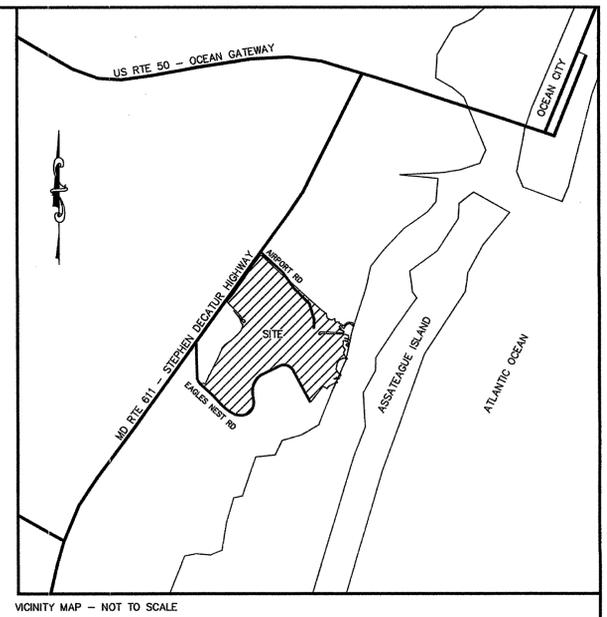


SHEET INDEX	
1	SIGNATURES / EASEMENT DETAILS
2	BOUNDARY LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT
3	AIRPORT ROAD PLAT
4	EAGLE'S NEST ROAD PLAT
5	BOUNDARY SURVEY (SOUTH SIDE EAGLE'S NEST RD.)
6	AVIGATION EASEMENT PLAN

TAX MAP	PARCEL	LOT	OWNER	TAX ACCT#	DEED REFERENCE	ZONING	CURRENT USE
33	322	A	JACK H. SCHLEICHER	217385	SVH 4082/307	A-2	RESIDENTIAL
33	322	B	MICHAEL J. DEEM	217393	SVH 4140/444	A-2	RESIDENTIAL
33	322	C	MICHAEL J. DEEM, SR.	217407	WCL 1169/114	A-2	RESIDENTIAL
33	322	D	MICHAEL JAY DEEM	217458	SVH 4180/498	A-2	RESIDENTIAL
33	324		ROBERT E. LEBER, ET AL	229847	SVH 4743/643	A-2	RESIDENTIAL
33	155		RITA C. BENNETT, FOR LIFE	018323	SVH 3161/185	A-2	RESIDENTIAL



VICINITY MAP - NOT TO SCALE

**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.

*Marlene Cott* 2/14/13  
 APPROVING AUTHORITY DATE:  
 WORCESTER COUNTY PLANNING COMMISSION

**FOREST CONSERVATION LAW STATEMENT**  
 IN ACCORDANCE WITH SUBTITLE IV SECTION 1-403 (b)(14) 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 SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

**ATLANTIC COASTAL BAYS CRITICAL AREA LAW STATEMENT**  
 A PORTION OF THIS PROPERTY LIES WITHIN THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES. DWELLING UNIT DENSITIES ARE LIMITED TO ONE PER TWENTY ACRES. ANY FUTURE SUBDIVISIONS OF THE PARENT PARCEL WILL RESULT IN A CUMULATIVE CALCULATION INCLUDING THE ACREAGE OF THIS LOT.

- REFERENCE**
- PLAT REFERENCE:  
 "PLAT OF ROADWAY 40 FEET WIDE", WM. D. PITTS, FWH 130/367 Et seq.  
 "OCEAN CITY MUNICIPAL AIRPORT", G.B.C. SURVEYS, UNRECORDED  
 "LANDS OF CURTIS BIRCH", G.B.C. SURVEYS, WCL 101/24, FWH 47/21  
 "SURVEY - LANDS FORMERLY OF M.E. POWELL", G.B.C. SURVEYS, FWH 56/73  
 "SURVEY PLAT - PROPERTY TO BE ACQUIRED BY MAYOR AND CITY COUNCIL, OCEAN CITY, MD", GBC SURVEYS, FWH 56/72  
 "RECORD PLAT - MINOR SUBDIVISION OF THE LANDS OF REYNOLD M. AND GERALDINE E. PALMER", DELMARVA SURVEYS, FWH 72/55  
 "RECORD PLAT - DEER POINT SUBDIVISION", FRANK G. LYNCH, JR. & ASSOC., RHO 151/6  
 "RECORD PLAT - OCEAN REEF SUBDIVISION", FRANK G. LYNCH, JR. & ASSOC., SVH 158/61
  - THERE ARE NO DITCHES THAT ARE PART OF A PUBLIC DITCH ASSOCIATION ON THIS PARCEL.
  - THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN THE LANDS OF THE MAYOR AND CITY COUNCIL OF OCEAN CITY MARYLAND (AIRPORT) AND THE LANDS OF THE MAYOR AND CITY COUNCIL OF OCEAN CITY MARYLAND (GOLF COURSE) AND COSOLIDATE PARCELS 113 AND 313.
  - ADMINISTRATIVE ADJUSTMENT CASE NO. 12-40, ON THE APPLICATION OF THE MAYOR AND CITY COUNCIL OF OCEAN CITY MARYLAND, REQUESTING A VARIANCE TO REDUCE THE ORDINANCE PRESCRIBED RIGHT SIDE YARD SETBACK FROM 20' TO 16.74' (AN ENCRoACHMENT OF 3.26') AND A VARIANCE TO REDUCE THE ORDINANCE PRESCRIBED LEFT SIDE YARD SETBACK FROM 20' TO 16.65' (AN ENCRoACHMENT OF 3.35') ASSOCIATED WITH A PROPOSED BOUNDARY LINE ADJUSTMENT IN A CA COMMERCIAL AIRPORT DISTRICT, PURSUANT TO WORCESTER COUNTY ZONING CODE SECTIONS ZS 1-117(a)(1), ZS 1-202(b)(6), ZS 1-303, AND ZS 1-311, LOCATED AT 12367 EAGLE'S NEST ROAD, APPROXIMATELY 1500 FEET EAST OF THE INTERSECTION OF EAGLE'S NEST ROAD AND STEPHEN DECATUR HIGHWAY (MD ROUTE 611), TAX MAP 26, PARCELS 331 AND 254, AND TAX MAP 33, PARCELS 32, 14, 113, AND 313, IN THE TENTH TAX DISTRICT OF WORCESTER COUNTY, MARYLAND.

**ENVIRONMENTAL PROGRAMS**

THIS SUBDIVISION OF LAND IS CREATED TO PLACE THE EAGLE'S NEST GOLF COURSE ON A SEPARATE PARCEL FROM THE AIRPORT. THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE BOUNDARY LINE ADJUSTMENT CREATED A REMOTE SEWAGE AREA ON THE AIRPORT PROPERTY, LOCATED ON TAX MAP 26, PARCELS 254 & 331, TAX MAP 33, PARCELS 14, 113, 313, & 32 THAT SERVES THE GOLF COURSE ON TAX MAP 33, PARCEL 32. THE EASEMENT OVER THE EXISTING REMOTE SEWAGE AREA AND FORCE MAIN SHALL REMAIN UNTIL CONNECTION OF TAX MAP 33, PARCEL 32 TO COMMUNITY SEWER WHEN AVAILABLE. IF THE ON-SITE SEWAGE SYSTEM FAILS IN THE INTERIM, THE OWNER MUST LOCATE AND HAVE APPROVED BY WORCESTER COUNTY ENVIRONMENTAL PROGRAMS, AN ACCEPTABLE SEWAGE DISPOSAL AREA TO SERVE THE GOLF COURSE ON THE GOLF COURSE PROPERTY. IMPROVEMENTS OF ANY NATURE IN THE EASEMENT OVER THE EXISTING REMOTE SEWAGE AREA AND FORCE MAIN ARE RESTRICTED UNTIL COMMUNITY SEWER IS AVAILABLE. THE REMOTE SEWAGE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A COMMUNITY SEWER SYSTEM.

*Rob Mitchell, R.S.* 2/13/13  
 APPROVING AUTHORITY 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, THEREOF. THE REQUIREMENTS 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.

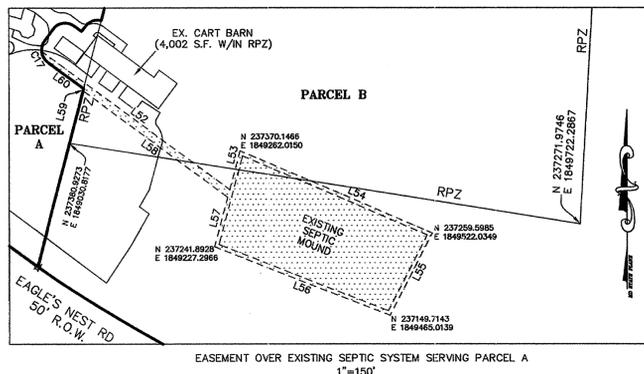
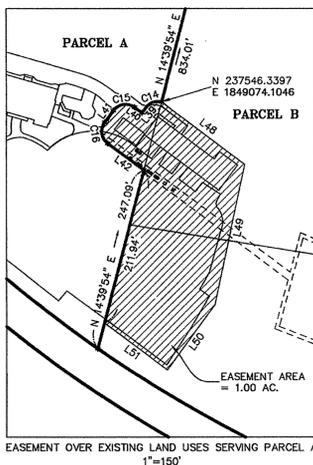
THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS: N/A ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

*[Signature]* 2/1/13  
 OWNER: MAYOR AND CITY COUNCIL OF OCEAN CITY  
 P.O. BOX 158  
 OCEAN CITY, MD 21842  
 DATE:

**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 (LATEST EDITION) 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 PARCELS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

*[Signature]* 1-29-2013  
 FRANK G. LYNCH, JR.  
 REG # 10782  
 DATE:  
 PROFESSIONAL LAND SURVEYOR



**BOUNDARY LINE ADJUSTMENT AND BOUNDARY SURVEY PLAT**  
**LANDS OF MAYOR AND CITY COUNCIL OF OCEAN CITY, MARYLAND**  
 TAX MAP 26, PARCELS 254 & 331  
 TAX MAP 33, PARCELS 14, 32, 113, & 313  
 TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

**Frank G. Lynch, Jr. & Associates, Inc.** DISK: BENC077  
 SURVEYING · LAND PLANNING  
 10636 RACETRACK ROAD · BERLIN, MARYLAND 21811  
 (410) 841-5555 · 841-5778

DESIGNED BY	N/A	SURVEYED BY	RT/FGLJ	FILE NO.:	10351-12
DRAWN BY	B. OVERHOLT	DATE	7-26-12	REV.:	12-20-12
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 300'	SHEET 1 OF 6	

MSA SVU 1257 8713-1