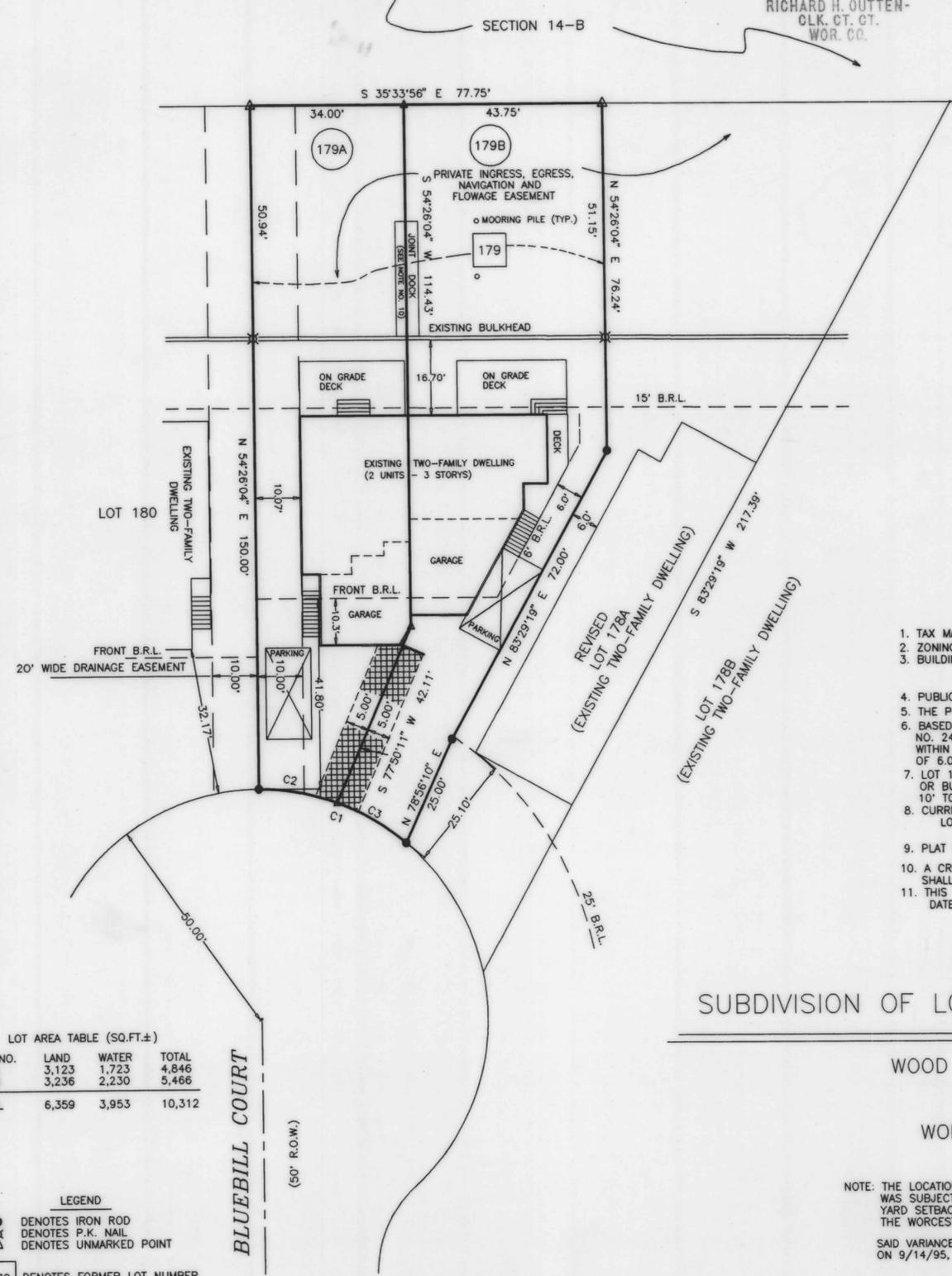
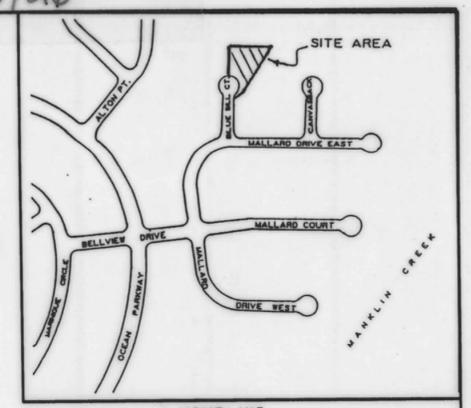
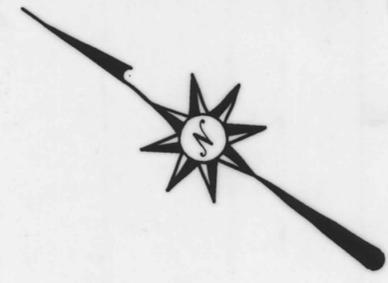


RHO 148/26

FILED

SEP 17 11 17 AM '96

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



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.

Robert L. Dowling 9/12/96
Date
ROBERT L. DOWLING
29 FARADY DRIVE
TIMONIUM, MARYLAND 21093

Agnes Dowling 9/12/96
Date
AGNES DOWLING
29 FARADY DRIVE
TIMONIUM, MARYLAND 21093

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 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.

Mia J. Johnson 9-17-96
Date
Worcester County Planning Commission

GENERAL NOTES

- TAX MAP NO. 21, PART OF PARCEL NO. 273
- ZONING DISTRICT : R-3 (TWO-FAMILY DWELLINGS)
- BUILDING SETBACKS: FRONT = 25' OR AS SHOWN
SIDES = 6', 0' INTERIOR WALL
REAR = 30' OR AS SHOWN
- PUBLIC SEWER AND WATER
- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO-FAMILY DWELLING.
- BASED UPON FEDERAL EMERGENCY MANAGEMENT MAP NO. 240083-0040-B, THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A-7, WITH A BASE FLOOD ELEVATION OF 6.00' M.G.V.D.
- LOT 179 LOT LINES FROM THE RIGHT OF WAY TO THE REAR LOT LINE OR BULKHEAD IS THE CENTER OF A 10' UTILITY EASEMENT. THE ADJACENT 10' TO STREET RIGHT-OF-WAY IS RESERVED FOR THE SAME PURPOSE.
- CURRENT RECORDED LOT DATA
LOT 179: CURRENT OWNER ROBERT L. DOWLING & AGNES DOWLING
DEED REFERENCE: R.H.O. 2254/486
- PLAT REFERENCE R.H.O. 142/9
- A CROSS EASEMENT REGARDING THE JOINT DOCK AS SHOWN HEREON SHALL BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A DECLARATION MADE BY STEEN ASSOCIATES, INC. DATED 6/28/1990, RECORDED AT R.H.O. 1160/546.

RECORD PLAT

SUBDIVISION OF LOT 179 CREATING LOT 179A & 179B

WOOD DUCK ISLE IV - SECTION 14C
OCEAN PINES
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

NOTE: THE LOCATION OF THE EXISTING TWO-FAMILY DWELLING AS SHOWN HEREON, WAS SUBJECT TO OBTAINING A VARIANCE OF 10.5' INTO THE PLATTED FRONT YARD SETBACK LINE FROM THE OCEAN PINES ENVIRONMENTAL COMMITTEE AND THE WORCESTER COUNTY BOARD OF ZONING APPEALS.

SAID VARIANCE WAS GRANTED BY THE WORCESTER COUNTY BOARD OF ZONING APPEALS ON 9/14/95, CASE NO. 42435, AND OCEAN PINES E.C.C. ON 1/31/1996.

LOT AREA TABLE (SQ.FT.±)

LOT NO.	LAND	WATER	TOTAL
179A	3,123	1,723	4,846
179B	3,236	2,230	5,466
TOTAL	6,359	3,953	10,312

- LEGEND
- DENOTES IRON ROD
 - ⊗ DENOTES P.K. NAIL
 - △ DENOTES UNMARKED POINT
 - 179 DENOTES FORMER LOT NUMBER
 - 179A DENOTES NEW LOT NUMBER

■ DENOTES INGRESS, EGRESS CROSS EASEMENT FOR JOINT USE OF LOTS 179A AND 179B.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	35.27'	34.55'	S 15°21'29" E	40°25'08"	18.41'
C2	50.00'	17.64'	17.54'	S 25°27'46" E	20°12'34"	8.91'
C3	50.00'	17.64'	17.54'	S 05°15'12" E	20°12'34"	8.91'



Richard L. Stiles 9/11/96
Date
APPROVING AUTHORITY WORCESTER COUNTY

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.

Madison J. Bunting, Jr. 9/11/1996
Date
Madison J. Bunting, Jr.
License No. 365

DWG. FILE 1015SUB, CRD. FILE 977

MADISON J. BUNTING, JR.
SURVEYOR, INC.
11623 BACK CREEK ROAD
BISHOPVILLE, MARYLAND 21813
(410)641-5718 - FAX 641-6266

SCALE: 1" = 20' DATE: 8/15/96
DRAWN BY: M.J.B. JOB NO.: 1015A