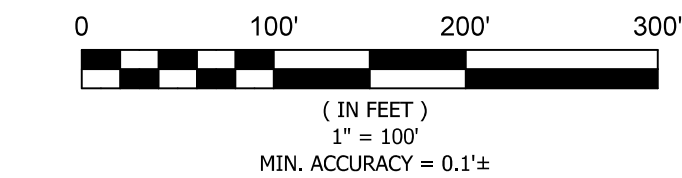


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21329, EXPIRATION DATE 1/08/2023.

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, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



**LEGEND:**

- DENOTES CONC. MON. FOUND
- DENOTES IRON PIPE FOUND
- ⊙ DENOTES REBAR FOUND
- ☆ DENOTES IRON ROD SET
- DENOTES UNMARKED POINT
- ▲ DENOTES IRON BAR FOUND
- ⚡ DENOTES EXISTING WETLAND FLAG
- ⊕ DENOTES EXISTING MONITORING WELL
- DENOTES EXISTING MARYLAND STATE PLANE COORDINATE

N:248920.4215  
E:1843782.0916

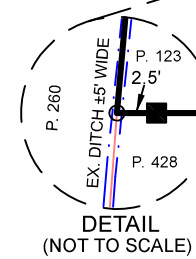
\*NOTE: ELEVATIONS ARE REFERENCED TO  
NGS DISK A-199, ELEVATION = 8.86' (NAVD 88)\*

NOTE:  
WETLANDS AS SHOWN HEREON AS DELINEATED BY  
COASTAL COMPLIANCE SOLUTIONS, LLC. AND FIELD LOCATED  
BY RUSSELL T. HAMMOND SURVEYING, LLC.

TAX MAP 26 - PARCEL 121  
LANDS OF MARK THOMAS HOLDER  
DEED REF.: S.V.H. 4105/44

TAX MAP 26  
PARCEL 123  
14.037 ACRES±

TAX MAP 26 - PARCEL 260  
LANDS OF ETHEL BOWEN MORAN  
AND CONSTANCE COLLINS  
DEED REF.: R.H.O. 1864/396



FLOOD ZONE AS SHOWN  
HEREON WAS PROTRACTED  
FROM FLOOD INSURANCE RATE  
MAP NO. 240083 0160 H  
DATED JULY 16, 2015.

TAX MAP 26 - PARCEL 119  
LANDS OF MIREILLE T. AYOUB  
DEED REF.: W.C.L. 1257/287  
PLAT REF.: W.C.L. 109/20

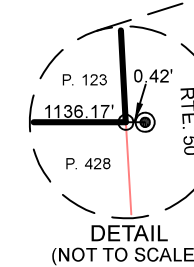


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 07°02'16" E | 154.21'  |
| L2   | N 13°11'36" E | 60.78'   |
| L3   | N 21°13'43" E | 151.48'  |
| L4   | N 24°57'06" E | 85.83'   |
| L5   | S 01°27'49" W | 9.16'    |
| L6   | S 24°59'14" W | 23.81'   |
| L7   | S 19°57'07" W | 45.52'   |
| L8   | S 25°01'46" W | 83.21'   |
| L9   | S 21°37'14" W | 88.99'   |
| L10  | S 11°46'32" W | 70.74'   |
| L11  | S 04°40'36" W | 80.64'   |
| L12  | S 03°57'02" W | 53.62'   |
| L13  | S 06°32'27" W | 18.36'   |
| L14  | S 28°30'00" E | 7.70'    |
| L15  | S 09°39'43" E | 16.13'   |
| L16  | S 30°31'21" W | 89.99'   |
| L17  | S 34°42'35" W | 97.12'   |
| L18  | S 41°53'29" W | 56.97'   |
| L19  | S 53°28'28" E | 44.91'   |
| L20  | N 35°03'03" E | 59.10'   |
| L21  | N 50°33'23" E | 45.29'   |
| L22  | S 60°31'29" E | 42.63'   |
| L23  | S 76°19'24" E | 68.35'   |
| L24  | S 84°45'18" E | 68.69'   |
| L25  | N 58°39'32" E | 58.16'   |
| L26  | N 34°14'01" E | 71.53'   |
| L27  | N 68°28'12" E | 66.93'   |
| L28  | N 88°32'18" E | 77.15'   |
| L29  | N 73°35'49" E | 53.49'   |
| L30  | S 68°37'02" E | 58.16'   |
| L31  | N 79°37'23" E | 9.72'    |
| L32  | N 01°58'58" E | 64.92'   |
| L33  | N 06°45'10" E | 147.37'  |
| L34  | N 01°06'22" E | 93.29'   |
| L35  | N 06°30'32" E | 89.37'   |
| L36  | N 06°49'45" E | 80.23'   |
| L37  | N 17°54'16" E | 48.64'   |

TOTAL PARCEL AREA = 14.037 ACRES±  
TOTAL PHASE 1 AREA (UPLANDS) = 6.432 ACRES±  
TOTAL PHASE 2 AREA = 7.605 ACRES±  
(PHASE 2 UPLAND/WETLAND MOSAIC  
NOT CURRENTLY DELINEATED)

U.S. ROUTE 50 200' R.O.W.  
(SRC PLAT NO. 7270)

TAX MAP 26 - P/O PARCEL 428  
LANDS OF MHC 67 LLC  
DEED REF.: S.R.B. 7465/85  
PLAT REF.: W.C.L. 111/1



| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 3919.72' | 439.54'    | 439.31'      | S 84°54'14" E | 6°25'30"    |

**GENERAL NOTES:**

ADDRESS: OCEAN GATEWAY  
TAX MAP: 26, PARCEL: 123  
DEED REF.: S.R.B. 7765/56  
LOT AREA: 14.04 ACRES±  
EX. ZONING: C-2

FLOOD ZONE: X & AE (EL 5')  
PER FIRM NO. 240083 0160 H  
DATED JULY 16, 2015.

NO EXISTING IMPROVEMENTS  
FIELD LOCATED OR SHOWN  
PER THIS SURVEY.

**WETLAND LOCATION SURVEY**  
**SHORE DRIVE-IN THEATER**  
**LANDS OF KEITH A. COFFIN**  
**AND SHELLEY J. COFFIN**  
**TENTH TAX DISTRICT**  
**WORCESTER COUNTY, MARYLAND**

PROFESSIONAL SEAL

**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: | RS/GTH     | FILE #:                            | 2020-2620 |
| DRAWN BY:    | R. SAVAGE   | DATE:        | 12/16/2021 | SHEET 1 OF 1<br>REVISED 01-07-2022 |           |
| CHECKED BY:  | R.T.Hammond | SCALE:       | 1" = 100'  |                                    |           |

RUSSELL T. HAMMOND SURVEYING, LLC. RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLATS, OR OTHER DOCUMENTS. ANY AMENDMENTS, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING, LLC.