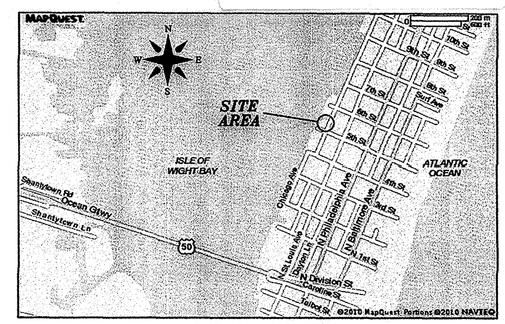
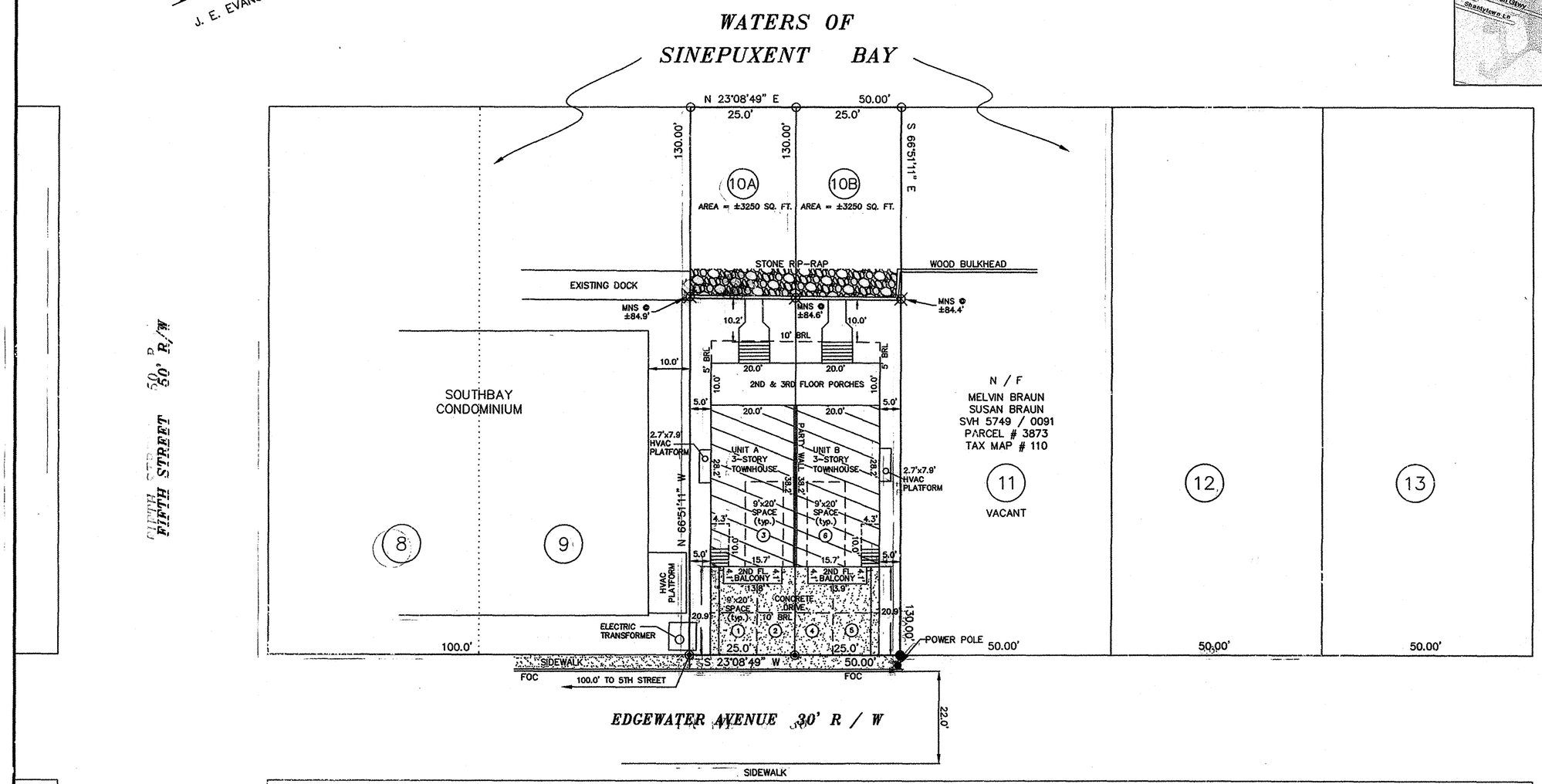
SVH LIBER 238 FOLIO 45
RECORDED
02/ 1/2013

J. E. EVANS DEVELOPMENT PLAT



VICINITY MAP
(NOT TO SCALE)



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).

LOT 10A & LOT 10B

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
Approving Authority - Worcester County — Date 11/8/12 R.S.

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 — Date 11/9/12
Zoning Administrator

APPROVED, MAYOR AND CITY COUNCIL
Ocean City, Worcester County, Maryland
Mayor — Date 11/5/12
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, Jr. PROP. L.S. # 142 — Date 11/8/12

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.

Tiffany B. Wyatt - Seaflare LLC Member — Date 11/8/12
Michael P. Marshall - Seaflare LLC Member — Date 11/8/12
Kathleen S. Marshall - Seaflare LLC Member — Date 11/8/12

0' 20' 40'
GRAPHIC SCALE

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 SSU 12578708
P197634