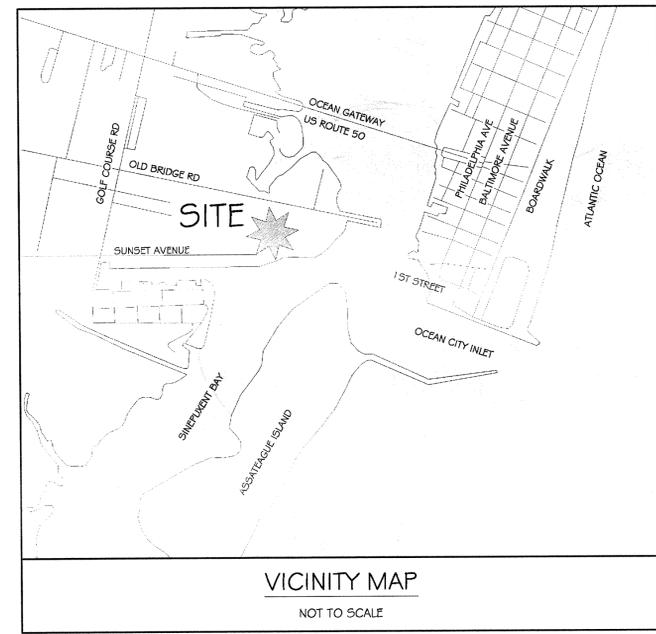


MARTHA'S LANDING

PHASE ONE AND PHASE TWO - RECORD PLAT

WEST OCEAN CITY, MARYLAND THIRD ELECTION DISTRICT WORCESTER COUNTY, MARYLAND



SITE DATA
ENGINEER / SURVEYOR
DAFT MCCUNE WALKER
11200 RACETRACK ROAD, SUITE A202
BERLIN, MD 21811

OWNER / DEVELOPER
BAYSIDE ESTATES, LLC
C/O PERCOTTEE INC.
11900 TECH ROAD
SILVER SPRING, MD 20904-1910
ATTN: JOHN GUDELSKY

SITE ADDRESS
12817 SUNSET AVENUE
OCEAN CITY, MD 21842

TAX MAP: 27
PARCEL: 0487
LOT: H

DEED REF: 4878/56
PLAT REF: 156/23 & 173/11
TAX DISTRICT: 10
TAX ACCOUNT ID NUMBER: 371694
ZONING: R-3
CURRENT LAND USE: COMMERCIAL

PLANNED UNIT DEVELOPMENT/APPROVED STEP I PUD AMENDED @ THE WORCESTER CO. COMMISSIONERS MEETING OF MAY 27, 1997 & RECONFIRMED @ MEETING JULY 22, 1997. STEP II APPROVED @ WOR. CO. P.42. ON JULY 11, 1997 STEP II AMENDED APPROVED JULY 1, 2004 FOR LOTS 33 THRU 36.

BUILDING SETBACKS:
FRONT YARD SETBACK= 25'
SIDE YARD SETBACK= 6' (EACH SIDE)
REAR YARD SETBACK / BUFFER MGT. LINE= 30'

BOUNDARY INFORMATION TAKEN FROM PLAT 173/11 PREPARED BY SOULE & ASSOCIATES PREPARED IN JULY, 2000 AND RECORDED ON 12/5/01.

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 105 OF 250, COMMUNITY PANEL NO. 240083 0105 D, DATED APRIL 21, 1999, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE AG (EL. 9.0) AND ZONE AG (EL. 10.0).

EASEMENTS ARE HEREBY RESERVED ON THIS RECORD PLAT FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY AND ALL UTILITIES AND DRAINAGE AS MAY BE REQUIRED NOW OR IN THE FUTURE.

OPEN SPACE
TOTAL AREA OF PUD: 66.83 AC
OPEN SPACE REQUIRED: 20.05 AC (30%) TOTAL PUD

OPEN SPACE PROVIDED: 26.13 AC (39%) TOTAL PUD
INCLUDES GUDELSKY PARK
OPEN SPACE ON REVISED PARCEL H AND PARCEL H-1 = 0.91 ACRES
(INCLUDED IN TOTAL PUD OPEN SPACE CALCULATIONS)

- UPLANDS: 10.71 AC
- OPEN WATER: 15.42 AC

NO OPEN SPACE PROVIDED WITHIN FUTURE RESIDENTIAL LOTS

EDU ALLOCATION BY PARCEL

SUNSET AVENUE EXTENSION: 0 EDUS

REVISED PARCEL H: 5 EDUS

SUNSET POINTE: 7 EDUS TOTAL

FUTURE LOT 36: 1 EDU
FUTURE LOT 37: 1 EDU
FUTURE LOT 38: 1 EDU
FUTURE LOT 39: 1 EDU
FUTURE LOT 40: 1 EDU
FUTURE LOT 41: 1 EDU
FUTURE LOT 42: 1 EDU

NO OPEN SPACE PROVIDED WITHIN RESIDENTIAL LOTS TO BE RECORDED IN FUTURE AS PHASE III

FUTURE LOTS 36 THROUGH 42 & REVISED PARCEL H ARE EXCLUSIVELY SUBJECT TO:

THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. IN ACCORDANCE WITH NR 3-101(G)(1)A OF TITLE 3, SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA ORDINANCE) OF WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THE "INITIAL DEVELOPMENT" (AS DEFINED WITHIN THE ABOVE CRITICAL AREA ORDINANCE) OF THIS PUD IS NOT SUBJECT TO THE REQUIREMENTS OF THE CRITICAL AREA LAW. ALL DEVELOPMENT OCCURRING AFTER THE "INITIAL DEVELOPMENT" WILL BE SUBJECT TO ALL PROVISIONS OF THE WORCESTER COUNTY CRITICAL AREA ORDINANCE IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.

THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY: SUNSET AVENUE EXTENSION. 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.

THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.

FUTURE LOTS 36, 37, & 38 WILL HAVE RIPARIAN ACCESS ON WEST OCEAN CITY HARBOR WHEN LOTS ARE RECORDED IN LAND RECORDS.

FUTURE LOTS 39, 40, 41, & 42 WILL HAVE BOAT ACCESS AVAILABLE VIA SUNSET MARINA SIPS WHEN LOTS ARE RECORDED IN LAND RECORDS.

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 APPLICANT OF THIS SUBDIVISION.

WORCESTER COUNTY FOREST CONSERVATION NOTE:
THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION LAW SINCE THE PROJECT OBTAINED STEP I APPROVAL PRIOR TO THE FOREST CONSERVATION LAW BEING ADOPTED. THE ENTIRE SITE KNOW AS "JOHN'S LANDING P.U.D." WAS APPROVED BY THE COUNTY COMMISSIONERS AS A PLANNED UNIT DEVELOPMENT, AND RECEIVED STEP I PRIOR TO DECEMBER 31, 1991.

STORM DRAIN PIPES WITHIN EASEMENT LABELED "A" AND "B" HEREON WERE INSTALLED AT DEVELOPERS COST AND WILL BE TURNED OVER TO WORCESTER COUNTY FOR ANY FUTURE MAINTENANCE, REPAIR OR REPLACEMENT UPON COUNTY ACCEPTING THE EXTENDED ROAD ROW DEDICATION.

ALL OTHER STORM DRAINAGE PIPING WITHIN SUNSET AVENUE ROW WILL BE THE RESPONSIBILITY OF THE DEVELOPER FOR MAINTENANCE, REPAIR AND OR REPLACEMENT.

ANY REPAIRS WITHIN SUNSET AVENUE ROAD ROW BY DEVELOPER SHALL NOT TAKE PLACE UNTIL WORCESTER COUNTY HAS BEEN NOTICED.

FILED
2012 APR 27 PM 12:00
STEPHEN A. HALE
CLK. CT. CL.
WOR. CO.

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 THEREOF 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.

Bryl Beaulieu 4/27/2012
WORCESTER COUNTY PLANNING COMMISSION DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR THE CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER & SEWER PLAN PROVIDING FOR CENTRAL SEWERAGE SERVICE AND AS MEETING THE REQUIREMENTS OF SECTION 9-51.2 OF THE ENVIRONMENTAL CODE OF MARYLAND.

John Mitchell P.E. 4-23-12
WORCESTER COUNTY, APPROVING AUTHORITY DATE

OWNER'S CERTIFICATION

THE SUBDIVISION ON LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER THEREOF. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1996) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF THE OWNER'S KNOWLEDGE.

PLANS OF CENTRAL WATER & SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

SUNSET AVENUE IS TO BE DEDICATED TO AND MAINTAINED BY WORCESTER COUNTY.

[Signature] 4-18-12
OWNER SIGNATURE DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1996) 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, TO THE BEST OF KNOWLEDGE AND BELIEF.

Michael D. Martin 4-12-12
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR # 21234 DATE

SURVEYOR'S CERTIFICATE (AS TO THE PERIMETER BOUNDARY)

I HEREBY AFFIX MY SEAL AND CERTIFY ON BEHALF OF (SURVEY COMPANY'S NAME) THAT ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, THE TRACT BOUNDARY LINES SHOWN ON THIS PLAT, WHICH DO NOT INCLUDE THOSE NEW LINES OF DIVISION CREATING THE LOTS OR PARCELS SHOWN HEREON, ACCURATELY REFLECT THE BOUNDARY LINES DETERMINED BY A SURVEY PERFORMED BY (SURVEY COMPANY'S NAME) WHO SHALL BE SOLELY RESPONSIBLE FOR THEIR ACCURACY.

William Bruce Wagner 4-9-2012
WILLIAM BRUCE WAGNER (PROPERTY LINE SURVEYOR # 470) DATE
EXPIRATION DATE: 01/03/2015

[Signature] 4-18-12
OWNER SIGNATURE DATE



REVISED STEP III
PHASE ONE AND PHASE TWO - RECORD PLAT
A RESUBDIVISION OF REVISED
PARCEL H AND
EXTENSION OF SUNSET AVENUE
Tax Map 27 Parcel 487 & Parcel H
WORCESTER COUNTY ELECTION DISTRICT No. 3
WORCESTER COUNTY, MARYLAND

OWNER / DEVELOPER
BAYSIDE ESTATES, LLC
C/O PERCOTTEE INC.
11900 TECH ROAD
SILVER SPRING, MD 20904
ATTN: Mr. JOHN GUDELSKY

DATE	BY	REVISIONS

SURVEYOR'S STATEMENT

THIS PLAT AND SURVEY WERE PREPARED UNDER MY SUPERVISION, TO THE LOCAL STANDARD OF CARE, AND SUBSTANTIALLY MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A RURAL CLASS SURVEY

WILLIAM BRUCE WAGNER
PROPERTY LINE SURVEYOR
LICENSE NO. 470
EXPIRATION DATE: 01/03/2015

DATE: JAN 2012
DRAWN: MLS
CHECKED BY: SWH
SCALE: 1"=40'
PROJECT #: 08426.00
DRAWING: PL-1.1

193608 MSA CW 2157 8792-1