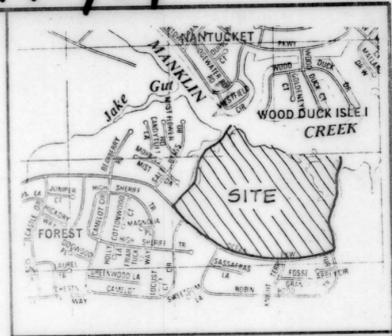
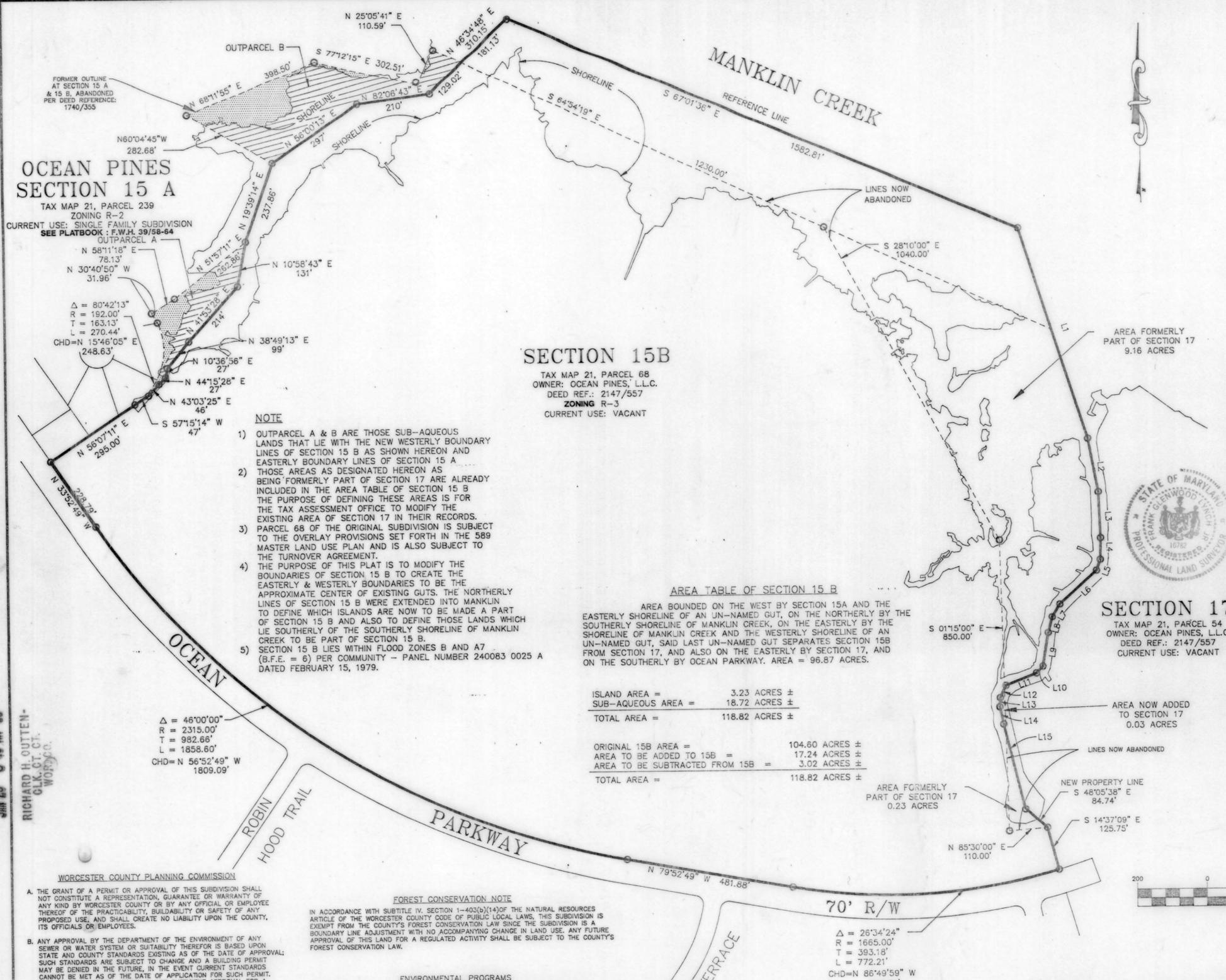


R.H.O. 145/24



145/24/88



OCEAN PINES SECTION 15 A

TAX MAP 21, PARCEL 239
ZONING R-2
CURRENT USE: SINGLE FAMILY SUBDIVISION
SEE PLATBOOK: F.W.H. 39/58-64

SECTION 15B

TAX MAP 21, PARCEL 68
OWNER: OCEAN PINES, L.L.C.
DEED REF.: 2147/557
ZONING R-3
CURRENT USE: VACANT

AREA FORMERLY PART OF SECTION 17
9.16 ACRES

SECTION 17

TAX MAP 21, PARCEL 54
OWNER: OCEAN PINES, L.L.C.
DEED REF.: 2147/557
CURRENT USE: VACANT

NOTE

- 1) OUTPARCEL A & B ARE THOSE SUB-AQUEOUS LANDS THAT LIE WITH THE NEW WESTERLY BOUNDARY LINES OF SECTION 15 B AS SHOWN HEREON AND EASTERLY BOUNDARY LINES OF SECTION 15 A
- 2) THOSE AREAS AS DESIGNATED HEREON AS BEING FORMERLY PART OF SECTION 17 ARE ALREADY INCLUDED IN THE AREA TABLE OF SECTION 15 B THE PURPOSE OF DEFINING THESE AREAS IS FOR THE TAX ASSESSMENT OFFICE TO MODIFY THE EXISTING AREA OF SECTION 17 IN THEIR RECORDS.
- 3) PARCEL 68 OF THE ORIGINAL SUBDIVISION IS SUBJECT TO THE OVERLAY PROVISIONS SET FORTH IN THE 589 MASTER LAND USE PLAN AND IS ALSO SUBJECT TO THE TURNOVER AGREEMENT.
- 4) THE PURPOSE OF THIS PLAT IS TO MODIFY THE BOUNDARIES OF SECTION 15 B TO CREATE THE EASTERLY & WESTERLY BOUNDARIES TO BE THE APPROXIMATE CENTER OF EXISTING GUTS. THE NORTHERLY LINES OF SECTION 15 B WERE EXTENDED INTO MANKLIN TO DEFINE WHICH ISLANDS ARE NOW TO BE MADE A PART OF SECTION 15 B AND ALSO TO DEFINE THOSE LANDS WHICH LIE SOUTHERLY OF THE SOUTHERLY SHORELINE OF MANKLIN CREEK TO BE PART OF SECTION 15 B.
- 5) SECTION 15 B LIES WITHIN FLOOD ZONES B AND A7 (B.F.E. = 6) PER COMMUNITY - PANEL NUMBER 240083 0025 A DATED FEBRUARY 15, 1979.

AREA TABLE OF SECTION 15 B

AREA BOUNDED ON THE WEST BY SECTION 15A AND THE EASTERLY SHORELINE OF AN UN-NAMED GUT, ON THE NORTHERLY BY THE SOUTHERLY SHORELINE OF MANKLIN CREEK, ON THE EASTERLY BY THE SHORELINE OF MANKLIN CREEK AND THE WESTERLY SHORELINE OF AN UN-NAMED GUT, SAID LAST UN-NAMED GUT SEPARATES SECTION 15B FROM SECTION 17, AND ALSO ON THE EASTERLY BY SECTION 17, AND ON THE SOUTHERLY BY OCEAN PARKWAY. AREA = 96.87 ACRES.

ISLAND AREA =	3.23 ACRES ±
SUB-AQUEOUS AREA =	18.72 ACRES ±
TOTAL AREA =	118.82 ACRES ±

ORIGINAL 15B AREA =	104.60 ACRES ±
AREA TO BE ADDED TO 15B =	17.24 ACRES ±
AREA TO BE SUBTRACTED FROM 15B =	3.02 ACRES ±
TOTAL AREA =	118.82 ACRES ±

OWNER'S CERTIFICATION
WE HEREBY AGREE TO THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON BETWEEN OCEAN PINES SECTIONS 15B AND 17.

Ray Smith 1/16/86
DATE

OWNER: OCEAN PINES, L.L.C. BY SALTHOUSE HOLDINGS, INC.
MANAGED BY RAY F. SMITH, JR., DIVISION PRESIDENT
11800 SUNRISE VALLEY DRIVE
RESTON, VIRGINIA 22091

- AREA BETWEEN ORIGINAL TRACT BOUNDARY AND SHORELINE OF GUT DECEDED TO SECTION 15A (REFERENCE: 1740/355)
- OUTPARCEL A = 0.52 AC
OUTPARCEL B = 1.56 AC
TOTAL AREA = 2.08 AC.

○ DENOTES UNMARKED POINT

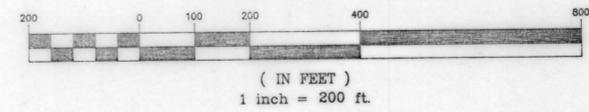
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AS WELL AS ALL OF THE REQUIREMENTS OF THE COUNTY COMMISSIONERS AND ORDINANCES OF THE COUNTY OF WORCESTER, MARYLAND REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Frank G. Lynch, Jr. 1-11-1996
DATE

LINE	DIRECTION	DISTANCE
L1	S 17°24'46" E	643.81'
L2	S 10°18'29" E	158.12'
L3	S 02°05'41" E	134.62'
L4	S 01°29'44" W	62.84'
L5	S 20°04'45" W	33.44'
L6	S 47°21'47" W	144.37'
L7	S 30°44'10" W	44.13'
L8	S 14°04'49" W	48.88'
L9	S 09°22'56" W	100.62'
L10	S 44°50'44" W	26.75'
L11	S 68°06'28" W	94.57'
L12	S 25°18'18" W	39.33'
L13	S 03°33'32" W	26.42'
L14	S 11°38'10" E	50.83'
L15	S 13°36'26" E	251.96'

THE NEW LINES AS SHOWN WHICH TRAVERSE ACROSS SUB-AQUEOUS LANDS ARE AS ARE PROTRACTED AND ARE BASED ON AN AERIAL SURVEY AS PERFORMED BY OTHERS. THE INTENT IS TO CREATE THE APPROXIMATE CENTER OF THE GUTS AS NEW DIVISION LINES.

GRAPHIC SCALE



FILED
JUN 29 9 49 AM '96
RICHARD H. OUTTEN-
CLK. CT. CT.
WORCESTER COUNTY

WORCESTER COUNTY PLANNING COMMISSION

- 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.
- 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.
- THE FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS
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.
- WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

CD Hall 1/29/96
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION

FOREST CONSERVATION NOTE
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.

ENVIRONMENTAL PROGRAMS
THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.
Richard L. O'Connell 1/26/96
APPROVING AUTHORITY - WORCESTER COUNTY

BOUNDARY LINE ADJUSTMENT

OCEAN PINES SECTIONS 15B AND 17

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD BERLIN, MARYLAND 21811
(410) 641-5353 641-5773

DESIGNED BY	SURVEYED BY	FILE #:
DRAWN BY: D.BOLNER	DATE: 12/6/95 REV. 1/9/96	5865-95
CHECKED BY: F.G.L.	SCALE: 1"=200'	SHEET 1 OF 1