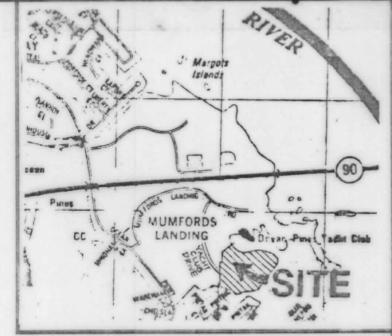


R.H.O. 144/54

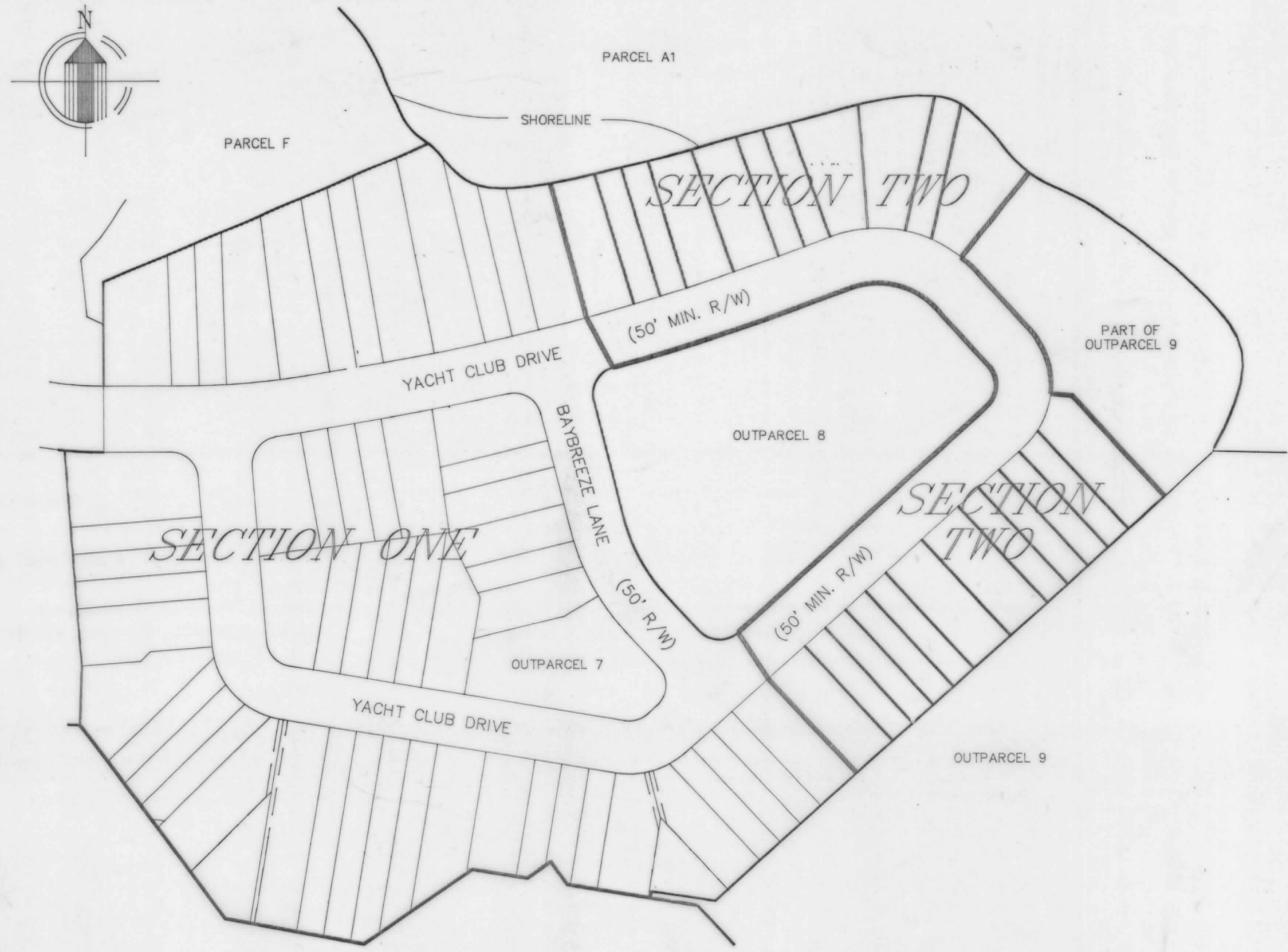


VICINITY MAP
(NOT TO SCALE)

FOREST CONSERVATION LAW
 IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(12) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PLANNED UNIT DEVELOPMENT FOR WHICH THIS SUBDIVISION IS A PART OF RECEIVED STEP 1 APPROVAL IN ACCORDANCE WITH THE WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE PRIOR TO DECEMBER 31, 1991. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
 THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Richard J. Hall 11/30/95
 APPROVING AUTHORITY DATE
 WORCESTER COUNTY



NOTES:

- PART OF TAX MAP 16, PARCEL 14
- PRESENT ZONING: B-2
- CURRENT USE: VACANT
- FLOOD ZONES B AND A7; ELEV. 6.0 (2/15/79) PER F.E.M.A. MAPS 240083 0025 A (DATED 2/15/79) AND 240083 0040 B (DATED 6/15/83)
- OWNER/DEVELOPER: MARINA VILLAGES OF OCEAN PINES LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY: MARINA VILLAGES OF OCEAN PINES, CHARTERED, A MARYLAND CORPORATION, GENERAL PARTNER 811 HOOKERS HILL ROAD ABRINGTON, MARYLAND 21009
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS
- THE PROPOSED UTILITY EASEMENTS ARE FOR USE BY ALL FUTURE UTILITIES (WATER, ELECTRIC, ETC.) AND NOT LIMITED TO SANITARY SEWER
- ROADS, OPEN SPACES, STORMWATER MANAGEMENT, AND ACCESS EASEMENTS WILL HEREBY BE DEDICATED TO THE OCEAN PINES ASSOCIATION OR A TO BE FORMED HOMEOWNER'S ASSOCIATION OR A TO BE FORMED CONDOMINIUM ASSOCIATION
- FLOOD ZONE LOCATION SUPPLIED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC. VIA F.E.M.A. PANELS 240083 0025A AND 240083 0040B (DATED 2/15/79)
- NO BUILDING HEIGHT SHALL EXCEED THAT ALLOWED IN THE WORCESTER CO. ZONING CODE.
- THE U.S. ARMY CORPS OF ENGINEERS VERIFICATION OF THE WETLAND DELINEATION SHOWN HEREON IS VALID FROM FEBRUARY 18, 1993 TO FEBRUARY 18, 1996; SAID DELINEATION IS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN R.H.O. 144/40 (SHEETS 8 AND 9 OF 9).
- PARCEL 14 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
- THIS RESUBDIVISION IS PART OF AND THEREFORE SUBJECT TO THE MUMFORDS LANDING/INNERLINKS PLANNED UNIT DEVELOPMENT AS APPROVED (STEP 1) BY THE WORCESTER COUNTY COMMISSIONERS ON AUGUST 15, 1989 AND APPROVED (STEP 1) BY THE WORCESTER COUNTY PLANNING COMMISSION ON (REVISED) 7/6/95.
- YACHT CLUB DRIVE LINEAR FOOTAGE: 804.31 LF.
- TOTAL NUMBER OF SECTION TWO LOTS: 23
- PARCEL 14 OF THE ORIGINAL SUBDIVISION DEED REFERENCE: 2147/557
- THE STATE OF MARYLAND HAS RECOGNIZED AND ACKNOWLEDGES THAT UNDER STATE LAW THIS PLAN IS EXEMPT FROM THE STATE'S PERMIT REQUIREMENTS FOR BUFFER IMPACTS.
- A BLANKET EASEMENT OF 15' EXISTS ALONG ALL SHORELINES FOR SHORELINE STABILIZATION, MAINTENANCE, BULKHEAD REPLACEMENT AND/OR SLOPE STABILIZATION
- BUILDING SETBACKS:
 10' MINIMUM BETWEEN BUILDINGS
 20' SETBACK BETWEEN THE FRONT OF ANY TOWNHOUSE AND ANY RIGHT-OF-WAY LINE (TO BE MEASURED FROM THE ROAD RIGHT-OF-WAY LINE AND DIVISION LINE TO THE NEAREST CORNER OF BUILDING)
 10' REAR YARD SETBACK
- A BLANKET EASEMENT OF A MINIMUM WIDTH OF 10' EXISTS ALONG ALL FRONT PROPERTY LINES FOR UTILITIES, SLOPES, AND DRAINAGE.
- MUMFORDS LANDING PARCEL PLAT REFERENCE: R.H.O. 144/40-49
- COORDINATES BASED ON ASSUMED DATA
- THESE LOTS ARE SUBJECT TO A DECLARATION OF RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN LIBER 2213 FOLIO 254.

RECORDING FEE	5.00
PLAT-SUBDIVISION	5.00
TOTAL	10.00
Res# H082	Rcpt # 17381
RHD 3681	Blk # 118
Dec 01, 1995	62:00 PM

AREA TABLE

LOTS:	2.21 ACRES ±
ROADS:	0.93 ACRES ±
TOTAL	3.14 ACRES ±

OWNER'S 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH. PLANS FOR A CENTRAL SEWAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Robert J. Short 11-30-95
 OWNER: DATE:
 MARINA VILLAGES OF OCEAN PINES, CHARTERED
 ROBERT J. SHORT, PRESIDENT

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. 11-30-1995
 FRANK G. LYNCH, JR. DATE:
 REG # 10782



WORCESTER COUNTY PLANNING COMMISSION

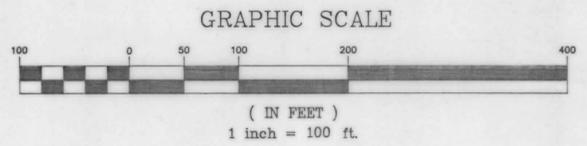
A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OR SUITABILITY THEREOF 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. ALL UTILITY EASEMENTS INCLUDED IN THESE PLATS 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.

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, OR OCEAN PINES ASSOCIATION.

C.D. Hall 12/1/95
 APPROVING AUTHORITY DATE
 WORCESTER COUNTY PLANNING COMMISSION



SECTION TWO
MARINA VILLAGE TOWNHOMES
 RESUBDIVISION OF PARCEL G, MUMFORDS LANDING SUBDIVISION
 THIRD ELECTION DISTRICT
 WORCESTER COUNTY, MARYLAND

The Villages at OCEAN PINES

Frank G. Lynch, Jr.
& Associates, Inc.

DESIGNED BY	DATE: NOVEMBER 13, 1995	FILE #: 6055-95
DRAWN BY: G.P.M.	REVISED: NOVEMBER 30, 1995	SHEET 1 OF 2
CHECKED BY: F.G.L.	SCALE: 1"=100'	