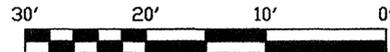


05/23/2013

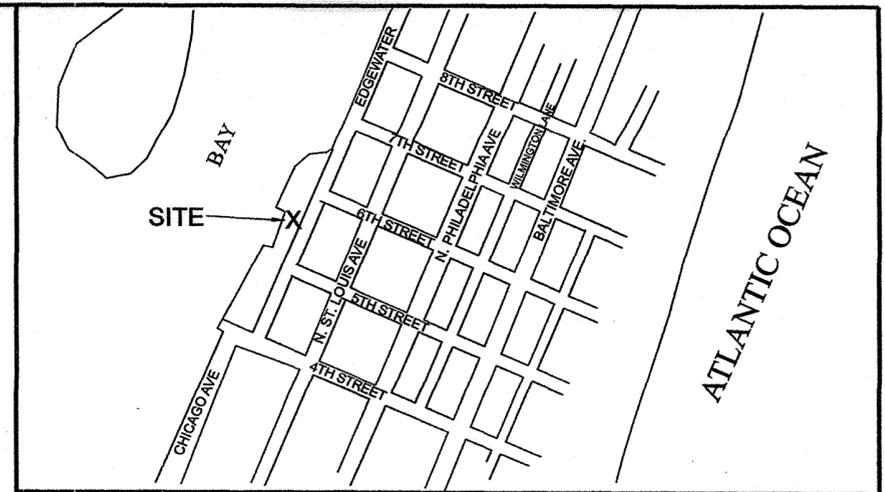
NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

LEGEND

- These standard symbols will be found in the drawing.
- FOUND N.R.J. IRON ROD
 - ◆ FOUND MAGNETIC NAIL
 - ⊗ EXISTING UTILITY POLE
 - ⊗ IRON ROD TO BE SET
 - ⊗ MAG. NAIL TO BE SET
 - ⊗ FUTURE SEWER CONNECTION
 - ⊗ FUTURE WATER CONNECTION (METER & VALVE)



(IN FEET)
1" = 10'
MIN. ACCURACY = 0.1'±



VICINITY MAP (NTS)

- GENERAL NOTES**
- OWNER: MELVIN AND SUSAN BRAUN
1701 CASTLE ROAD
DARLINGTON, MD 21034
 - TAX MAP 110, PARCEL 3873
 - DEED REF.: SVH 5749/91
PLAT REF.: ODC 2/39
 - EX. ZONING: R-2
ZONING SETBACKS: FRONT: 10'
SIDES = 5'
REAR = 10'
 - EXISTING PUBLIC WATER AND SEWER IN ROAD BED.
 - SEPARATE WATER AND SEWER PROVIDED TO EACH LOT.
 - FLOOD ZONE: A6 (BFE=7') PER
FIRM NO. 245207 0001 G, DATED FEB. 4, 1988.
MINIMUM FIRST FLOOR PER TOWN CODE = 9.0'

OWNER'S CERTIFICATION

I/WE HEREBY ACKNOWLEDGE OWNERSHIP OF THIS PROPERTY AND AGREE TO THE SUBDIVIDING THEREOF AS SHOWN ON THIS PLAT AND ALSO OFFER FOR DEDICATION ALL STREETS AND OTHER WAY AND PLACES INTENDED FOR PUBLIC USE.

Melvin Braun 5/7/13
MELVIN BRAUN DATE

Susan Braun 5/7/13
SUSAN BRAUN DATE

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE REQUIREMENTS OF THE REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPILED WITH, AND THE SURVEY WAS PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THAT IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT ALL MONUMENTS SHOWN HEREON ARE CORRECTLY SHOWN AND ACTUALLY EXIST AND THAT ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OF OTHER APPLICABLE LAWS OF THE TOWN OF OCEAN CITY HAVE BEEN FULLY COMPILED WITH.

Russell T. Hammond 5/07/2013
RUSSELL T. HAMMOND, P.L.S. MD #21329 DATE

**MAYOR AND CITY COUNCIL
TOWN OF OCEAN CITY**

Richard Markan 5/13/13
MAYOR, OCEAN CITY, MARYLAND DATE

Lloyd Markan 5/13/13
RESIDENT, OCEAN CITY TOWN COUNCIL DATE

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

J. Steve Smith 5/8/13
ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS LAND CONDOMINIUM PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Robert Mitchell, R.S. 5/8/13
ROBERT MITCHELL, DIRECTOR DATE

TOWNHOUSE SUBDIVISION

LOT 11 - BAYSIDE SECTION
CREATING LOT 11A AND 11B
PLAT OF J.E. EVANS DEVELOPMENT
TOWN OF OCEAN CITY
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

RUSSELL T. HAMMOND
Surveying, LLC

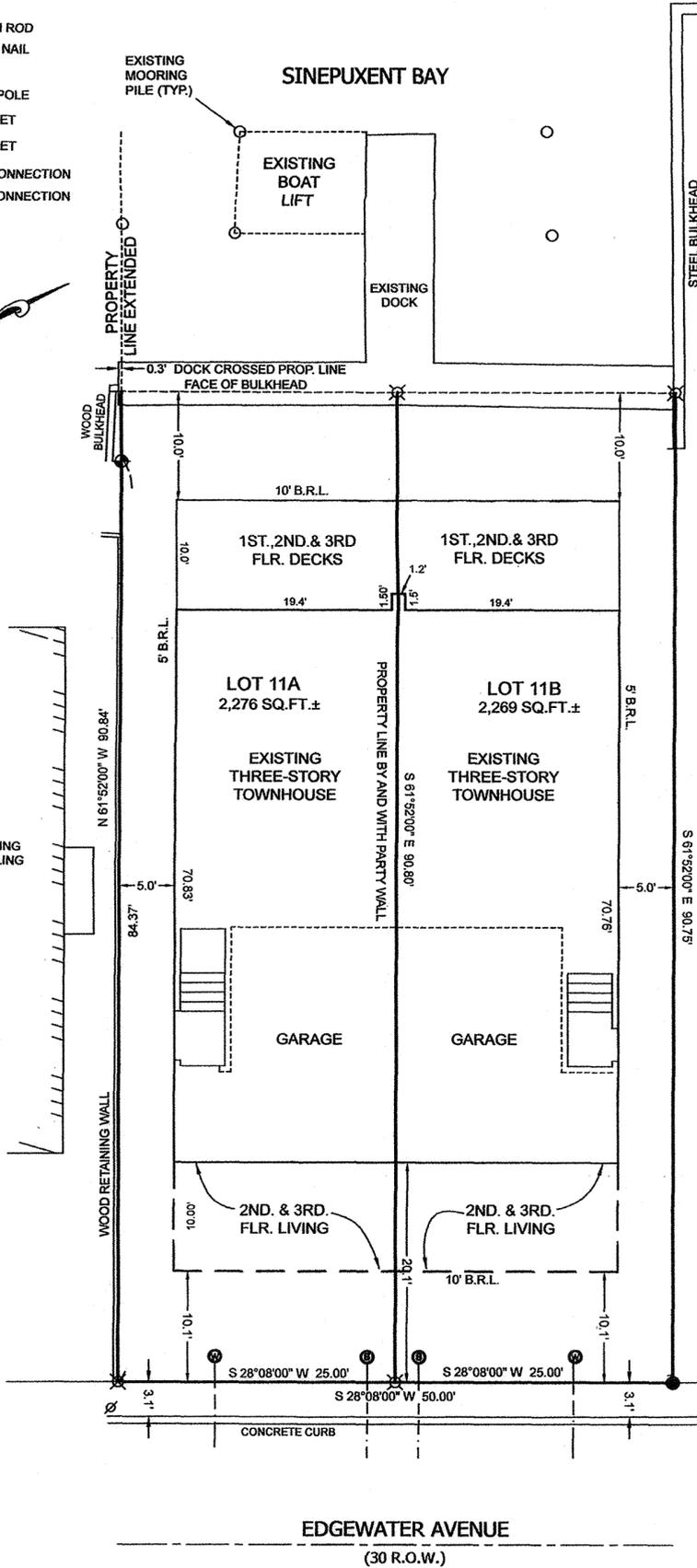
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.SAVAGE	FILE #	2012-0336
DRAWN BY	R.T.Hammond	DATE	04/29/2013	SHEET 1 OF 1	
CHECKED BY	R.T.Hammond	SCALE	1" = 10'		



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 1/08/2013.

THE INFORMATION SHOWN ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, COPYING OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING L.L.C.



MSA 334 1257 8726-2

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