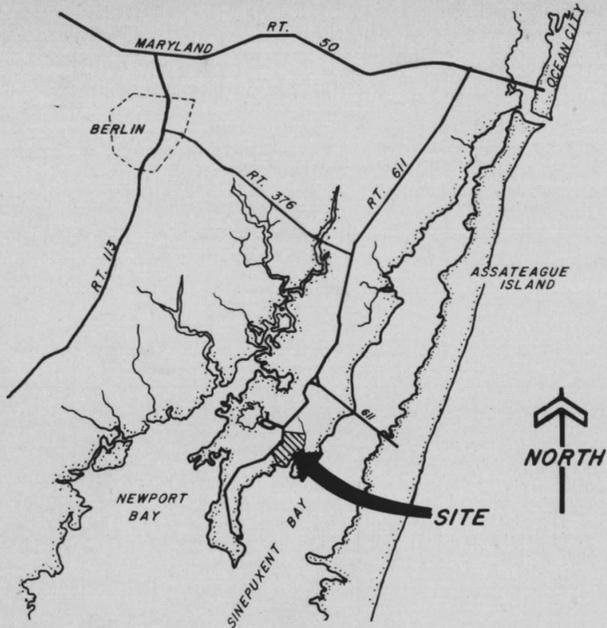


FV#69/6

# SYNEPUXENT LANDING

## A HORIZONTAL PROPERTY REGIME RESIDENTIAL CONDOMINIUM

FILED  
JUN 30 4 14 PM '81  
FRANK W. PALES, C.L.A.  
CT. CT. WOR. CO.



**TOTAL SITE AREA** ±192 ACRES  
**TOTAL NO. OF UNITS** 17  
**TOTAL AREA OF UNITS** ±38 ACRES

### UNIT BREAKDOWN

NO.	BUILDING AREA	UNIT ACCESS AREA	UNIT TOTAL AREA
1	2.00 ACRES	13,986 SQ. FT.	2.32 ACRES
2	2.00 ACRES	2,237 SQ. FT.	2.05 ACRES
3	2.00 ACRES	2,237 SQ. FT.	2.05 ACRES
4	2.00 ACRES	13,986 SQ. FT.	2.32 ACRES
5	2.00 ACRES	3,077 SQ. FT.	2.07 ACRES
6	2.00 ACRES	0,000 SQ. FT.	2.00 ACRES
7	2.00 ACRES	15,573 SQ. FT.	2.36 ACRES
8	2.00 ACRES	24,251 SQ. FT.	2.38 ACRES
9	2.00 ACRES	27,603 SQ. FT.	2.63 ACRES
10	2.00 ACRES	7,633 SQ. FT.	2.17 ACRES
11	2.00 ACRES	34,778 SQ. FT.	2.80 ACRES
12	2.00 ACRES	2,073 SQ. FT.	2.05 ACRES
13	2.00 ACRES	15,370 SQ. FT.	2.35 ACRES
14	2.00 ACRES	36,996 SQ. FT.	2.85 ACRES
15	2.00 ACRES	12,328 SQ. FT.	2.28 ACRES
16	2.00 ACRES	875 SQ. FT.	2.02 ACRES
17	2.00 ACRES	1,194 SQ. FT.	2.03 ACRES

**TOTAL AREA FOR CO. ROADS** 2.96 ACRES  
**TOTAL LENGTH FOR CO. ROADS** ±2582 LIN. FT.  
**TOTAL AREA OF COMMON PROP.** ±150.0 ACRES

**OWNERS AND DEVELOPERS:**  
SOUTH HILLS, INC.  
3409 COASTAL HIGHWAY  
OCEAN CITY, MARYLAND

111 -1-81 B #25715 \*\*\*\*\* 5.00  
111 -1-81 B #25714 \*\*\*\*\*

**OWNERS STATEMENT:**  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE MAKING OF THIS PLAT, THE SETTING OF MARKERS, AND THE EXISTENCE OF PRIOR RECORDED PLATS, HAS BEEN COMPLIED WITH.  
THE SUBDIVISION OF THESE LANDS AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER THEREOF.

DATE: 6-29-81  
SIGNATURE: Lawrence T. Whitlock, President, South Hills, Inc.  
**PLANNING AND ZONING STATEMENT**  
APPROVED BY WORCESTER COUNTY PLANNING & ZONING COMMISSION  
DATE: 30 June 1981  
SIGNATURE: [Signature]

**HEALTH DEPARTMENT STATEMENT:**  
THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEM, WHICH MUST BE PROPERLY ABANDONED AND CONNECTION MADE TO A COMMUNITY SYSTEM WHEN SUCH COMMUNITY SYSTEM BECOMES AVAILABLE. SUCH APPROVAL RUNS WITH THE LAND.

FOR EACH DWELLING UNIT A MINIMUM AREA OF TEN THOUSAND (10,000) SQUARE FEET, EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHTS-OF-WAY AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE UNLESS OTHERWISE NOTED ON THE PLAT.

APPROVED BY WORCESTER COUNTY HEALTH DEPARTMENT  
DATE: 6/30/81  
SIGNATURE: [Signature]

**ENGINEER'S STATEMENT:**  
I HEREBY CERTIFY THAT THIS PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATIONS AND STATEMENTS, IS A CORRECT AND ACCURATE REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTITY AND LOCATION OF EACH UNIT AND OF EACH COMMON ELEMENT, AS CONSTRUCTED OR EXISTING, CAN BE DETERMINED FROM THEM.

DATE: 6-29-81  
SIGNATURE: [Signature]



**SURVEYOR'S STATEMENT:**  
I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS PREPARED BY ME AND COMPLIES WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE: 6/29/81  
SIGNATURE: L. E. Bunting, Jr.



### QUALIFYING CONDITIONS

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 OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE WORCESTER COUNTY HEALTH DEPARTMENT OF ANY SEWER 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 FOLLOWING STREETS, ROADS, WIDENING STRIPS, AMENITIES, IMPROVEMENTS (HERE LIST) 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.

	LENGTH	AREA
SOUTH HILLS DRIVE	± 514.10'	0.56 acres
BAY LANDING DRIVE	± 1261.20'	1.43 acres
TWIN OAKS DRIVE	± 807.26'	0.93 acres

**SYNEPUXENT-LANDING**  
Horizontal Property Regime / RESIDENTIAL CONDOMINIUM  
10th Election District, Worcester County, Maryland  
**DEVELOPER**  
South Hills, Inc. 3409 Coastal Highway; Ocean City, Md. 21842  
a.c. 301 289-3204

SURVEY: L.E. (WOODY) BUNTING, JR. R.P.L.S. NO. 142  
6 MANKLIN COURT, OCEAN PINES  
BERLIN, MARYLAND 21811  
301-641-7700

**Lawrence T. Whitlock Associates, Inc.**  
Landscape Architects · Planners · Consulting Engineers  
3409 Coastal Highway · Ocean City, Maryland 21842  
(301) 289-3204

**SHEET:**  
**No. 1**  
**of - 4**  
**date: 5/21/81**  
**drawn: LTW**



MSA CSU 2157-1823-1