RHO 139/72

SITE DATA:

1. OWNER/DEVELOPER:
   MYSTIC HARBOUR CORPORATION
   9428 STEPHEN DECATUR HIGHWAY
   BERLIN, MD. 21811
2. EXISTING ZONING: R-4
3. BUILDING SETBACKS (MANUFACTURED HOUSING):
   FRONT: 25'
   SIDES: 8' EACH
   REAR: 8'
4. THIS SUBDIVISION, UNDER THE WORCESTER CO. ZONING AND SUBDIVISION CONTROL ARTICLE DATED 3/10/92, SECTION 2-113, IS GRANDFATHERED TO DEVELOP UNDER THE PREVIOUS R-5 ZONING CLASS.
5. EASEMENTS ARE HEREBY RESERVED OVER THE LOTS AS FOLLOWS: FRONT YARD: 20' SIDE YARD: 5', REAR YARD: 5', FOR THE PLACEMENT AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE WAYS.
6. TAX MAP 26, P/O PARCEL 341
7. DEED REFERENCE: 585/196
8. THE MYSTIC HARBOUR WASTEWATER TREATMENT PLANT'S CONSTRUCTION PERMIT WAS ORIGINALLY ISSUED BY THE MD. DEPT. OF HEALTH AND MENTAL HYGIENE BY PERMIT NO. 74-25-0546, DATED 9/13/74.
9. SITE AREA
   1.18 AC.± ROADS
   3.84 AC.± LOTS
   5.02 AC.± TOTAL
10. CUMULATIVE OPEN SPACE CALCULATIONS:
    REQUIRED OPEN SPACE: 1,000 S.F PER LOT
    105 LOTS × 1,000 S.F = 2.41 AC.±
    OPEN SPACE PROVIDED: 14.14 AC.±
    (7.68 AC.± WETLANDS, 6.46 AC.± UPLANDS)
11. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240083 0105B, DATED 6/15/83, THIS SUBDIVISION IS LOCATED IN FLOOD ZONES A6 (EL. 8.0 M.S.L.), A8 (EL 8.0 M.S.L.), A8 (EL.9.0 M.S.L.), A8 (EL.10.0 M.S.L.), AND B. ALL FLOOD ZONE LINES ARE AS PROTRACTED FROM SAID MAP.
12. NUMBER OF LOTS: 23 (LOTS 284-306)
13. PER PLAT/SECTION OPEN SPACE CHART / CUMULATIVE OPEN SPACE DATA CHART

SECTION	#LOTS	REQ.	PROV.	#LOTS	REQ.	UPLAND	WETLAND	PROV.
SECTION 3A	40	0.92 AC.±	7.09 AC.±	40	0.92 AC.±	2.29 AC.±	4.80 AC.±	7.09 AC.±
ADD. TO 3A	3	0.07 AC.±	3.79 AC.±	43	0.99 AC.±	6.08 AC.±	4.80 AC.±	10.88 AC.±
SECTION 3B	39	0.90 AC.±	3.26 AC.±	82	1.88 AC.±	6.46 AC.±	7.68 AC.±	14.14 AC.±
SECTION 3C	23	0.53 AC.±	0.00 AC.±	105	2.41 AC.±	6.46 AC.±	7.68 AC.±	14.14 AC.±

ROAD	AREA
DEEP CHANNEL DRIVE	0.22 AC.±
COASTAL DRIVE	0.96 AC.±

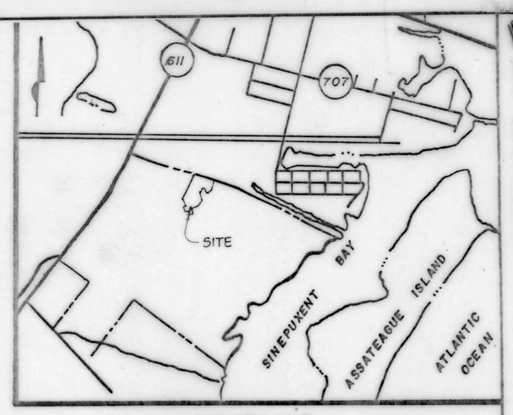
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Plans for central water and sewerage systems have been approved by the Department of the Environment and said facilities will be available to all lots offered for sale.

8/15/94 — Date — JACK BURBAGE, PRES. MYSTIC HARBOUR CORP.

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.

8/17/94 — Date — APPROVING AUTHORITY-WORCESTER COUNTY



VICINITY MAP
N.T.S.

WORCESTER COUNTY PLANNING COMMISSION

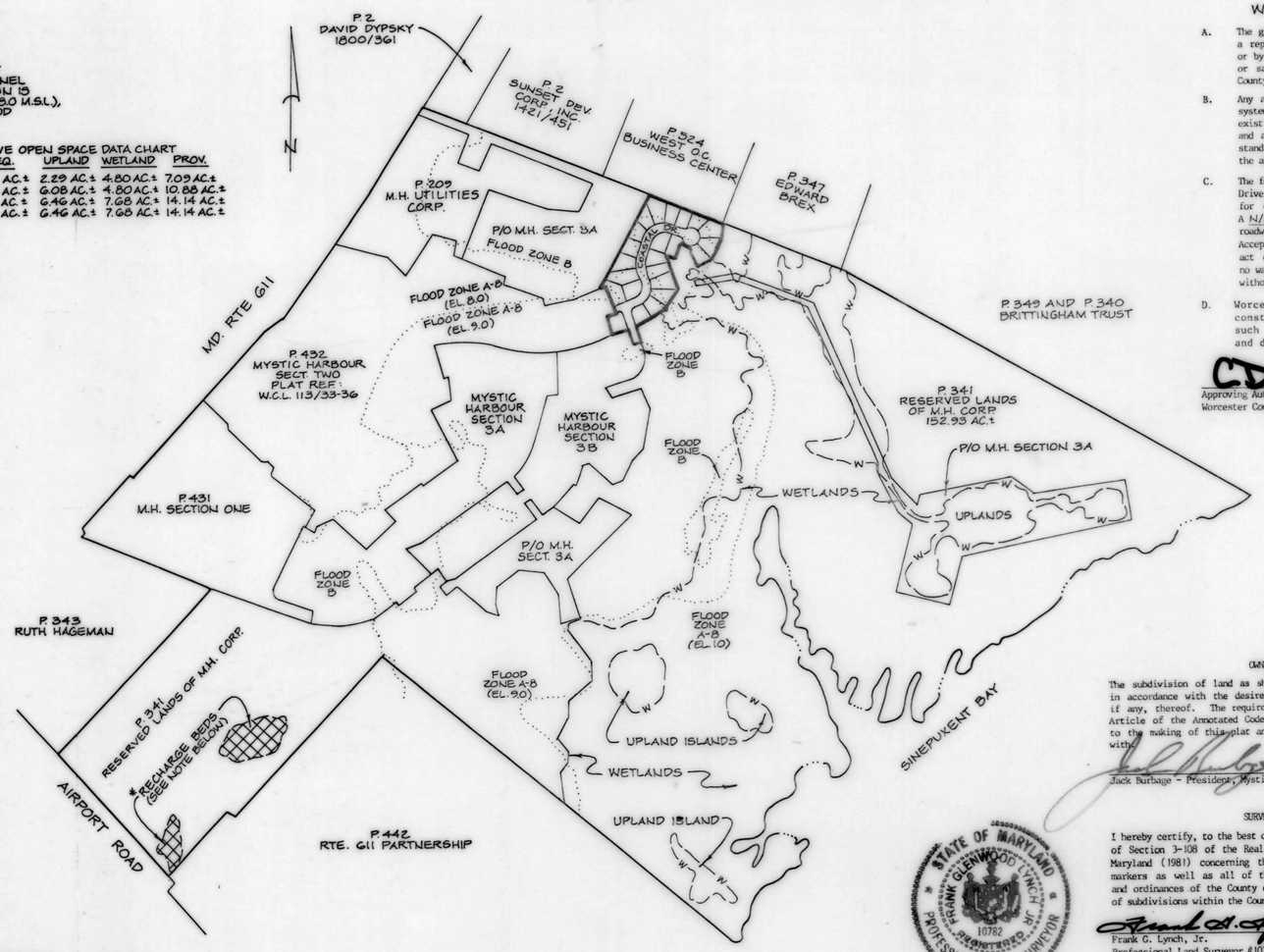
A. The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.

B. 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.

C. The following streets, roads, amenities and improvements: Deep Channel Drive, 190.01 L.F., and Coastal Drive, 724.55 L.F. are hereby offered for dedication to the County Commissioners for Worcester County. A N/A foot wide strip across the front of N/A and the adjoining roadway is offered in dedication for the future widening of N/A. 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.

D. 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 — Approving Authority, Worcester County Planning Commission — Date 8/16/94



OWNERS CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

Jack Burbage - President, Mystic Harbour Corporation — Date 8/15/94

SURVEYORS 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.
Professional Land Surveyor #10782
President, Frank G. Lynch, Jr. & Associates, Inc.
Date 8-15-1994

STATE OF MARYLAND — FRANK GLENWOOD LYNCH JR. — 10782 — REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	DISTANCE
1	276°22'46"	50.00'	241.186'	44.721'	S. 22°52'30" W.	66.67'
2	48°11'23"	25.00'	21.027'	11.18 '	N. 88°46'48" E.	20.41'
3	48°11'23"	25.00'	21.027'	11.18 '	N. 43°01'49" W.	20.41'
4	90°00'00"	100.00'	157.08 '	100.00 '	N. 67°52'30" E.	141.42'
5	90°00'00"	50.00'	78.54 '	50.00 '	S. 67°52'30" W.	70.71'
6	43°55'20"	125.00'	95.823'	50.405'	N. 00°54'50" E.	93.49'
7	43°55'20"	75.00'	57.494'	30.243'	S. 00°54'50" W.	56.10'
8	90°00'00"	50.00'	78.54 '	50.00 '	N. 23°57'10" E.	70.71'
9	90°00'00"	100.00'	157.08 '	100.00 '	S. 23°57'10" W.	141.42'
10	90°00'00"	25.00'	39.27 '	25.00 '	S. 23°57'10" W.	35.36'
11	90°00'00"	25.00'	39.27 '	25.00 '	N. 66°02'50" W.	35.36'

* NOTE: These interim reserved areas for recharge beds are part of Mystic Harbour's Community Wastewater System as described in the Maryland Department of the Environment's Groundwater Discharge Permit #86-DP-2273; therefore, Mystic Harbour Corporation hereby covenants and declares that these areas will not be disturbed nor developed until such time as said reserved areas for recharge beds are either released by the Maryland Department of the Environment or said areas are platted as utility outlots for the actual use by Mystic Harbour's Community Wastewater System.

JACK BURBAGE, PRES. MYSTIC HARBOUR CORPORATION — DATE 8/15/94

LEGEND

- △ DENOTES UNMARKED POINT
- ○ DENOTES IRON ROD INTENDED TO BE SET
- □ DENOTES CONCRETE MONUMENT INTENDED TO BE SET
- DENOTES 15' WIDE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES HEREBY RESERVED, BEING APPURTENANT TO THE STORMWATER MANAGEMENT POND
- RECHARGE BEDS
- DENOTES FLOOD PLAIN

FILED
Aug 19 4 19 PM '94
RICHARD H. DUTTEN-
CLK. CT. CT.
WOR. CO.

FRANK G. LYNCH JR. & ASSOCIATES, INC.
SURVEYING - LAND PLANNING
10535 RACETRACK ROAD
BERLIN, MARYLAND 21811
PHONE (301) 641-5773 641-5353
FAX (301) 208-0227

PLAT-SUBMITTS 5.00
RECORD FEE 5.00
TOTAL 10.00
Rec#10702 Rec#25708
RHO 139 Bk#1525
Aug 19, 1994 04:19 PM

RECORD PLAT

MYSTIC HARBOUR

SUBDIVISION SECTION 3C
TENTH ELECTION DISTRICT WORCESTER COUNTY, MD.

SCALE: 1"=500'
DATE: 6/20/94
DRAWN BY: GPM
FILE NO.: 2595/91

SHEET 1 OF 2

Maryland State Archives