SVH LIBER 240 FOLIO 13
RECORDED
06/04/2014

LEGEND

PROPERTY LINE
EASEMENT LINE
EASEMENT HATCH
SETBACK LINE
MAG NAIL FOUND — MNF
CAPPED PIN FOUND — CPF
CONCRETE MONUMENT FOUND — CMF
CAPPED PIN SET — CPS
MAG NAIL SET — MNS
ROAD CENTERLINE
EDGE OF CONCRETE
EDGE OF PAVEMENT
EDGE OF GRAVEL
CURB
CURB AND GUTTER
SIDEWALK
SIDEWALK HATCH
PIER
FENCE LINE
GATE POST
FLAG POLE

EDGE OF POND/LAKE
EDGE OF NON-TIDAL WETLAND
NONT-TIDAL WETLAND HATCH
NON-TIDAL WETLAND BUFFER
EDGE OF TIDAL WETLAND
TIDAL WETLAND HATCH
TIDAL WETLAND BUFFER
CATCH BASIN
STORM PIPE — SD
CENTERLINE OF DITCH
RIP RAP
SANITARY MANHOLE
SANITARY CLEANOUT — C/O
WATER VALVE
FIRE HYDRANT
LIGHT POLE
TELEPHONE PEDESTAL
TREE/SHRUB/BRUSH LINE

MARYLAND STATE PLAN NAD83/NAVD88

SITE DATA:

1. OWNER:
PARCEL 6702 & 6703:
INNS OF OCEAN CITY, LLC
8130 BOONE BLVD., SUITE 100
VIENNA, VA 22182
PROPERTY ADDRESS: 300 SEABAY LANE
OCEAN CITY, MD 21842

2. ENGINEER/SURVEYOR:
McCRONE, INC.
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
CONTACT: K. SCOTT AJA, PE
PHONE (410) 548-1492
FAX (410) 548-2055

3. TAX MAP 113, PARCELS 6702 & 6703
DEED REF.: 6174/376
PLAT REF.: 73/16 AND 191/23

4. PROPERTY IS ZONED LC-1 – LOCAL COMMERCIAL DISTRICT AND IDA – INTENSELY DEVELOPED AREAS PART OF "ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM"

LC-1 SETBACKS:
FRONT: 10'
SIDE: 5' FOR ONE, TWO, AND THREE STORY BUILDINGS,
10' FOR FOUR TO FIVE STORY BUILDINGS
REAR: 10'

SETBACKS PER SPECIAL BAYSIDE DEVELOPMENT REGULATIONS SEC. 110-909: FRONT, SIDE AND REAR YARD SETBACKS SHALL BE AN ADDITIONAL ONE AND ONE-HALF FEET FOR EACH FIVE FEET OF BUILDING HEIGHT OVER 50 FEET (UP TO EIGHT STORIES):

PROPOSED BUILDING HEIGHT = 80'

FRONT = 19'
REAR = 19'
SIDE = 19'

5. PROPERTY IS LOCATED IN FLOOD ZONE A6 – AREAS OF 100-YEAR FLOOD, BASE ELEVATIONS AND FLOOD HAZARDS DETERMINED, PER FIRM COMMUNITY PANEL NUMBER 245207 0002 F, EFFECTIVE DATE MARCH 4, 1986.

OWNER'S & SURVEYOR'S STATEMENT

WE, THE UNDERSIGNED, STATE THAT THE REQUIREMENTS OF "SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND" LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MONUMENTS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF. PUBLIC WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Mark C. Benzin 05/08/2014
MARK C. BENZIN — DATE
PROPERTY LINE SURVEYOR
MD. NO. 507

5/6/2014
SIGNATURE "OWNERS" — DATE

TOWN OF OCEAN CITY APPROVAL BLOCK FOR PUBLIC UTILITY SERVICE

WORCESTER COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION IS APPROVED IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN AND WILL BE SERVED BY COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE PROVIDE BY THE TOWN OF OCEAN CITY.

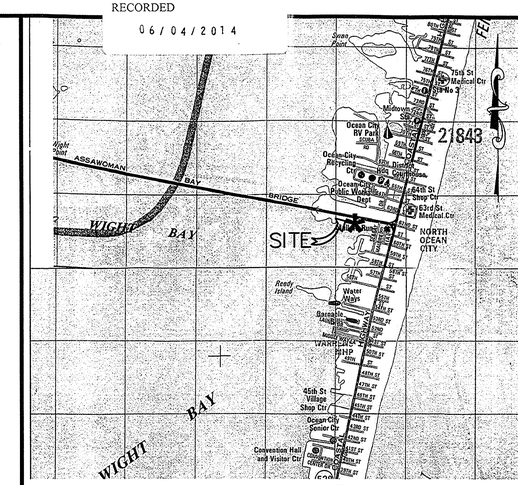
Robert J. Mitchell, WCHS 5/30/14
APPROVING AUTHORITY — DATE

APPROVED
DEPARTMENT OF PUBLIC WORKS
TOWN OF OCEAN CITY, MARYLAND

5/21/14
BY — DATE

APPROVED
TOWN OF OCEAN CITY DEPARTMENT OF PLANNING AND ZONING

K. Blaine Smith 5/21/14
BY — DATE



VICINITY MAP
SCALE: 1"=2000'±
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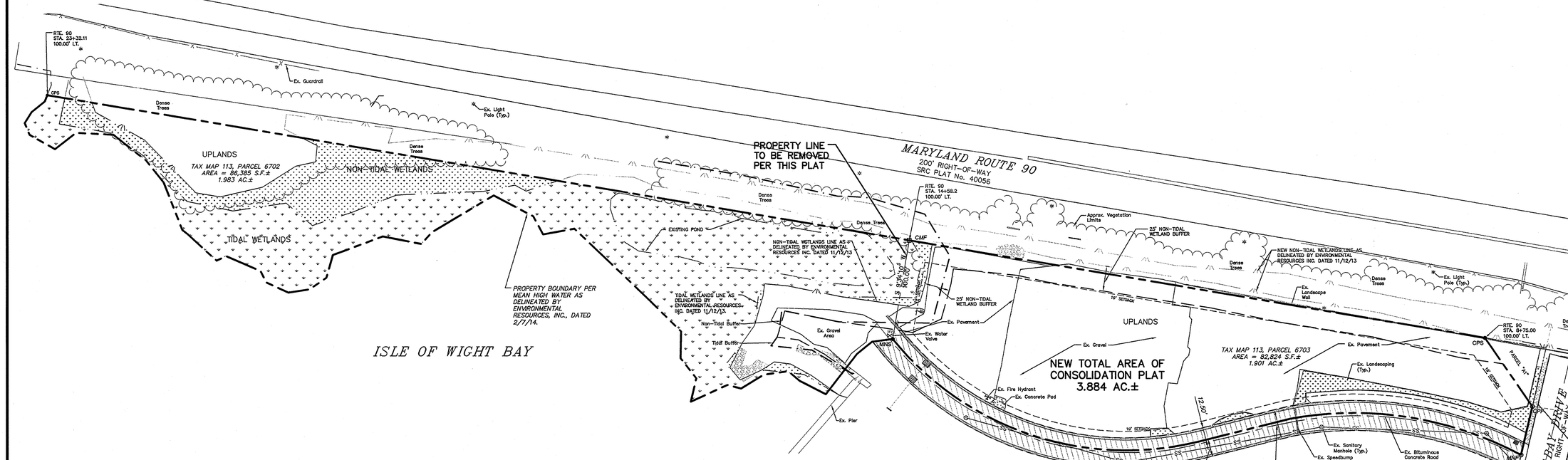
SEAL 05/08/2014
DATE
EXP 02/01/15

REVISIONS

REV. #	DATE	DESCRIPTION



Line Table		
Line	Bearing	Length
L1	N82° 19' 02"E	20.91'
L2	N51° 01' 57"E	19.50'
L3	N37° 35' 53"E	50.73'
L4	N62° 56' 31"W	29.66'
L5	N49° 31' 43"W	14.78'
L6	S81° 43' 11"W	24.56'
L7	S58° 30' 12"W	26.62'
L8	N75° 19' 51"W	14.16'
L9	S65° 27' 47"W	40.24'
L10	N13° 23' 14"E	24.04'
L11	N37° 58' 16"W	25.59'
L12	N1° 01' 20"E	26.79'
L13	N45° 28' 46"W	48.84'
L14	N46° 23' 43"W	99.06'
L15	S79° 28' 44"W	31.81'

Line Table		
Line	Bearing	Length
L16	N28° 43' 49"W	20.72'
L17	N62° 16' 51"W	44.57'
L18	S59° 22' 32"W	71.72'
L19	S42° 20' 00"W	15.93'
L20	N78° 56' 18"W	38.99'
L21	S69° 45' 31"W	53.33'
L22	S15° 56' 53"W	23.75'
L23	S55° 22' 44"W	20.16'
L24	S81° 14' 30"W	21.57'
L25	N65° 32' 02"W	24.58'
L26	N25° 38' 20"W	12.65'
L27	N66° 46' 33"W	37.38'
L28	S64° 57' 34"W	10.60'
L29	N47° 33' 42"W	38.88'
L30	N52° 17' 44"W	6.95'

Line Table		
Line	Bearing	Length
L31	N21° 27' 19"W	51.10'
L32	N38° 22' 14"W	28.20'
L33	N51° 39' 56"W	41.71'
L34	N87° 06' 35"W	37.48'
L35	S52° 11' 32"W	26.56'
L36	N60° 52' 17"W	19.35'
L37	N68° 36' 31"W	5.25'
L38	N31° 28' 55"E	0.71'
L39	N60° 52' 17"W	5.01'
L40	N22° 14' 38"W	12.71'
L41	N32° 07' 44"E	12.95'
L42	N50° 54' 32"E	16.97'
L43	N22° 30' 50"E	6.74'

Curve Table					
Curve	Length	Radius	Chord Bearing	Chord	Delta Angle
C1	238.20'	350.00'	N81° 05' 18"W	233.63'	38°59'39"
C2	340.34'	300.00'	S71° 25' 48"E	322.38'	65°00'00"

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

McCRONE
● Engineering ● Environmental Sciences
● Construction Services ● Land Planning & Surveying
ANNAPOLIS ● CENTREVILLE ● ELKTON ● SALISBURY ● WILMINGTON
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE 410-548-1492 FAX 410-548-2055
www.mccrone-inc.com
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DATE: 2/25/14
JOB NUMBER: D2130003
SCALE: 1"=50'
DRAWN BY: ML
DESIGNED BY: SL
APPROVED BY: MB
FOLDER REFERENCE:

CONSOLIDATION PLAT
LANDS OF
WTFSB PROPERTIES, LLC
TAX MAP 113 PARCELS 6702 & 6703
TOWN OF OCEAN CITY
TENTH ELECTION DISTRICT
WORECSTER COUNTY, MARYLAND

Prepared For: MELADON GROUP

SHEET NO.: 1
FILE NO.: 2130003-consolidation

21 of 35

P.205110 MSA S1257.8802