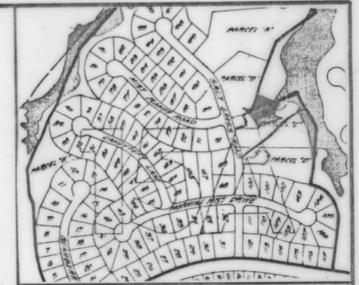


RHO 142/73

FILED

JUN 16 2 15 PM '95

RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.



VICINITY MAP
N.T.S.

LEGEND
O DENOTES EX. IRON PIPE W/CAP
□ DENOTES EX. CONCRETE MONUMENT
○ DENOTES UNMARKED POINT

(PER PLAT OF RESUBDIVISION OF PARCELS
C & D, SECTION 15A, OCEAN PINES, SALT
GRASS COVE, PREPARED BY MADISON J.
BUNTING, JR., DATED 12/7/92 AND RECORDED
IN PLAT BOOK R.H.O. 134, PAGE 71.)

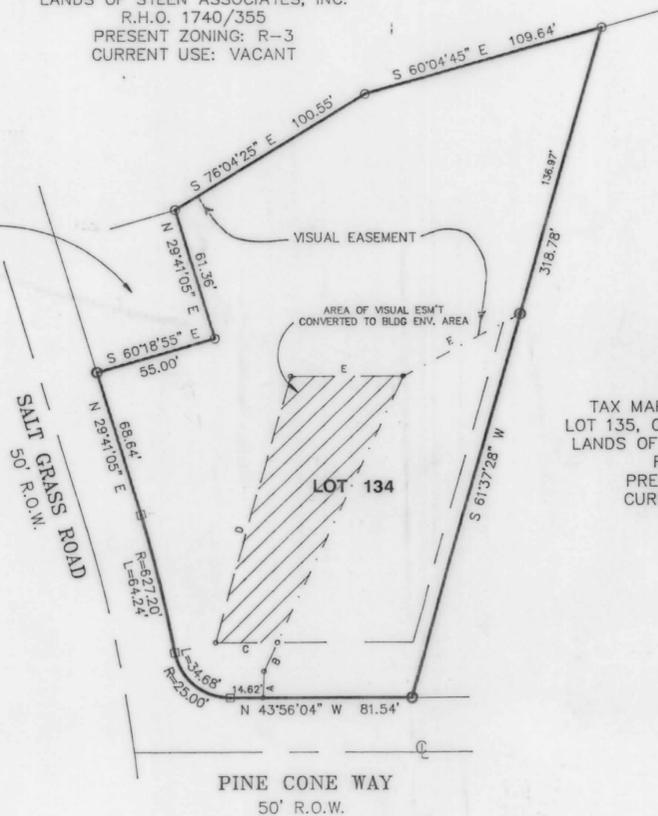
LINE	DIRECTION	DISTANCE
A	N 48°04'15" E	11.96'
B	N 71°29'00" E	14.43'
C	N 43°56'04" W	27.43'
D	N 61°37'28" E	126.43'
E	S 43°56'04" E	50.70'
F	S 72°31'46" E	59.23'

- NOTE:**
1. ORIGINAL VISUAL ESM'T AREA WITHIN RESUBDIVISION OF PARCELS C & D = 1.21 Ac.±
 2. VISUAL ESM'T AREA WITHIN LOT 134 CONVERTED TO BLDG ENV. = 4,760 S.F.
 3. ORIGINAL VISUAL EASEMENT AREA WITHIN LOT 134 = 31,488 S.F. (0.72 Ac.)
 4. REVISED NEW AREA OF VISUAL EASEMENT WITHIN LOT 134 = 26,728 S.F. (0.61 Ac.)

TAX MAP 21, P/O PARCEL 239
PARCEL B, OCEAN PINES SECTION 15A
LANDS OF STEEN ASSOCIATES, INC.
R.H.O. 1740/355
PRESENT ZONING: R-3
CURRENT USE: VACANT

TAX MAP 21, P/O PARCEL 239
OUTLOT B, OCEAN PINES SECTION 15A
LANDS OF STEEN ASSOCIATES, INC.
R.H.O. 1740/355
PRESENT ZONING: R-3
CURRENT USE: VACANT

TAX MAP 21, P/O PARCEL 239
LOT 135, OCEAN PINES SECTION 15A
LANDS OF STEEN ASSOCIATES, INC.
R.H.O. 1740/355
PRESENT ZONING: R-3
CURRENT USE: VACANT



GENERAL NOTES

1. LOT AREA: 40,613 S.F.
2. BLDG ENVELOPE: 11,250 S.F.
3. EX. ZONING: R-3
REQUIRED SETBACKS:
FRONT: 25', SIDES: 6', REAR: 30'
4. FLOOD ZONE: A7
PER COMMUNITY PANEL NO.:
240083 0025 A, DATED 2/15/79
5. TAX MAP 21, PART OF PARCEL 239
6. DEED REFERENCE: R.H.O. 2051/145
7. THIS LOT WAS PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF WORCESTER COUNTY IN PLAT BOOK R.H.O. 134, PAGE 71.
(TITLED "PLAT OF RESUBDIVISION OF PARCELS C & D, SECTION 15A - OCEAN PINES, SALT GRASS COVE")
8. LOT 134 IS CURRENTLY VACANT.
9. THE PURPOSE OF THIS PLAT IS TO REVISE THE BOUNDARIES OF THE VISUAL EASEMENT AS SHOWN ON THE RECORDED PLAT R.H.O. 134/71 AND ADJUSTMENT OF THE BOUNDARIES OF THIS VISUAL EASEMENT IS ALLOWABLE PER AN AGREEMENT ENTITLED AN AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED R.H.O. 2051/145
10. ALL LOT LINES FROM RIGHT-OF-WAY LINE TO THE REAR LINE IS THE CENTER OF A 10' WIDE UTILITY EASEMENT. THE 25' ADJACENT TO ALL STREET RIGHT-OF-WAYS IS RESERVED FOR THE SAME PURPOSE.

WORCESTER COUNTY PLANNING COMMISSION

- A. 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.
- B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREFOR 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.
- C. THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS
N/A
ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. 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 THE CONSENT OF THE COUNTY COMMISSIONERS.
- D. 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
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION

6/16/95
DATE:

RECORDING FEE	2.50
PLAT-SUBDIVIS	2.50
TOTAL	5.00
Res# 1001	Acpt# 10976
RHD 3219	Blk# 894
Jun 16, 1995	12:17 PM

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 SUPPLY AND CENTRAL SEWERAGE.

Richard L. Orleson RD
APPROVING AUTHORITY
WORCESTER COUNTY
DATE: 6/14/95

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William T. Busch 6-13-95
OWNER: WILLIAM T. BUSCH
109 ALLEGANY ROAD
STEVENSVILLE, MARYLAND 21666

Barbara Ann Busch 6-13-95
OWNER: BARBARA ANN BUSCH
109 ALLEGANY ROAD
STEVENSVILLE, MARYLAND 21666

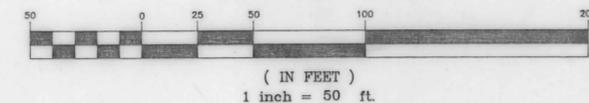
SURVEYOR'S CERTIFICATION

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.

Frank G. Lynch, Jr.
FRANK G. LYNCH, JR.
REG # 10782
DATE: 6-13-1995



GRAPHIC SCALE



Frank G. Lynch, Jr.
& Associates, Inc.

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	FGL	SURVEYED BY	FGL	FILE #	5663-94 (DISK#119)
DRAWN BY	MN	DATE	MAY 22, 1995 (REV. 6/9/95)	SHEET 1 OF 1	
CHECKED BY	FGL	SCALE	AS SHOWN		

