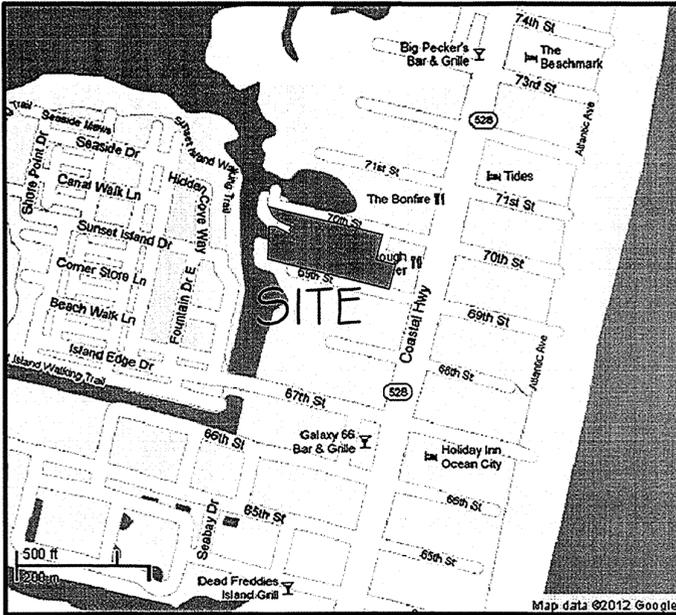


BROAD MARSH EXPANDING SUBDIVISION PLAN RECORD PLAT OCEAN CITY, MARYLAND



SURVEYING
LAND PLANNING
P.O. Box 246
Harbeson, DE 19951
(302) 684-2980
fax (302) 684-2983
cpallic@comcast.net

professional seal

BROAD MARSH EXPANDING SUBDIVISION
LOTS 40 & 41, PHASE I
TOWN OF OCEAN CITY
WORCESTER COUNTY, MARYLAND

Project:

Date:
05/27/2014

Project #:
131208

Scale:
as noted

Sheet 1 of 2

1. A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE TOWN OF OCEAN CITY IN THE AREAS DESIGNATED IN THE LEGEND FOR INSTALLATION, MAINTENANCE AND FOR ALL OTHER PUBLIC PURPOSES OF ANY UTILITY DETERMINED BY SAID TOWN TO BE NECESSARY FOR ANY PUBLIC PURPOSE OR FOR THE USE OF THE PROPERTY OWNERS, GUESTS AND AGENTS OF BROAD MARSH SUBDIVISION, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICITY, TV, RADIO, PARKING OR OTHER RESERVED USES OR PURPOSES FOR THE OWNERS, AND FOR EGRESS AND INGRESS OVER AND ACROSS THE EASEMENT AREAS DENOTED HEREON.
2. ALL OPEN SPACE, RECREATION AREAS AND EASEMENTS SHOWN ON THIS PLAN ARE TO BE PERPETUALLY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FORMED BY THE OWNERS OF THE SUBDIVISION LOTS. PUBLIC ACCESS TO EASEMENTS FOR ALL USES DESCRIBED IN GENERAL NOTE 1 SHALL BE MAINTAINED AT ALL TIMES.
3. ON-SITE TOPOGRAPHICAL AND BOUNDARY SURVEY PREPARED BY DAVIS, BOWEN & FRIEDEL, INC. ON NOVEMBER 2005. VERTICAL CONTROL IS REFERENCED TO NAVD 88, PER DIFFERENTIAL LEVEL RUN FROM N.G.S. BENCHMARK OC 6', ELEVATION 6.15
4. ALL ON SITE SEWER AND WATER TO AND INCLUDING THE METERS AND CLEANOUTS ARE OWNED BY THE TOWN OF OCEAN CITY.
5. THIS PROPERTY LIES COMPLETELY WITHIN THE TOWN OF OCEAN CITY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITY MUST MEET THE REQUIREMENTS OF CHAPTER 30 OF THE TOWN OF OCEAN CITY ZONING CODE OF PUBLIC LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.
6. NO PARKING IS PERMITTED OUTSIDE THE DESIGNATED AREAS.
7. THE PROPERTY IS SUBJECT TO A NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF PASSAGE, FOR THE BENEFIT OF THE BROAD MARSH CONDOMINIUM AND ITS MEMBERS AND THEIR GUESTS AND TENANTS FOR ORDINARY AND REASONABLE PEDESTRIAN INGRESS AND EGRESS OVER, ACROSS AND UPON ANY SIDEWALK, TRAIL, WALKWAY, ROADWAY OR PRIVATE STREET (OR THE REPLACEMENT THEREOF) CONSTRUCTED WITHIN THE PROPERTY THAT MAY REASONABLY BE DEEMED TO HAVE BEEN CONSTRUCTED OR INTENDED FOR PEDESTRIAN USE. THE PROPERTY IS ALSO SUBJECT TO A NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF PASSAGE, FOR THE BENEFIT OF THE MEMBERS OF THE BROAD MARSH CONDOMINIUM AND THEIR GUESTS AND TENANTS, FOR ORDINARY AND REASONABLE VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON ANY ROADWAY OR PRIVATE STREET OR THE REPLACEMENT THEREOF (NOT INCLUDING PARKING SPACES THAT ARE NOT LOCATED WITHIN THE BROAD MARSH CONDOMINIUM) CONSTRUCTED WITHIN THE PROPERTY THAT MAY REASONABLY BE DEEMED TO HAVE BEEN CONSTRUCTED OR INTENDED FOR VEHICULAR USE.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND IS TO BE SERVED BY EXISTING CENTRAL WATER AND SEWERAGE.

Robert Mitchell, LEAS 6-16-14
APPROVING AUTHORITY, WORCESTER COUNTY DATE

SITE:	TAX MAP 114, PARCEL 6636, LOTS 1A & 3
AREA OF SUBDIVISION:	3.22 ACRES±
DEED REFERENCE:	5050/336
ZONING:	R-2
FLOOD ZONE:	AEG (ELEV 6 & 8) FEMA FLOOD INSURANCE RATE MAP NUMBER 245207 0002 F PANEL 2 OF 3 DATED MARCH 4, 1986.
PROPOSED LOTS:	48 LOTS
MINIMUM LOT SIZE REQUIRED:	1500 SF (PER SEC 110-306. B2)
MINIMUM LOT SIZE:	2000 SF
MINIMUM FRONT SETBACK:	10 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	10 FT
WATER FRONT ACBCA SETBACK:	25 FT

SURVEYOR'S CERTIFICATION:

"I, PETER E. LOWENSTEIN, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, THAT THE INFORMATION SHOWN HERE ON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF MARYLAND." MY MARYLAND LICENSE No. 9439 EXPIRES OCTOBER 17, 2015.

PETER E. LOWENSTEIN, MD PLS 9439

DATE

Peter E. Lowenstein
STATE OF MARYLAND
PETER E. LOWENSTEIN
No. 9439
REGISTERED
PROFESSIONAL LAND SURVEYOR

MAYOR AND CITY COUNCIL - TOWN OF OCEAN CITY:

Richard W. Nolan 6/17/14
MAYOR, OCEAN CITY, MARYLAND DATE

Lloyd Marks 6-17-14
PRESIDENT, OCEAN CITY TOWN COUNCIL DATE

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

S. Shane Smith 6/16/14
ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND DATE

