

RHO 143/90

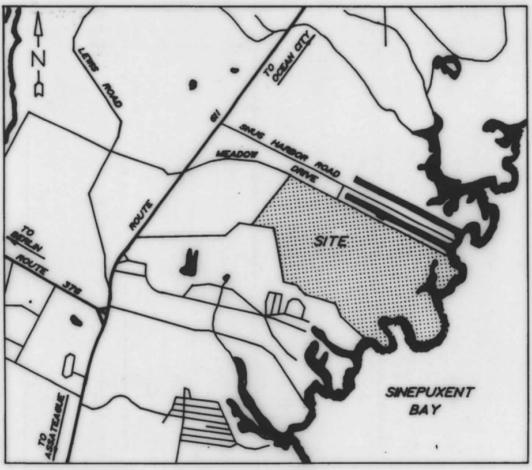
FILED  
Oct 12 3 58 PM '95  
RICHARD H. OUTTEN  
CLK. CT. CT.  
WOR. CO.

# ASSATEAGUE POINTE RESORT

## PHASE 5

TENTH ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND

JOB NO. : 3665      DATE : 2/17/95



VICINITY MAP

### SPECIAL NOTES :

**Subdivision Restrictions** The lots and common areas of Phase 5, Assateague Pointe Resort Subdivision are subject to certain restrictive covenants and other provisions that are stated in the Declaration of Restrictions, Covenants, Easements, Equitable Servitudes, Charges, Assessments and Liens by Assateague Pointe, Inc., that is recorded among the Land Records of Worcester County, Maryland in Liber R.H.O. 1678, Folio 47, as amended by First Amendment and recorded in Worcester County Land Records in Liber R.H.O. 1689, Folio 307.

**Assateague Way** From its northwesterly terminus at MD. Route 611 to a point defined by a line connecting the southeasterly boundary of Parcels A and B ( See sheet 2, Phase 1 ) is dedicated for the mutual and non-exclusive use of the owners and occupants of any of the land subdivided by this plat. Southeastery of the point defined as aforesaid it is dedicated for the mutual and non-exclusive use of the owners and other property located southeasterly of that point.

**Zoning Buffers** Under the Worcester County Zoning Code, the portion of the property approved for a campground subdivision is subject to special buffers ( 100' & 300' ).

**Parcels A, B, and C** These parcels are not part of the Assateague Pointe Resort subdivision.

### ZONING NOTES :

- 1.) Board of Zoning Appeals Case No. 15859 granted a special exception pursuant to Section 1-202(c)(24) to permit a campground subdivision in an A-1 Agricultural District and granted a variance pursuant to Section 1-312(e)(2) to reduce the residential setback from 1,000 feet to 300 feet, granted on Oct. 8, 1987.
- 2.) Board of Zoning Appeals Case No. 16561 granted a special exception pursuant to Section 1-201(c)(28) to permit a waste water treatment facility in an A-1 Zoning District, granted May 25, 1988.
- 3.) District ; A-1
- 4.) Zoning Code Setbacks :
 

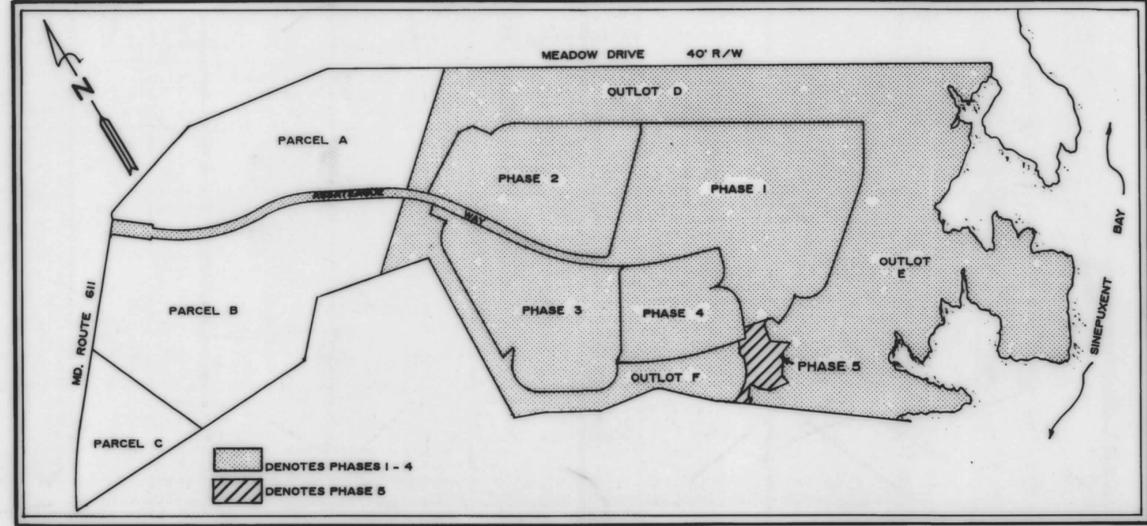
Min. Front Yard	10'
Min. Rear Yard	5'
Left Side Yard	7'
Right Side Yard	3'

### FOREST CONSERVATION LAW

This subdivision is subject to Forest Conservation Plan No. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A Forest Conservation Plan has been approved and is on file with the Department of Planning, Permits and Inspections. A Perpetual Protective Agreement, Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

### OWNER / DEVELOPER :

ASSATEAGUE POINTE, INC.  
P. O. BOX 460  
OCEAN CITY, MD. 21842



KEY MAP      Scale : 1" = 600'

### GENERAL NOTES :

- 1.) Deed reference - Part of 1513 / 130.
- 2.) All lots are subject to the following utility / drainage easements,
  - a. A 10' wide easement parallel to the rear lot line.
  - b. A 3' wide easement parallel to the side lot lines.
  - c. A 10' wide easement parallel to the road right-of-way.
- 3.) Improvements installed on campsite lots are required to conform to the Worcester County Floodplain Management Law.
- 4.) All campsite lots corners are to be monumented with iron pipes.
- 5.) No structures are to be erected in the 100' and 300' buffer area.
- 6.) All roads shown in Phase 5 are intended to be common areas. No roads are being dedicated as public roads.
- 7.) Total land area depicted in Phase 5 = ± 1.515 Acres
- 8.) Parcels A & B as shown on Phase 1 plats of Assateague Pointe Resort, are subject to a shared facilities agreement with the Worcester County Sanitary District dated June 26, 1990 and recorded in RHO 1659 / 10, providing for the construction and operation of a sewerage treatment plant and a spray irrigation field that provide sewer service to the Campground Subdivision.

### PHASE 5 NOTES :

Total number of lots = 7  
 Total area of roadways = ± 10,287 SQ. FT.  
 Total area for residential use = ± 30,310 SQ. FT.  
 Total area for Forest Retention = ± 10,149 SQ. FT.  
 Total linear feet of road = ± 270'  
 Total area of Phase 5 = ± 1.515 Acres or 65,993 SQ. FT.

### 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.

*J E Bunting, Jr.*      4/3/95  
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 3-108 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.

*George A. Furnell*      4/7/95  
Assateague Pointe, Inc.      Date  
George A. Furnell, President

### 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 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*      10/12/95  
Worcester County Planning Commission      Date

### WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

The 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 service and as meeting the requirements of Section 9-512 of the Environmental Article of the Annotated Code of Maryland.

*Richard L. Miles*      4/16/95  
Worcester County Approving Authority      Date

Transaction Block:	696
Books:	2203
Pages:	318
Ref:	ASSATEAGUE
PLAT SUBDIVISION	AMOUNT
RECORDING FEE	5.00
PLAT-SUBDIVIS	5.00
<b>SUBTOTAL:</b>	<b>10.00</b>

### OWNER / DEVELOPER:

Assateague Pointe, Inc.  
P.O. Box 460  
Ocean City, Md. 21842

### DEED REFERENCE:

Part of 1513 / 130  
Parcel # 347  
Tax Map # 33  
Plat Book: RHO 126 / 31

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