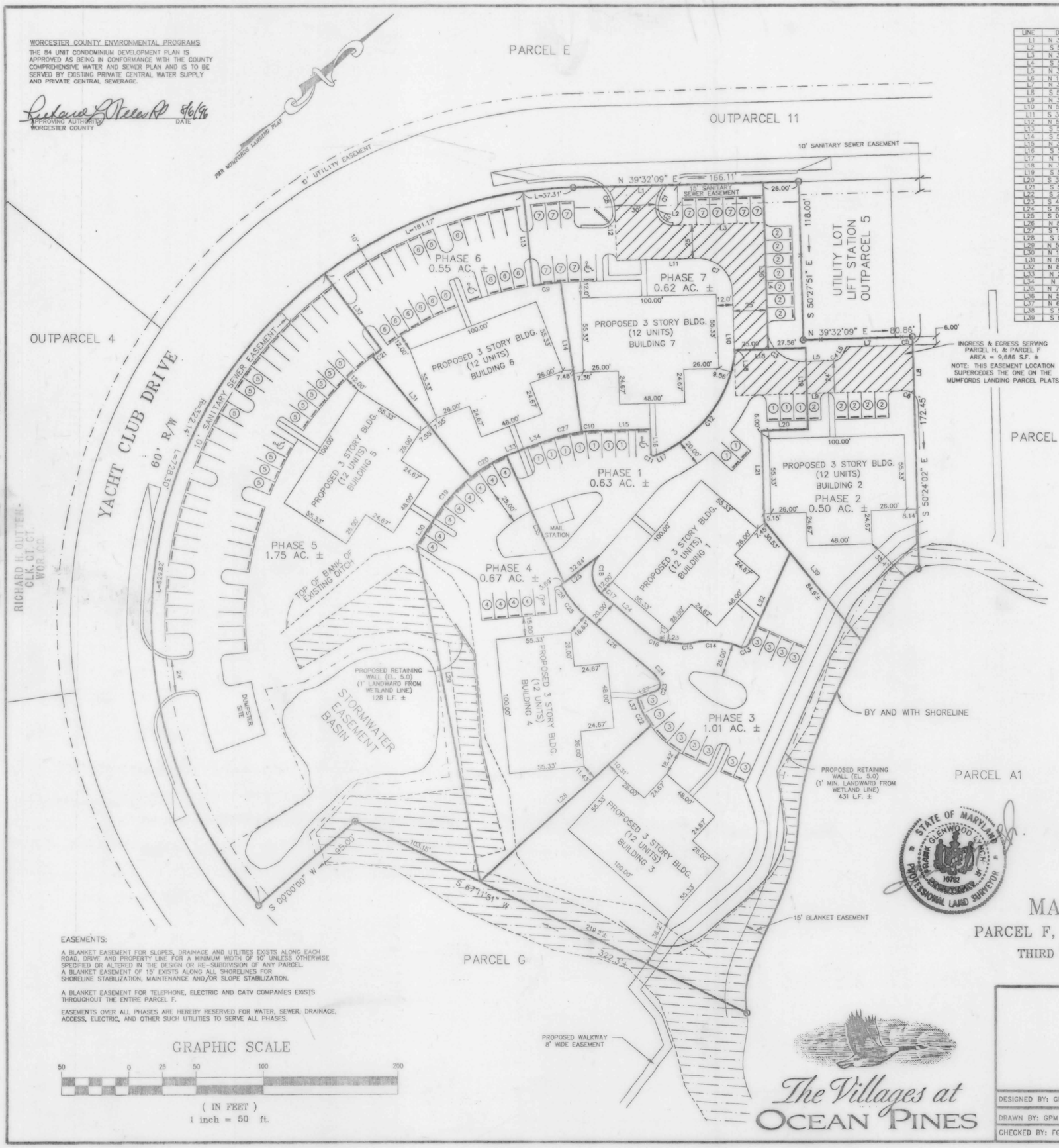
R.H.O. 148/1

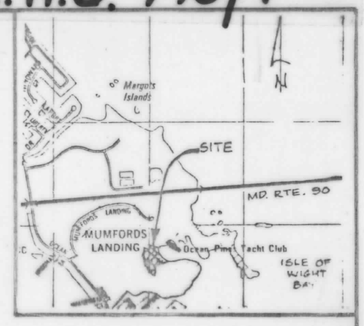
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
THE 84 UNIT CONDOMINIUM DEVELOPMENT PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND IS TO BE SERVED BY EXISTING PRIVATE CENTRAL WATER SUPPLY AND PRIVATE CENTRAL SEWERAGE.

APPROVING AUTHORITY WORCESTER COUNTY — DATE 8/6/96



LINE DATA

LINE	DIRECTION	DISTANCE
L1	N 39°32'09" E	43.38'
L2	S 50°27'51" E	0.49'
L3	N 39°32'09" E	67.25'
L4	S 50°27'51" E	79.00'
L5	N 39°32'09" E	24.04'
L6	N 19°36'02" W	8.83'
L7	N 39°32'09" E	45.00'
L8	S 50°24'02" E	37.90'
L9	N 39°32'09" E	124.61'
L10	N 50°27'51" W	78.00'
L11	S 39°32'09" W	39.75'
L12	N 50°27'51" W	37.95'
L13	S 54°52'49" E	70.07'
L14	S 56°36'52" E	172.58'
L15	N 39°32'09" E	37.71'
L16	S 50°27'51" E	17.83'
L17	N 16°44'24" E	4.92'
L18	N 39°32'09" E	52.58'
L19	S 50°27'51" E	60.88'
L20	S 39°32'09" W	34.14'
L21	S 50°27'51" E	66.86'
L22	S 24°37'37" E	74.13'
L23	S 47°47'06" W	11.46'
L24	S 82°02'22" W	42.53'
L25	S 03°27'03" W	36.83'
L26	N 82°02'22" E	63.57'
L27	S 19°54'53" W	15.15'
L28	S 01°38'49" E	171.47'
L29	N 59°22'48" W	255.05'
L30	N 15°28'09" W	24.00'
L31	N 87°42'49" W	116.03'
L32	N 85°48'01" W	70.00'
L33	N 20°05'13" E	16.51'
L34	N 21°11'56" E	16.29'
L35	N 72°59'20" W	103.43'
L36	N 50°27'51" W	124.00'
L37	N 69°28'19" W	5.01'
L38	S 50°27'51" E	4.51'
L39	S 87°40'10" E	115.44'



VICINITY MAP
1"=2,000'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	18.69'	9.81'	18.26'	S 29°02'33" E	42°50'37"
C2	12.50'	19.63'	12.50'	17.68'	N 84°32'09" E	90°00'00"
C3	25.00'	39.27'	25.00'	35.36'	N 84°32'09" E	90°00'00"
C4	5.00'	5.15'	2.83'	4.93'	N 10°01'04" E	59°02'10"
C5	10.00'	4.10'	2.08'	4.08'	N 27°46'43" E	23°30'52"
C6	10.00'	8.05'	4.26'	7.83'	S 62°35'41" W	46°07'05"
C7	25.00'	39.27'	25.00'	35.36'	S 84°32'09" W	90°00'00"
C8	25.00'	18.76'	9.85'	18.32'	N 71°57'35" W	42°59'28"
C9	252.14'	20.40'	10.20'	20.39'	S 34°36'01" W	04°38'07"
C10	120.00'	12.89'	6.45'	12.87'	S 36°27'09" W	06°08'58"
C11	2.00'	3.94'	3.01'	3.33'	N 73°08'16" E	112°47'44"
C12	95.00'	94.52'	51.59'	90.67'	N 11°45'52" W	57°00'33"
C13	5.00'	7.96'	5.10'	7.14'	N 20°57'46" E	91°10'47"
C14	50.00'	34.74'	18.10'	34.04'	S 46°38'57" W	39°48'26"
C15	25.00'	9.18'	4.64'	9.13'	N 37°15'55" E	21°02'22"
C16	25.00'	14.95'	7.70'	14.72'	N 64°54'44" E	34°15'18"
C17	65.00'	3.88'	1.94'	3.88'	N 83°44'56" E	03°25'07"
C18	20.00'	30.22'	18.84'	27.43'	S 51°15'04" E	86°34'53"
C19	120.00'	40.50'	20.44'	40.31'	S 07°22'55" E	19°20'11"
C20	120.00'	30.84'	15.51'	30.75'	S 09°38'55" W	14°43'29"
C21	252.14'	8.15'	4.07'	8.15'	S 03°18'26" W	01°51'06"
C22	70.00'	17.55'	8.82'	17.51'	S 77°16'11" E	14°22'07"
C23	5.00'	8.50'	3.69'	7.51'	N 28°45'31" W	97°20'48"
C24	25.00'	8.96'	4.53'	8.91'	N 87°41'47" W	20°31'42"
C25	85.00'	26.35'	14.31'	28.22'	S 88°24'22" E	19°06'32"
C26	2.00'	2.29'	1.29'	2.17'	S 66°20'32" W	65°36'45"
C27	120.00'	25.53'	12.81'	25.48'	S 27°17'33" W	12°11'15"

NOTES:

1. TAX MAP 16, PART OF PARCEL 14
2. PRESENT ZONING: B-2
3. CURRENT USE: VACANT
4. 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)
5. OWNER/DEVELOPER: ROBERT J. SHORT
   MARINA VILLAGES, INC.
   811 HOOKERS MILL ROAD
   ABINGDON, MARYLAND 21009
   1-410-641-8591
6. PARCELS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS
7. THE PROPOSED UTILITY EASEMENTS ARE FOR USE BY ALL FUTURE UTILITIES (WATER, ELECTRIC, ETC.) AND NOT LIMITED TO SANITARY SEWER
8. FLOOD ZONE LOCATION SUPPLIED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC.
9. NO BUILDING HEIGHT SHALL EXCEED THAT ALLOWED IN THE ZONING CODE.
10. THE U.S. ARMY CORPS OF ENGINEERS VERIFICATION OF THE WETLAND DELINEATION SHOWN HEREON IS VALID FROM FEBRUARY 18, 1993 TO DECEMBER 31, 1998. SAID DELINEATION BEING RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN R.H.O. 144/40 (SHEETS 8 AND 9 OF 9).
11. PARCEL 14 IS SUBJECT TO THE OVERLAY PROVISIONS SET FORTH IN THE 589 MASTER LAND USE PLAN AND THE TURNOVER AGREEMENT.
12. THIS SUBDIVISION PART OF AND THEREFORE SUBJECT TO THE MUMFORDS LANDING/ INNERLINKS PLANNED UNIT DEVELOPMENT AS APPROVED (STEP I) BY THE WORCESTER COUNTY COMMISSIONERS ON AUGUST 15, 1989 AND APPROVED (STEP II) BY THE WORCESTER COUNTY PLANNING COMMISSION ON (REVISED) 7/6/95.
13. PLAT REFERENCE: PARCEL F OF PARCEL PLAT, MUMFORDS LANDING SUBDIVISION PLAT (R.H.O. 144/40)
14. TOTAL PROPOSED DEVELOPMENT AREA: 5.73 Ac.
15. 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.
16. PROPOSED USE: 84 UNIT CONDOMINIUM PROJECT
17. PARKING: REQUIRED: 126 SPACES
    PROPOSED: 132 SPACES
    5 HANDICAPPED SPACES
    127 REGULAR SPACES TO BE 10' x 20'.
18. (1) DENOTES A PARKING SPACE RESERVED FOR THE USE OF THE CORRESPONDING PHASE. ALL UNMARKED SPACES ARE FOR THE USE OF ALL OTHER PHASES.

EASEMENTS:

A BLANKET EASEMENT FOR SLOPES, DRAINAGE AND UTILITIES EXISTS ALONG EACH ROAD, DRIVE AND PROPERTY LINE FOR A MINIMUM WIDTH OF 10' UNLESS OTHERWISE SPECIFIED OR ALTERED IN THE DESIGN OR RE-SUBDIVISION OF ANY PARCEL.
A BLANKET EASEMENT OF 15' EXISTS ALONG ALL SHORELINES FOR SHORELINE STABILIZATION, MAINTENANCE AND/OR SLOPE STABILIZATION.

A BLANKET EASEMENT FOR TELEPHONE, ELECTRIC AND CATV COMPANIES EXISTS THROUGHOUT THE ENTIRE PARCEL F.

EASEMENTS OVER ALL PHASES ARE HEREBY RESERVED FOR WATER, SEWER, DRAINAGE, ACCESS, ELECTRIC, AND OTHER SUCH UTILITIES TO SERVE ALL PHASES.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STATE OF MARYLAND — FRANK GLENWOOD LYNCH, JR. — 16782 — PROFESSIONAL LAND SURVEYOR

PHASING PLAN

MARINA VILLAGE CONDOMINIUM

PARCEL F, MUMFORDS LANDING, OCEAN PINES SECTION 18F

THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

The Villages at OCEAN PINES

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

DESIGNED BY: GPM	SURVEYED BY:	FILE #: 5056-96
DRAWN BY: GPM	DATE: 4/8/96 (REV. 7/25/96)	SHEET 1 OF 1
CHECKED BY: FGL	SCALE: 1"=50'	

FILED Aug 13 10 34 AM '96 RICHARD H. OUTTEN- CLK. CT. CT. WOR. CO.

RECORDING FEE 3.00
TOTAL 3.00
Rec'd NORE Rcpt # 23279
RHO 368 Blk # 991
Aug 13, 1996 10:39 am

MSA SSU 1257-6410

Maryland State Archives