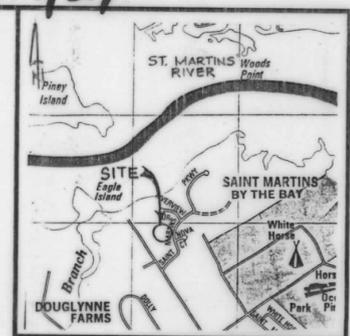


R.H.O. 148/24

FILED

SEP 23 12 47 PM '96

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



VICINITY MAP
NOT TO SCALE

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. 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.

Louis J. Pagherani 9-12-96
 APPROVING AUTHORITY DATE:
 WORCESTER COUNTY PLANNING COMMISSION

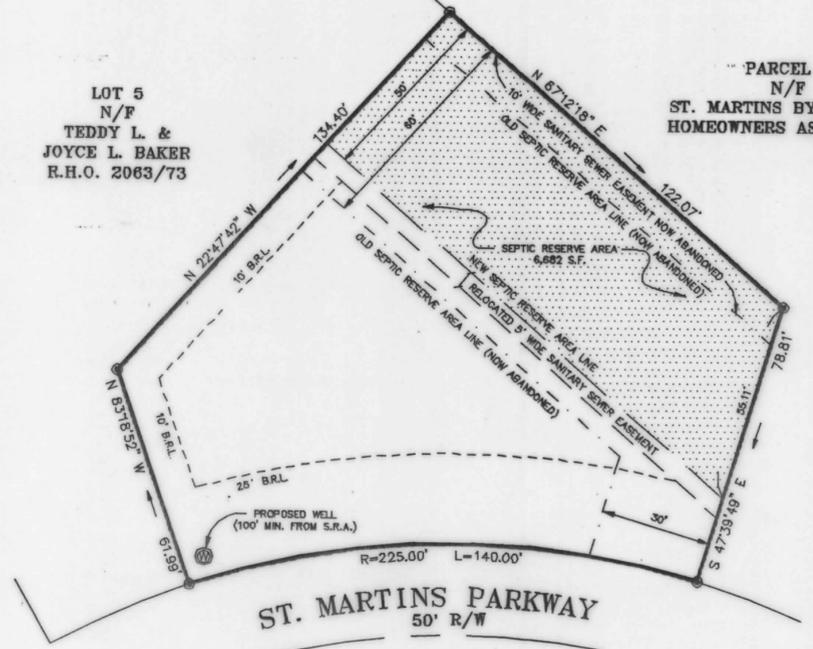
- DENOTES IRON ROD FOUND
- ▨ DENOTES REVISED SEWAGE RESERVE AREA

NOTES

- TAX MAP 16, PARCEL B7
- LOT AREA: 17,882 S.F. ±
- BLDG ENVELOPE: 5,695 S.F. ±
- EX. ZONING: R-1
PLATTED SETBACKS:
FRONT: 25', SIDES: 10', REAR: 35'
- EX. USE: VACANT
- FLOOD ZONE: B PER FIRM
NO. 240083 0025 A
DATED FEBRUARY 15, 1979.
- THE PURPOSE OF THIS PLAT IS TO REVISE THE SEPTIC RESERVE AREA AND RELOCATE THE EXISTING 10' WIDE SANITARY SEWER EASEMENT AS A 5' WIDE SANITARY SEWER EASEMENT
- OWNER: DONALD AND THERESA MARINI
106 WCOMICO STREET
OCEAN CITY, MARYLAND 21842
- DEED REFERENCE:
LIBER R.H.O. NO. 1986 FOLIO 18-18
- ST. MARTINS BY THE BAY
PLANNED UNIT DEVELOPMENT

LOT 5
N/F
TEDDY L. &
JOYCE L. BAKER
R.H.O. 2063/73

PARCEL A
N/F
ST. MARTINS BY THE BAY
HOMEOWNERS ASSOCIATION



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.

Donald L. Marini 9-11-96
 OWNER: DONALD L. MARINI DATE:

Theresa M. Marini 9-11-96
 OWNER: THERESA M. MARINI DATE:

RECORDING FEE	2.50
PLAT-DRAWINGS	2.50
TOTAL	5.00
PAID	5.00
RECEIVED	SEP 13 1996

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. 9-10-1996
 FRANK G. LYNCH, JR. DATE:
 REG # 10782



FOREST CONSERVATION

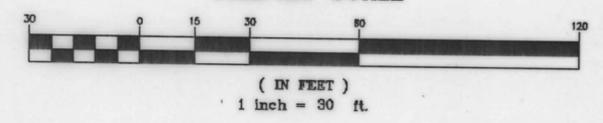
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(12) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PLANNED UNIT DEVELOPMENT FOR WHICH THIS SUBDIVISION IS A PART OF RECEIVED STEP 1 APPROVAL IN ACCORDANCE WITH THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE PRIOR TO DECEMBER 31, 1991. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE PURPOSE OF THIS PLAT IS TO RELOCATE THE SANITARY SEWER EASEMENT FROM THE BACK OF THE SEWAGE DISPOSAL AREA TO THE FRONT

Richard H. Outten 9/11/96
 APPROVING AUTHORITY-WORCESTER COUNTY DATE:

GRAPHIC SCALE



REVISED LANDS

LOT 6, BLOCK A, PLAT # 2, SECTION 1, ST. MARTINS BY THE BAY
 THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

4971-96.DWG DISK # 293

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

DESIGNED BY	N/A	SURVEYED BY	DT/DJ	FILE #	4971-96
DRAWN BY	D.L.BOLNER	DATE	8/23/96	REV.	9/10/96
CHECKED BY	FRANK G. LYNCH	SCALE	1"=30'	SHEET 1 OF 1	