

FILED

RHO 148/32

SEP 19 3 48 PM '96

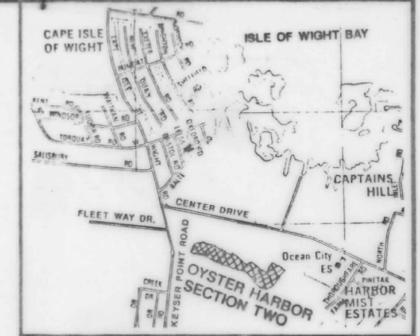
OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, CLK. CT. CT. 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.

OWNER: WEST OCEAN CITY DEVELOPMENT CORP. DATE: 8/9/96
MARK CLARK - PRESIDENT
2661 RIVA ROAD
BUILDING 400, SUITE 410 B
ANNAPOLIS, MARYLAND 21401

GENERAL NOTES

- 1. TOTAL ACREAGE SECTION TWO: 9.05 Ac.±
a) LOTS: 6.78 Ac.±
b) ROADS: 2.28 Ac.±
- 2. PRESENT ZONING: R-2
BUILDING RESTRICTIONS:
FRONT: 25' UNLESS NOTED
SIDES: 8' EACH
REAR: 30'
- 3. UTILITY EASEMENTS ARE HEREBY RESERVED 25' DEEP ALONG THE FRONTAGE OF ALL LOTS AND 5' WIDE ALONG EITHER SIDE OF SIDE LOT LINES AND 10' DEEP ALONG ALL REAR LOT LINES FOR THE PLACEMENT AND MAINTENANCE OF ELECTRIC, CABLE TV AND TELEPHONE, WATER SUPPLY OR SEWAGE SYSTEMS AND DRAINAGE.
- 4. TOTAL NUMBER OF LOTS: 31
- 5. FLOOD ZONE: B
PER F.I.R.M. # 240083 0040 B
DATED: JUNE 15, 1983
- 6. COORDINATE SYSTEM BASED ON ASSUMED DATUM.
- 7. TAX MAP NUMBER: 22, P/O PARCEL 265
- 8. DEED REFERENCE: R.H.O. 1570/530
- 9. OYSTER HARBOR SUBDIVISION (FINAL PLAT) AS APPROVED BY THE PLANNING COMMISSION ON MARCH 2, 1989 IS GRANDFATHERED IN ACCORDANCE WITH SECTIONS ZS1-125 AND ZS2-113 OF THE ZONING & SUBDIVISION CONTROL ARTICLE.
- 10. DECKS AND LANDINGS MAY ENCROACH SLOPE MAINTENANCE EASEMENTS SUBJECT TO APPROVAL BY HOME OWNERS ASSOC.
- 11. A PERPETUAL EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY IMPROVEMENTS IS HEREBY CREATED THREE INCHES IN WIDTH OVER THE ADJACENT LANDS AND LOTS ALONG THE RIGHT OF WAY OF BROKEN SOUND BOULEVARD



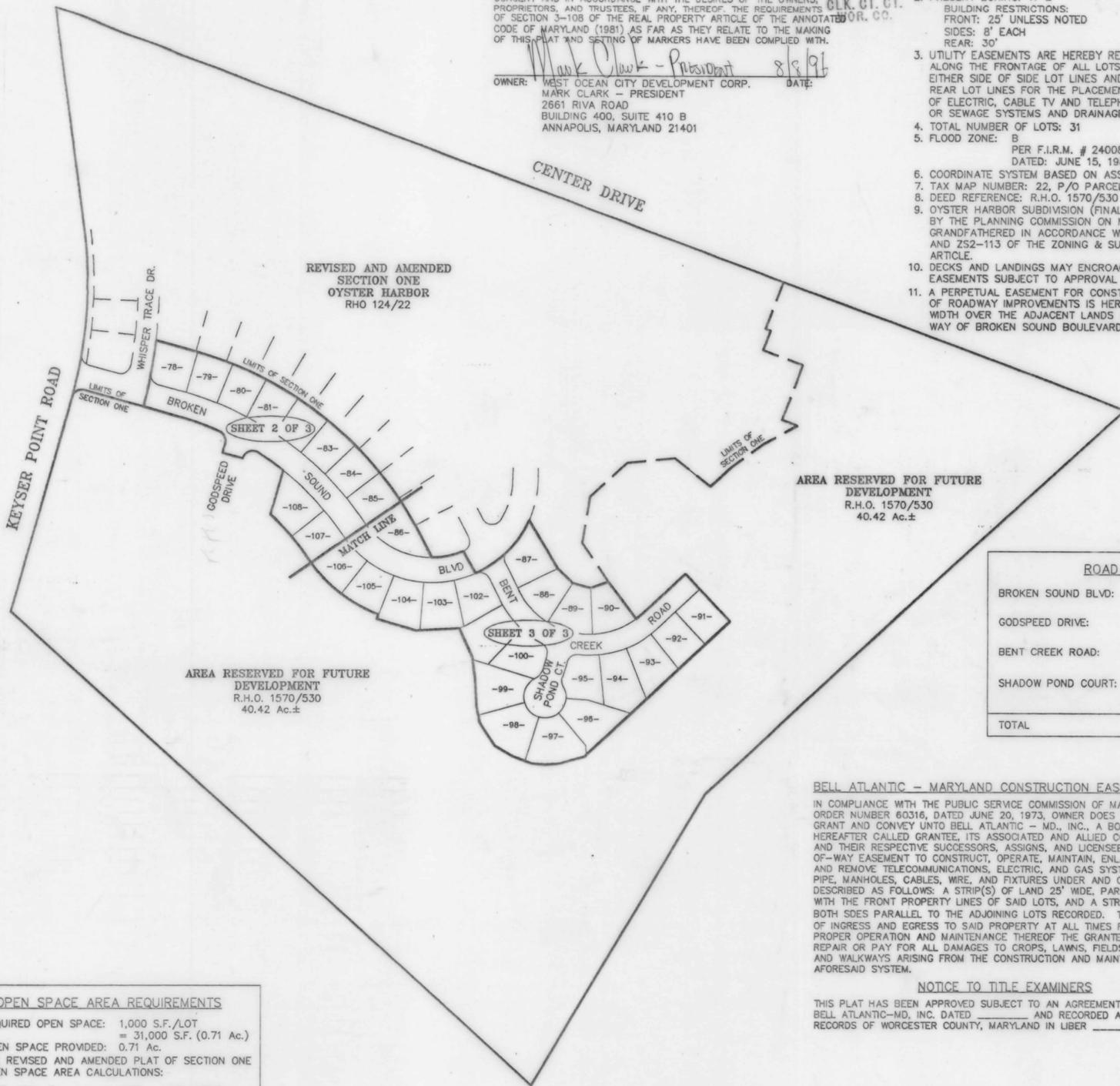
VICINITY MAP N.T.S.

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.

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, BROKEN SOUND BLVD (1.26 Ac.), GODSPEED DRIVE (0.05 Ac.), BENT CREEK ROAD (0.71 Ac.), SHADOW POND COURT (0.26 Ac.) AND A THREE INCH CONSTRUCTION AND MAINTENANCE EASEMENT FOR ROADWAY IMPROVEMENTS ALONG BROKEN SOUND BOULEVARD 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.



AREA RESERVED FOR FUTURE DEVELOPMENT R.H.O. 1570/530 40.42 Ac.±

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ROAD AREAS table with columns for road name, area in acres, and area in square feet.

BELL ATLANTIC - MARYLAND CONSTRUCTION EASEMENT NOTE

IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND, ORDER NUMBER 60316, DATED JUNE 20, 1973, OWNER DOES HEREBY GRANT AND CONVEY UNTO BELL ATLANTIC - MD, INC., A BODY CORPORATE HEREAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND LICENSEES, A RIGHT-OF-WAY EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC, AND GAS SYSTEMS, CONDUIT, PIPE, MANHOLES, CABLES, WIRE, AND FIXTURES UNDER AND OVER THE PROPERTY DESCRIBED AS FOLLOWS: A STRIP(S) OF LAND 25' WIDE, PARALLEL, AND CONTIGUOUS WITH THE FRONT PROPERTY LINES OF SAID LOTS, AND A STRIP OF LAND 5' WIDE ON BOTH SIDES PARALLEL TO THE ADJOINING LOTS RECORDED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF THE GRANTEE AGREES TO REPAIR OR PAY FOR ALL DAMAGES TO CROPS, LAWNS, FIELDS, FENCES, DRIVEWAYS AND WALKWAYS ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE AFORESAID SYSTEM.

NOTICE TO TITLE EXAMINERS

THIS PLAT HAS BEEN APPROVED SUBJECT TO AN AGREEMENT WITH BELL ATLANTIC-MD, INC. DATED _____ AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER _____ AT FOLIO _____

OPEN SPACE AREA REQUIREMENTS table with 2 columns: requirement and value.

RECORD PLAT SECTION TWO, OYSTER HARBOR TENTH ELECTION DISTRICT WORCESTER COUNTY, MARYLAND

APPROVING AUTHORITY: [Signature] DATE: 9-5-96 WORCESTER COUNTY PLANNING COMMISSION

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.

APPROVING AUTHORITY - WORCESTER COUNTY DATE: 8/9/96

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.

APPROVING AUTHORITY: [Signature] DATE: 8-8-1996 FRANK G. LYNCH, JR. REG # 10782



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

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, SURVEYED BY, DATE, SCALE, FILE #, SHEET.

