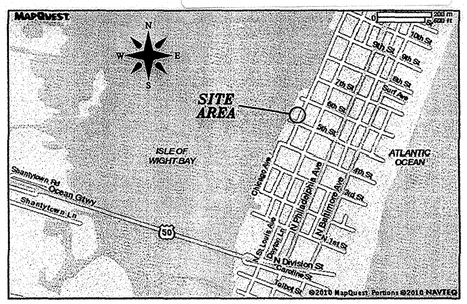
SVH LIBER 238 FOLIO 45
RECORDED
02/ 1/2013

FILED
2013FEB -1 AM 9:59
STEPHEN V. MALES
CLK. CT. CT.
WOR. CO.



VICINITY MAP
(NOT TO SCALE)

J. E. EVANS DEVELOPMENT PLAT

WATERS OF SINEPUXENT BAY

N 23°08'49" E 50.00'
25.0' 25.0'
130.00' 130.00'
S 66°51'11" E

10A AREA = ±3250 SQ. FT.
10B AREA = ±3250 SQ. FT.

STONE RIP-RAP
WOOD BULKHEAD
EXISTING DOCK
MNS ⊕ ±84.9'
MNS ⊕ ±84.6'
MNS ⊕ ±84.4'
10.2' 10.0'
10' BRL
5' BRL
20.0' 20.0'
2ND & 3RD FLOOR PORCHES
5.0' 20.0' 20.0' 5.0'
PARTY WALL 32.2'
UNIT A 3-STORY TOWNHOUSE
UNIT B 3-STORY TOWNHOUSE
28.2'
2.7'x7.9' HVAC PLATFORM
9'x20' SPACE (typ.)
4.3' 10.0' 15.7' 15.7' 10.0' 4.3'
2ND FL. BALCONY
13.8' 13.9'
CONCRETE DRIVE
20.8' 20.9'
N 66°51'11" W
ELECTRIC TRANSFORMER
POWER POLE
100.0' 50.00' 50.00' 50.00'
SIDEWALK
FOC
100.0' TO 5TH STREET
S 23°08'49" W 50.00'
EDGEWATER AVENUE 30' R / W
22.0'
SIDEWALK

SOUTHBAY CONDOMINIUM

N / F
MELVIN BRAUN
SUSAN BRAUN
SVH 5749 / 0091
PARCEL # 3873
TAX MAP # 110

8 9 11 VACANT 12 13

FIFTH STREET 50' R/W

SIXTH STREET 50' R/W

RECORDING FEE 5.00
TOTAL 5.00
Reg# W082 Rcpt # 92786
SVH 8192 Blk # 25
Feb 01, 2013 10:12 am

OWNER:
SEAFLARE LLC

DEED REFERENCE:
SVH 5705 / 231
PARCEL # 4120
TAX MAP # 110
ACCOUNT #10-358566

PROPERTY ZONED: R-3
MIN. FRONT YARD 10'
MIN. REAR YARD 10'
MIN. SIDE YARD 5'

REFERENCE PLAT:
"PLAT OF J. E. EVANS DEVELOPMENT IN OCEAN CITY, MARYLAND"
BY:
WILLIAM D. PITTS
JULY 1, 1931
PLAT BOOK ODC 2/39

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE A6 (EL. 7) AS SHOWN ON FIRM MAP # 245207-0001-G, DATED 2-4-88.

THIS PROPERTY IS IN THE ATLANTIC COASTAL BAYS CRITICAL AREA, ZONE: IDA (INTENSELY DEVELOPED AREA).

LEGEND:
- ● DENOTES IRON PIPE, FOUND
- ◉ DENOTES DRILL HOLE, FOUND
- ⊠ DENOTES MAG NAIL, SET
- ⊗ DENOTES X-MARK, SET
- ○ DENOTES UNMARKED POINT
- ⓟ DENOTES PARKING SPACE #

STATE OF MARYLAND
LAYTON E. BUNTING JR.
NO. 142
REGISTERED
PROPERTY LINE SURVEYOR

L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313

APPROVED:
Worcester County Environmental Programs
Kathy Matchett, R.S. 11/8/12
Approving Authority – Worcester County Date

APPROVED, PLANNING AND ZONING
Ocean City, Worcester County, Maryland

This approval does not extend to any future uses and is limited to approving those uses and plans being encompassed within the application and approvals of the Planning and Zoning Commission and Board of Appeals. The application and records are available for review at the office of the undersigned. The subdivision of this land is approved as shown. 11-9-12

Blaine Smith 11/9/12
Blaine Smith Date
Zoning Administrator

APPROVED, MAYOR AND CITY COUNCIL
Ocean City, Worcester County, Maryland

Mayor Date 11/9/12

City Council President Date 11-13-12

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 (1988), 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 this subdivisions within the County have been complied with.

L E Bunting 11/8/12
L. E. Bunting, Jr. PROP. L.S. # 142 Date

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, therefor. The requirements of Section 3-108 of the Real Property Article of the annotated Code of Maryland (1988) as far as they relate to the making of this plat and the setting of markers have been complied with.

Date

Tiffany B. Wyatt 11/8/12
Tiffany B. Wyatt – Seaflare LLC Member Date

11/8/12
Michael P. Marshall – Seaflare LLC Member Date

Kathleen Marshall 11/8/12
Kathleen S. Marshall – Seaflare LLC Member Date

0' 20' 40'
GRAPHIC SCALE

LOT 10A & LOT 10B

TOWNHOUSE SUBDIVISION
J. E. EVANS DEVELOPMENT
LOT 10 – BAYSIDE SECTION
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 11/07/12
JOB NO. 9001SUBD2/12

MSA CJU 2157 8864
P198162