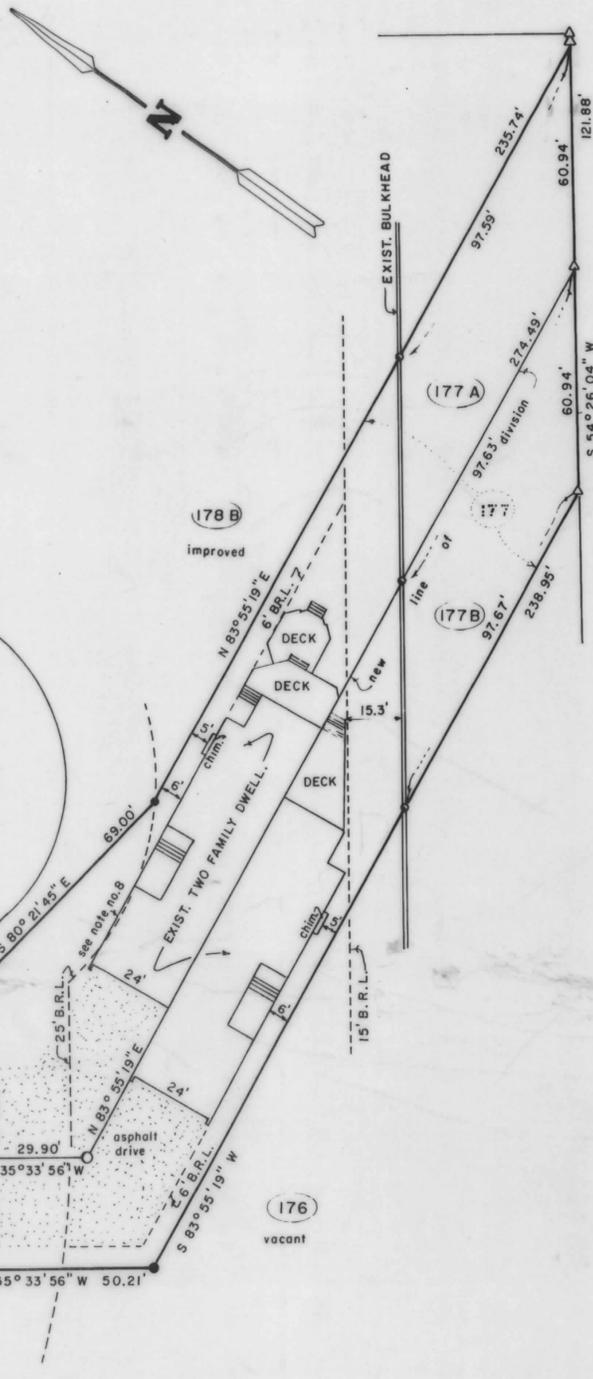


VICINITY MAP



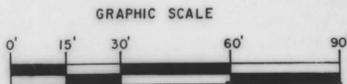
FILED

Aug 29 8 17 AM '94

RICHARD K. WITTEN-
CLK. CT. P.
WOR. C.

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11623 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410) 641-5718

SCALE: 1" = 30'
DATE: 6 / 16 / 94
DRAWN BY: K.R.H. JOB NO.: 181 / 94



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.

Arthur Sachs 8/5/94
4631B Ocean Pines
Berlin, Maryland 21811
Date

Billie Jo Sachs 8/5/94
4631B Ocean Pines
Berlin, Maryland 21811
Date

Melba M Pratt 8-11-94
Assistant Vice President
Date

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. 8/3/1994
Madison J. Bunting, Jr.
License # 365
Date



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.

CD Hall 8/26/94
Worcester County Planning Commission
Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

These lots shown hereon is approved as being in conformance with Worcester County Comprehensive Water and Sewer Plan providing for central water supply and central sewage.

Rubens L. Torres, Jr. 8/3/94
Approving Authority - Worcester County
Date

PLAT-SUBDIVISIONS	2.50
RECORD FEE	2.50
TOTAL	5.00
RECORDED	8/24/94
RHO 9681	8/16/94
Aug 29, 1994	8/17/94

CURRENT RECORDED LOT DATA

LOT 177
AREA = ± 19,085 SQ. FT.
OWNERS: ARTHUR & BILLIE JO SACHS
DEED REF.: 2029 / 403
PLAT REF.: BOUNDARY LINE ADJUSTMENT, BETWEEN LOTS 181B & 180, 179 & 178A, 178A & 178B, 177 & 176, 176 & 175, WOOD DUCK ISLE IV - SECTION 14-C, OCEAN PINES" RHO 138 / 8

LOT 178B
AREA = ± 7,626 SQ. FT.
OWNER: STEEN ASSOCIATES, INC.
DEED REF.: RHO 1661 / 51
PLAT REF.: "OCEAN PINES, SECTION 14-C, WOOD DUCK ISLE IV" FWH 70 / 12 & RHO 131 / 18

LOT 176
AREA = ± 20,586 SQ. FT.
OWNER: STEEN ASSOCIATES, INC.
DEED REF.: RHO 1661 / 51
PLAT REF.: "OCEAN PINES, SECTION 14-C, WOOD DUCK ISLE IV" RHO 138 / 8

LOT AREAS (SQ. FT.)

	LAND	WATER	TOTAL
LOT 177A	7,242	2,953	10,195
LOT 177B	5,936	2,954	8,890
TOTAL	13,178	5,907	19,085

LEGEND:

- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT
- DENOTES NEW LINE OF DIVISION
- △ ○ DENOTES UNMARKED POINT
- DENOTES P.K. NAIL, SET
- 177 DENOTES FORMER LOT NUMBER
- 178B DENOTES LOT NUMBER

GENERAL NOTES

1. ZONING DISTRICT: R-3 (TWO FAMILY DWELLING)
2. BUILDING SETBACKS: FRONT = 25' OR AS SHOWN
SIDES = 6' EACH
REAR = 30' OR AS SHOWN
3. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO-FAMILY SUBDIVISION.
4. PUBLIC SEWER AND WATER
5. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 240083-0040-B, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A-7, WITH A BASE FLOOD ELEVATION OF 6.0' N.G.V.D. DATED 6/15/1983
6. TAX MAP # 21, PART OF PARCEL # 273
7. ALL LOT LINES FROM THE RIGHT-OF-WAY TO THE REAR LOT LINE OR BULKHEAD IS THE CENTER OF A 10' UTILITY EASEMENT. THE ADJACENT 10' TO ALL STREET RIGHT-OF-WAYS IS RESERVED FOR THE SAME PURPOSE.
8. THE EXISTING DWELLING AS SHOWN ON LOT 177 IS SUBJECT TO VARIANCE CASE NO. 15997, DATED NOV. 18, 1987, WHICH PERMITS THE ENCROACHMENT INTO THE FRONT 25' B.R.L.
9. REFERENCE PLAT: BOUNDARY LINE ADJUSTMENT, BETWEEN LOTS 181B & 180, 179 & 178A, 178A & 178B, 177 & 176, 176 & 175, WOOD DUCK ISLE IV - SEC. 14-C, OCEAN PINES", RECORDED IN RHO 138 / 8.

RECORD PLAT

SUBDIVISION OF LOT 177 INTO 177A & 177B

WOOD DUCK ISLE IV - SEC. 14C
OCEAN PINES

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

