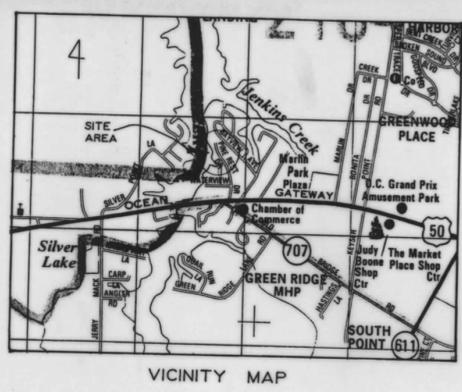
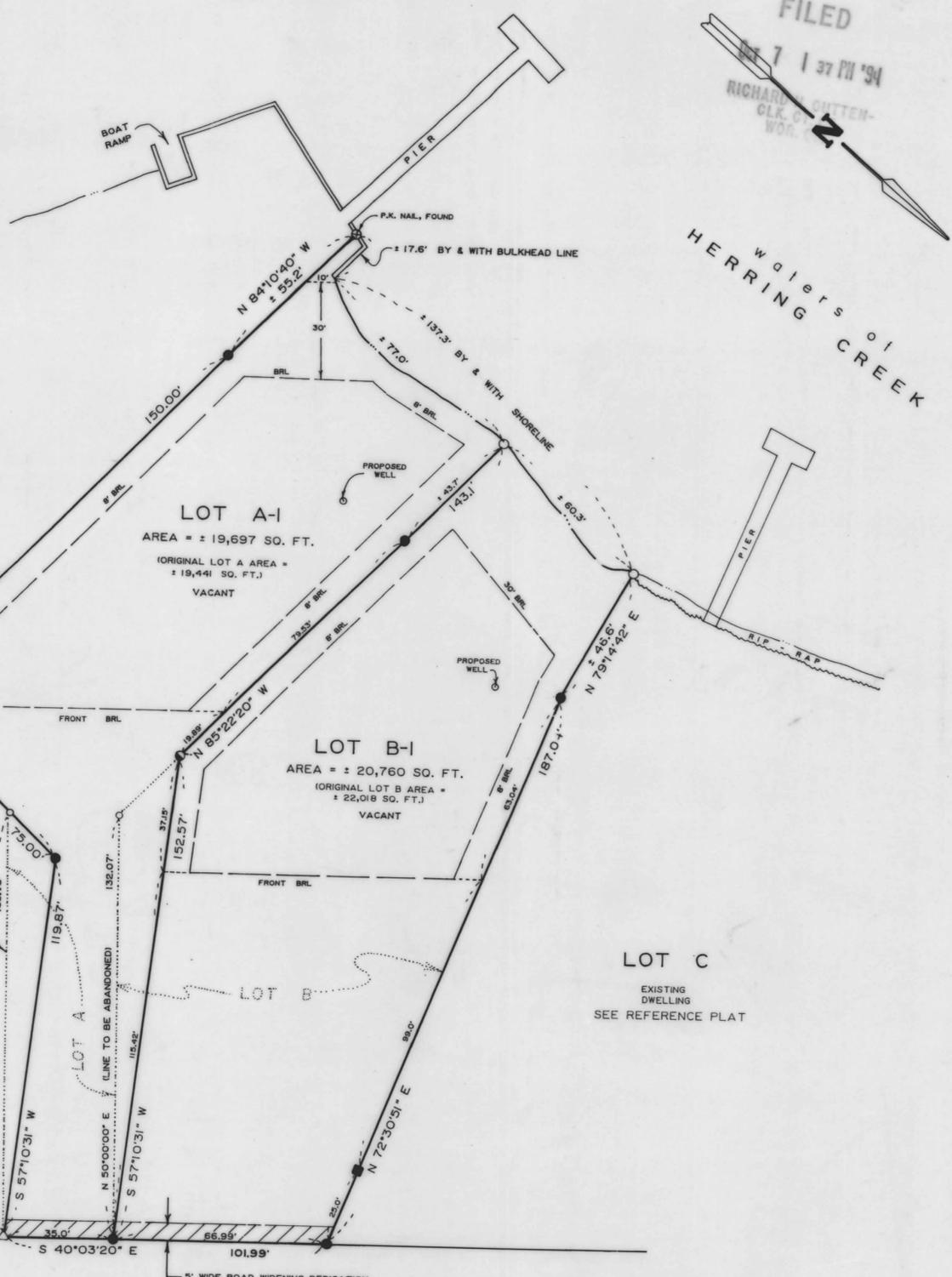


RHO 140/32



N I F  
STATE STREET BANK & TRUST COMPANY  
RHO 2028 / 476  
PARCEL # 400  
TAX MAP # 26  
ZONED R-2  
VACANT

N I F  
CHARLES G MUSKAT  
FWH 686 / 196  
PARCEL # 392  
TAX MAP # 26  
ZONED R-2  
SINGLE FAMILY DWELLING  
LOT 128



FILED  
RICHARD H. BUNTING  
CLK. OF W.C.  
W.C.

**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 (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.

*L. E. Bunting, Jr.* 9/28/94  
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 3-108 of the Real Property Article of the Annotated Code of Maryland (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Richard H. Brown* 9/30/94  
Helen Scott Brown Estate Personal Representative, Richard Brown Date  
*Leon N. Timmons* 9-30-94  
Leon N. Timmons Date  
*Peggy L. Timmons* 9-30-94  
Peggy L. Timmons 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.

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 Lot A-I & Lot B-I and the adjoining roadway is offered in dedication for the future widening of Waterview Drive. 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.

*Richard L. Mills* 10/6/94  
Worcester County Planning Commission Date

**FOREST CONSERVATION**

In accordance with Subtitle IV, Section 1-403(b)(4) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since this subdivision is a boundary line adjustment with no accompanying change in land use. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

**DEED REFERENCE**

LOT B FWH 901 / 151  
FWH 308 / 67  
P/O PARCEL # 392  
TAX MAP # 26

LOT A RHO 2092 / 120  
P/O PARCEL # 392  
TAX MAP # 26

- LEGEND:**
- DENOTES IRON PIPE
  - DENOTES IRON PIPE, SET
  - ⊕ DENOTES P.K. NAIL, FOUND
  - △ DENOTES AXLE, FOUND
  - DENOTES UNMARKED POINT
  - DENOTES CONCRETE MONUMENT, FOUND

**OWNER'S NAME & ADDRESS:**

**LOT A**  
LEON N. & PEGGY L. TIMMONS  
10129 WATERVIEW AVENUE  
WEST OCEAN CITY, MD. 21842

**LOT B:**  
HELEN SCOTT BROWN ESTATE  
RICHARD H. BROWN, PERSONAL REPRESENTATIVE  
10147 WATERVIEW DRIVE  
WEST OCEAN CITY, MD. 21842

**SURVEY NOTE:**  
THE PURPOSE OF THIS PLAT IS TO CORRECT A BOUNDARY LINE ERRONEOUSLY SHOWN BETWEEN LOT 128 AND LOT A OF THE REFERENCE PLAT RECORDED IN PLATBOOK R.H.O. 140/4.

**LOT A-I & LOT B-I**

REVISED PLAT OF  
LOT A & LOT B  
WATERVIEW DRIVE

TENTH ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 9 / 13 / 94  
JOB NO.: 4845 / 94

**NEW LOT AREA TABLE**

Lot	Gross	Net	Buildable
A-I	19,697 s.f.	14,968 s.f.	8,991 s.f.
B-I	20,760 s.f.	20,420 s.f.	7,473 s.f.

**ZONING DISTRICT: R-2**

Min. Front Yard 25'  
Min. Side Yard 8'  
Min. Rear Yard 30'

**REFERENCE PLAT:**

OUTCLAIM OF RIVERSIDE AVENUE & RESUBDIVISION OF LOTS 112-125, & LOT .27 & LOT 145, CHARLES LEWIS FARM PLAT

BY:  
L. E. BUNTING SURVEYS, INC.  
8 / 10 / 94

PLAT BOOK: RHO 140 / 4

**NOTE:**

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE A7, AS SHOWN ON FIRM MAP # 2400B3 0105 B, DATED 6 / 15 / 83.

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

