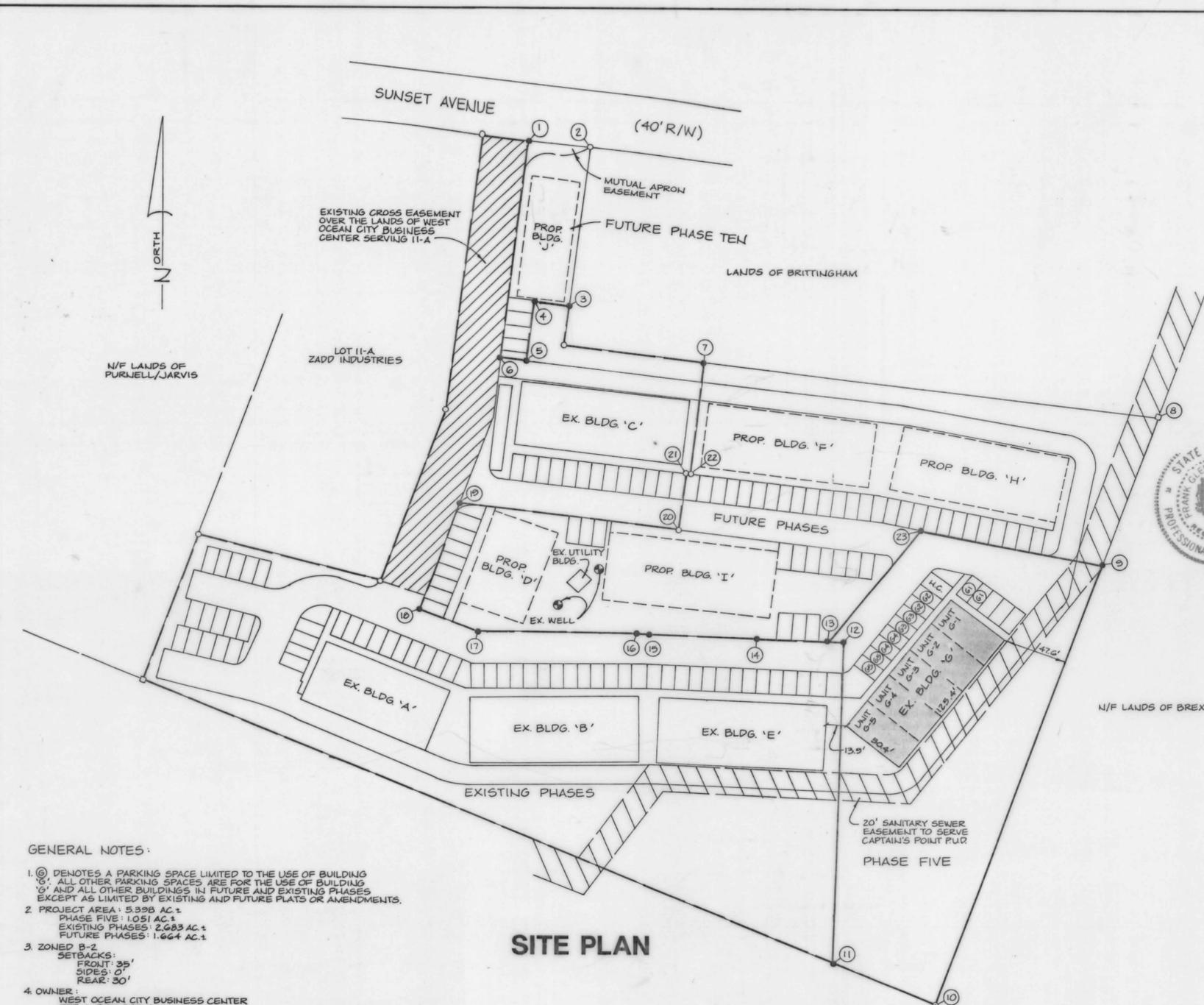
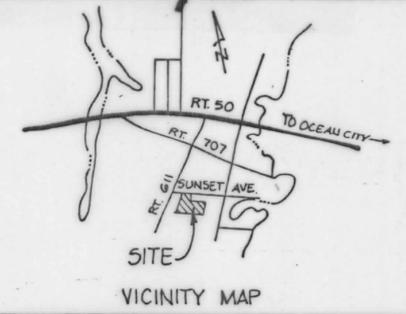


R.H.O. 142/68



GENERAL NOTES:

- ① DENOTES A PARKING SPACE LIMITED TO THE USE OF BUILDING 'G'. ALL OTHER PARKING SPACES ARE FOR THE USE OF BUILDING 'G' AND ALL OTHER BUILDINGS IN FUTURE AND EXISTING PHASES EXCEPT AS LIMITED BY EXISTING AND FUTURE PLATS OR AMENDMENTS.
- PROJECT AREA: 5.398 AC. ±  
PHASE FIVE: 1.051 AC. ±  
EXISTING PHASES: 2.683 AC. ±  
FUTURE PHASES: 1.664 AC. ±
- ZONED B-2  
SETBACKS:  
FRONT: 35'  
SIDES: 0'  
REAR: 30'
- OWNER:  
WEST OCEAN CITY BUSINESS CENTER  
RTE. 1, BOX 342-A  
OCEAN CITY, MARYLAND 21842
- EASEMENTS OVER ALL PHASES ARE HEREBY RESERVED FOR SEWER, WATER, PARKING, DRAINAGE, ELECTRIC AND OTHER SUCH UTILITIES AS NECESSARY TO SERVE ALL PHASES.
- THE 20' WIDE SANITARY SEWER EASEMENT TO SERVE CAPTAINS POINT PUD IS A RESERVED EASEMENT BY THE OWNER/DEVELOPER AND NOT A DEDICATION TO CAPTAINS POINT PUD.
- THE NORTHERNMOST CORNER OF BUILDING 'G' IS LOCATED S23°08'13"E, 58.61' OF POINT 23. THE SOUTHERNMOST CORNER OF BUILDING 'G' IS LOCATED N47°35'08"W, 183.81' OF POINT 10.

- UNMARKED POINT
- FOUND IRON ROD
- FOUND CONCRETE MONUMENT
- ⊙ FOUND RAILROAD IRON

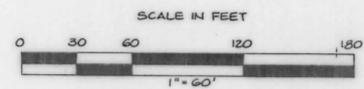
SITE PLAN

OWNER'S AND SURVEYOR'S CERTIFICATE:

WE CERTIFY THAT THE REQUIREMENTS OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Frank G. Lynch Jr.* 6-8-1995  
FRANK G. LYNCH, JR. DATE  
REG. MARYLAND NO. 10782

*Dennis Shoemaker* 6-8-95  
DENNIS SHOEMAKER DATE



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION II-105 OF THE REAL PROPERTY ARTICLE, (AS AMENDED), OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH AND THAT THESE PLATS, TOGETHER WITH THE APPLICABLE WORKING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

*Frank G. Lynch Jr.* 6-8-1995  
FRANK G. LYNCH, JR. DATE  
REG. MARYLAND NO. 10782

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS:

THE 5 UNIT CONDOMINIUM DEVELOPMENT PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND TO BE SERVED BY EXISTING CENTRAL PUBLIC SEWERAGE SYSTEM AND PRIVATE WATER SUPPLY SYSTEM.

APPROVING AUTHORITY - WORCESTER COUNTY DATE

FUTURE PHASE TEN			REMAINING FUTURE PHASES		
COURSE	BEARING	DIST.	COURSE	BEARING	DIST.
1-2	S 82°26'40"E	44.89'	7-8	S 82°37'15"E	356.48'
2-3	S 07°22'45"W	120.70'	8-9	S 19°57'28"W	120.54'
3-4	N 82°37'15"W	24.92'	9-23	N 78°29'32"W	157.22'
4-5	S 07°22'45"W	44.30'	23-13	S 37°20'05"W	110.56'
5-6	N 82°37'15"W	20.01'	13-14	N 87°18'41"W	53.48'
6-1	N 07°23'39"E	165.14'	14-15	N 86°54'20"W	79.61'
AREA = 1.145 AC. ±			15-16	S 88°14'41"W	5.46'
			16-17	N 89°48'38"W	119.48'
			17-18	N 66°59'17"W	47.57'
			18-19	N 20°01'06"E	88.01'
			19-20	S 82°37'15"E	162.01'
			20-21	N 07°22'45"E	45.00'
			21-22	S 82°37'15"E	3.00'
			22-7	N 07°22'45"E	86.00'
			AREA = 1.519 AC. ±		
PHASE FIVE					
COURSE	BEARING	DIST.			
9-10	S 19°57'28"E	360.39'			
10-11	N 67°00'00"W	86.80'			
11-12	N 02°41'19"E	244.09'			
12-13	N 87°18'41"W	10.06'			
13-23	N 57°20'05"E	110.56'			
23-9	S 76°29'32"E	137.22'			
AREA = 1.051 AC. ±					

REPRINTING FFF	7.50
PLAT-SUBMITTALS	7.50
TOTAL	15.00
Repr. WOPR	Repr. \$ 120.00
RHO 290K	RHK \$ 100.00
Jan 13, 1995	12:55 PM

PHASE FIVE  
WEST OCEAN CITY  
BUSINESS CENTER CONDOMINIUM

TENTH ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND  
TAX MAP 27, PART OF PARCEL 622

FRANK G. LYNCH JR. & ASSOCIATES, INC.



SURVEYING - LAND PLANNING  
10535 RACETRACK ROAD  
BERLIN, MARYLAND 21811  
PHONE (410) 641-5773 641-5353  
FAX (410) 208-0227

SCALE: 1" = 60' DATE: 5/3/95 DRAWN BY: GPM FILE: 3598/90  
SHEET 1 OF 3