

R.No. 148/20

FOREST CONSERVATION

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(11) 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 THE PRELIMINARY PLAT FOR THIS SUBDIVISION WAS APPROVED BY THE WORCESTER COUNTY PLANNING COMMISSION PRIOR TO JULY 1, 1991. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

NOTES

- EXISTING WELL AND TREATMENT LOT AREA: 20,084 S.F.±
ADDITION AREA: 1,411 S.F.±
NEW AREA: 21,495 S.F.±
- REMAINING AREA OF PARCEL 407: 49.48 ACRES ±
- PLAT REFERENCE OF OYSTER HARBOR SECTION ONE: R.H.O. 124/22
- OWNER:
WEST OCEAN CITY DEVELOPMENT CORP.
MARK CLARK, PRESIDENT
10312 LONGVIEW COURT
OCEAN CITY, MARYLAND 21842
- THE PURPOSE OF THIS PLAT IS AN ADDITION TO THE WELL AND TREATMENT LOT
- THIS PROPERTY LIES WITHIN FLOOD ZONE B PER F.E.M.A. MAP NO. 240083 0040 B, DATED 6/15/83.
- CURRENT ZONING: R-2
- TAX MAP 22, PARCEL 407
- DEED REFERENCE: 1570/530



VICINITY MAP
NOT TO SCALE

TAX MAP 27, PARCEL 1
MAYOR AND CITY COUNCIL OF OCEAN CITY
DEED REF.: J.E.B. 21/159
CURRENT ZONING: R-2
CURRENT USE: STORAGE FACILITIES

TAX MAP 22, PART OF PARCEL 407
REMAINING LANDS OF WEST OCEAN CITY DEVELOPMENT CORP.
DEED REF.: R.H.O. 1570/530
CURRENT ZONING: R-2
CURRENT USE: VACANT

TAX MAP 22, PART OF PARCEL 407
REMAINING LANDS OF WEST OCEAN CITY DEVELOPMENT CORP.
DEED REF.: R.H.O. 1570/530
CURRENT ZONING: R-2
CURRENT USE: VACANT

WELL AND TREATMENT LOT

ADDITION TO WELL AND TREATMENT LOT
(1,411 S.F.±)

REVERTIBLE ACCESS AND UTILITY EASEMENT
TAX MAP 22, PART OF PARCEL 407
REMAINING LANDS OF WEST OCEAN CITY DEVELOPMENT CORP.
DEED REF.: R.H.O. 1570/530
CURRENT ZONING: R-2
CURRENT USE: VACANT

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 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.
- 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.

Tommy Pagliarini 9-5-96
 APPROVING AUTHORITY DATE:
 WORCESTER COUNTY PLANNING COMMISSION

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.

Mark Clark 8/19/96
 OWNER: DATE:
 WEST OCEAN CITY DEVELOPMENT CORP.
 MARK CLARK, PRESIDENT
 10312 LONGVIEW COURT
 OCEAN CITY, MARYLAND 21842

SURVEYOR'S CERTIFICATION

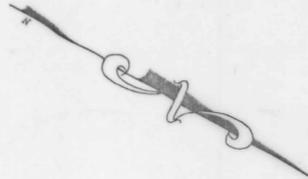
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Frank G. Lynch, Jr. 8-19-1996
 FRANK G. LYNCH, JR. DATE:
 REG # 10782

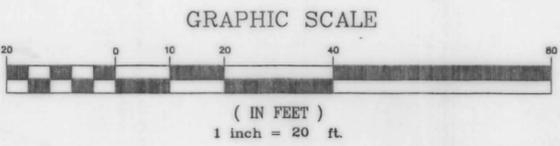
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED AS AN ADDITION TO THE EXISTING WELL AND TREATMENT LOT (NOT APPROVED FOR BUILDING PURPOSES)

Rubens... 8/23/96
 APPROVING AUTHORITY DATE:
 WORCESTER COUNTY



- ☆ DENOTES IRON ROD INTENDED TO BE SET
- ⊙ DENOTES FOUND IRON ROD
- DENOTES LINE TO BE ABANDONED



ADDITION TO WELL AND TREATMENT LOT

SECTION ONE, OYSTER HARBOR
TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

FILED
 SEP 6 9 14 AM '96
 RICHARD H. QUITTEN -
 CLK. CT. CL.
 WGR. CO.

6333-96.DWG
 Disk# 322

Frank G. Lynch, Jr.
 & Associates, Inc.
 SURVEYING · LAND PLANNING
 10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
 (410) 641-5353 · 641-5773

DESIGNED BY	F.G.L.	SURVEYED BY	F.G.L.	FILE #	6333-96
DRAWN BY	G.P.M.	DATE	7/2/96	SHEET 1 OF 1	
CHECKED BY	F.G.L.	SCALE	1"=20'		

REVISED 8/12/96

