RHO 148/49

SURVEYOR'S CERTIFICATE:

I, SAMUEL P. FRAMM, A MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5817, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974 EDITION) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, AND ANY AMENDATORY THERETO, AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Samuel P. Framm
SAMUEL P. FRAMM L.S. NO. 5817

STATE OF MARYLAND — SAMUEL P. FRAMM — No. 5817 — REGISTERED LAND SURVEYOR

MAYOR AND CITY COUNCIL OCEAN CITY
WORCESTER COUNTY, MARYLAND

RECORDED
Oct 17 10 32 AM '96
RICHARD H. OUTTEN
CLK. CT. CT.
WOR. CO.

BY _____
MAYOR, OCEAN CITY COUNCIL DATE

BY George Fredhlyz
PRESIDENT, OCEAN CITY COUNCIL DATE

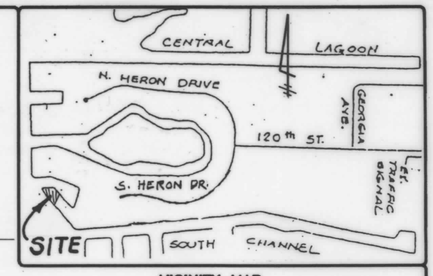
THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE AT THE OFFICE OF THE UNDERSIGNED.

BY Blaine Smith 10/2/96
ZONING ADMINISTRATOR OCEAN CITY MD. DATE

WORCESTER CO. ENVIRONMENTAL PROGRAMS

THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWER PLAN PROVIDING FOR CENTRAL WATER AND SEWERAGE.

BY Richard L. Wells 10/2/96
AUTHORIZED AGENT DATE



VICINITY MAP

OWNER'S CERTIFICATE:

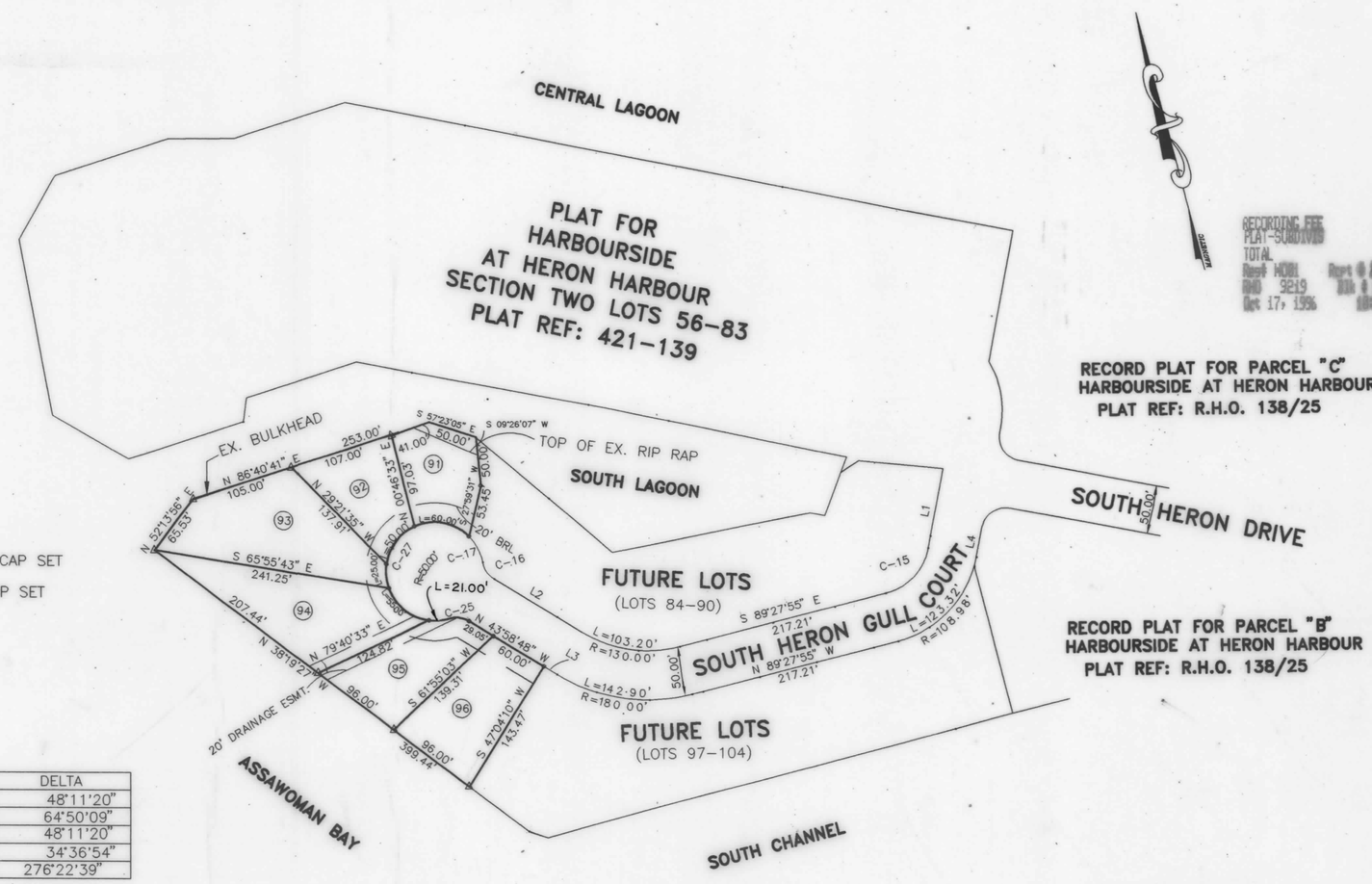
I (WE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREBY CERTIFY IT IS A SUBDIVISION OF THE LANDS OWNED BY ME (US) BY DEEDS RECORDED IN LIBER 1514 AT FOLIOS 1 AND HEREBY AGREE AND AUTHORIZE TO THE SUBDIVISION OF SAID LAND(S) AND OFFER FOR DEDICATION ALL STREETS AND OTHER RIGHTS-OF-WAY AND EASEMENTS TO THE TOWN OF OCEAN CITY, MD.

Marc Vogel 10-1-96
HARBOURSIDE LIMITED PARTNERSHIP DATE

Teresa Coufal 10-1-96
NOTARY DATE
TERESA COUFAL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 17, 2000

GENERAL NOTES:

1. MINIMUM BUILDING SETBACK LINES FRONT 20 FEET.
2. ZONING R-2



LEGEND

△ PK. NAIL AND CAP SET

○ REBAR AND CAP SET

LINE	DIRECTION	DISTANCE
L1	N 25°41'56" E	82.32'
L2	S 43°58'48" E	104.85'
L3	N 43°58'48" W	15.80'
L4	S 25°43'09" W	30.02'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-25	25.00'	21.03'	11.16'	20.40'	N 68°04'28" W	48°11'20"
C-15	58.98'	66.74'	37.46'	63.24'	N 58°07'00" E	64°50'09"
C-16	25.00'	21.03'	11.16'	20.40'	S 19°53'08" E	48°11'20"
C-17	50.00'	30.21'	15.58'	29.75'	N 13°38'46" W	34°36'54"
C-27	50.00'	211.00'	———	———	———	276°22'39"

LOT AREAS (SQ. FT.)			
NO.	LAND	WATER	TOTAL
91	7445	827	8272
92	8646	0	8646
93	15783	49	15832
94	14780	0	14780
95	9568	0	9568
96	10883	0	10883

NOTES:

1. 10' (Ten Feet) adjacent to all right-of-ways, shall be an easement, to be deeded as use in common for the maintenance and installation of utilities, to the Town of Ocean City, Worcester County Sanitary Commission, Delmarva Power and Light Co., Bell Atlantic of Maryland, and TCI of Eastern Shore.
2. 20' (Twenty Feet) Drainage Easement, to be deeded to the Town of Ocean City.

RECORD PLAT FOR
HARBOURSIDE
AT HERON HARBOUR
SECTION THREE, LOTS 91-96
10TH ELECTION DISTRICT WORCESTER COUNTY MD.
SCALE: 1"=100' DATE: 09-27-96

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Bafitis & Associates, Inc.
5700 Coastal Highway Ocean City, MD 21842
William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 524-2412

Maryland State Archives