

R.H.O. 148/31

The following is a list of all easements, agreements, and other various documents which were provided by Ayres, Jenkins, Gordy and Almand, P.A. to Frank G. Lynch, Jr. & Associates, Inc. for use in the preparation of the field survey and these plats.

- 1). Exchange of easements between North Ocean City Limited Partnership and Business Venture Capital, Incorporated, dated October 11, 1990 and recorded among the Land Records of Worcester County, Maryland in Liber No. 1686, folio 375, et. seq. Shown on Sheet 1 of 4 and enlargement on Sheet 3 of 4.
- 2). Grant of right of way from Business Venture Capital, Incorporated unto North Ocean City Limited Partnership, dated October 11, 1990 and recorded among the Land Records of Worcester County, Maryland in Liber No. 1686, folio 379, et. seq. Shown on Sheet 1 of 4.
- 3). Easement and Agreement to Dedicate between North Ocean City Limited Partnership, Business Venture Capital, Incorporated and Edgewater Acres Limited Partnership, dated October 11, 1990 and recorded among the Land Records of Worcester County, Maryland in Liber No. 1686, folio 382, et. seq.

COMMENT: N.O.C.L.P. granted and conveyed unto B.V.C., its successors and assigns, forever, a perpetual easement for road widening, ingress and egress as a roadway and installation, maintenance and repair to and of water and sewer lines, telephone, electric and other utilities installed in accordance to said general plan of development, across, over and under all that property lying and being situate in Worcester County, Maryland and Sussex County, Delaware as designated and distinguished on a plat entitled "Edgewater Acres - Revised and Reassembled Plat No. 2" as recorded in the Land Records of Worcester County, Maryland at Plat Book No. E.W.R. No. 1, folio 19 and in the Land Records of Sussex County, Delaware at Plat Book No. 5, folio 31 and as is more particularly described as follows:

The platted streets, avenues and roadways, together with a five (5) foot widening strip parallel and adjacent on both sides of said streets, avenues and roadways as shown on said plats, above referred to, or as may be constructed on the lands of N.O.C.L.P.

B.V.C. granted and conveyed unto N.O.C.L.P., its successors and assigns, forever a perpetual easement for road widening, ingress and egress as a roadway and installation, maintenance and repair to and of water and sewer lines, telephone, electric and other utilities installed in accordance to said general plan of development, across, over and under all that property lying and being situate in Worcester County, Maryland and Sussex County, Delaware as designated and distinguished on a plat entitled "Edgewater Acres - Revised and Reassembled Plat No. 2" as recorded in the Land Records of Worcester County, Maryland at Plat Book No. E.W.R. No. 1, folio 19 and in the Land Records of Sussex County, Delaware at Plat Book No. 5, folio 31 and as is more particularly described as follows:

The platted streets, avenues and roadways, together with a five (5) foot widening strip parallel and adjacent on both sides of said streets, avenues and roadways as shown on said plats, above referred to, or as may be constructed on the lands of B.V.C.

- 4). Easement and Agreement to Dedicate between North Ocean City Limited Partnership, Business Venture Capital, Incorporated and Edgewater Acres Limited Partnership dated October 11, 1990 and recorded among the Land Records of Worcester County, Maryland in Liber No. 1745, folio 329, et. seq.

COMMENT: Creates perpetual easement for various uses over certain portions of their respective properties as located in Sussex County, Delaware.

- 5). Easement and Agreement to Dedicate between North Ocean City Limited Partnership, Business Venture Capital, Incorporated and Edgewater Acres Limited Partnership dated October 11, 1990 and recorded among the Land Records of Worcester County, Maryland in Liber No. 1745, folio 335, et. seq.

N.O.C.L.P. does hereby grant and convey unto B.V.C., its successors and assigns, forever, a perpetual easement for road widening, ingress and egress as a roadway and installation, maintenance and repair to and of water and sewer lines, telephone, electric and other utilities installed in accordance to said general plan of development, across, over and under all that property lying and being situate in Worcester County, Maryland and Sussex County, Delaware as designated and distinguished on a plat entitled "Edgewater Acres - Revised and Reassembled Plat No. 2" as recorded in the Land Records of Worcester County, Maryland at Plat Book No. E.W.R. No. 1, folio 19 and in the Land Records of Sussex County, Delaware at Plat Book No. 5, folio 31 and as is more particularly described as follows:

The platted streets, avenues and roadways, together with a five (5) foot widening strip parallel and adjacent on both sides of said streets, avenues and roadways as shown on said plats, above referred to, or as may be constructed on the lands of N.O.C.L.P.

B.V.C. granted and conveyed unto N.O.C.L.P., its successors and assigns, forever, a perpetual easement for road widening, ingress and egress as a roadway and installation, maintenance and repair to and of water and sewer lines, telephone, electric and other utilities installed in accordance to said general plan of development, across, over and under all that property lying and being situate in Worcester County, Maryland and Sussex County, Delaware as designated and distinguished on a plat entitled "Edgewater Acres - Revised and Reassembled Plat No. 2" as recorded in the Land Records of Worcester County, Maryland at Plat Book No. E.W.R. No. 1, folio 19 and in the Land Records of Sussex County, Delaware at Plat Book No. 5, folio 31 and as is more particularly described as follows:

The platted streets, avenues and roadways, together with a five (5) foot widening strip parallel and adjacent on both sides of said streets, avenues and roadways as shown on said plats, above referred to, or as may be constructed on the lands of B.V.C.

- 6). Agreement between County Commissioners of Worcester County, Baycorp, Inc., Business Venture Capital, Inc. and North Ocean City Limited Partnership, dated October 19, 1992 and recorded among the Land Records of Worcester County, Maryland in Liber No. 1884, folio 469, et. seq.

COMMENT: Creates Flushing Tube Easements. They are shown graphically on Sheet 1 of 4.

- 7). A Utility Easement Agreement between North Ocean City Limited Partnership and Delmarva Power and Light Company, dated June 12, 1992 and recorded among the Land Records of Worcester County, Maryland in Liber No. 2105, folio 88, et. seq. Shown on Sheet 1 of 4.

- 8). Subject to riparian rights of adjacent and contiguous to the real property herein.

This note is shown in Schedule B - Section 2 of Commitment No. 871111A as provided by Ayres, Jenkins, Gordy and Almand, P.A.

- 9). Subject to an Affidavit and Statement by Sea Gull Realty Corporation dated April 17, 1968 and recorded among the Land Records of Worcester County, Maryland in Liber F.W.H. No. 232, folio 172, et. seq.

COMMENT: Sea Gull Realty Corporation made a change in Section 7 of the covenants, agreements, conditions, etc. which pertained to Glen Acres Sub-Division #2 to read as follows: Section 7 No tent or other temporary structure may be erected on or moved to any lot or lots, except mobile trailers may be placed on any lot or lots in the Maryland Section of said development, but not in the Delaware section.

- 10). Subject to the restrictions contained in a Deed from Delshore Company, Incorporated unto Sea Gull Realty Corporation dated June 16, 1955 and recorded among the Land Records of Worcester County, Maryland in Liber E.W.R. No. 83, folio 354.

COMMENT: This document affects all of Glen Acres Sub-Division No. 2 excepting certain lots as were previously out-conveyed and noted thereon.

- 11). Subject to a Right of Way granted unto The Eastern Shore Public Service Company of Maryland from Madison H. Grey and Katherine B. Grey, his wife, dated November 5, 1954 and recorded among the Land Records of Worcester County, Maryland in Liber E.W.R. No. 79, folio 217, et. seq.

COMMENT: This is generally a blanket easement over Glen Acres Sub-Division No. 2. Edgewater Acres was a re-subdivision of Glen Acres Sub-Division No. 2.

- 12). North Ocean City Limited Partnership - Out Conveyances

A. Deed to Dominick S. Mantua and Judy H. Mantua, dated January, 1985, recorded in Liber No. 1059, folio 372 - Lot No. 173, Glen Acres Subdivision No. 2; and Lot 173, Block C, Edgewater Acres Plat No. 2 (Delaware property)

B. Deed to Joseph M. Capano, dated October 7, 1988 and recorded in Liber No. 1504, folio 130 - Part of Lot 11, Lots 12, 13, 14, Block A, Glen Acres Subdivision No. 2.

C. Deed to Sugarberry Properties, Inc., sated August 10, 1988 and recorded in Liber No. 1547, folio 479 - Part of Lots 148 and 174, Lots 147 and 175, Glen Acres Subdivision No. 2.

D. Deed to Baycorp, Ltd., dated August 15, 1989 and recorded in Liber No. 1579, folio 269 - Lots 21 and 22, Block A, Edgewater Acres and 40 foot right of way.

E. Deed to Baycorp, Ltd., dated August 15, 1989 and recorded in Liber No. 1579, folio 193 - Parcel A and Parcel C on Plat entitled "Survey of a Portion of the Lands of North Ocean City Limited Partnership to be conveyed to Baycorp Limited and other lands of Baycorp Limited."

F. Deed to Business Venture Capital, Incorporated, dated October 11, 1990, recorded in Liber No. 1686, folio 370 - Lots 19 through 34, Block 1A; Lots 1 through 26, Block 9; Lots 1 through 14 and Lot 64, Block 6, Edgewater Acres - Revised and Reassembled Plat No. 2.

G. Deed to Madison Avenue Associates, Inc., dated January 19, 1995, recorded in Liber No. 2132, folio 49 - Lots 15, 16, 17, 18, 19, 20, 21, 22 and 23, Edgewater Acres Revised and Reassembled Plat No. 2.

- 13). The source deed for the subject property survey: Liber 940, folio 432, et. seq. from Edgewater Acres Limited Partnership to North Ocean City Limited Partnership, dated December 19, 1983 and recorded January 9, 1984.

- 14). A deed of Surrender and/or Deed of Extinguishment made on December 19, 1984 by North Ocean City Limited Partnership and Nantucket Point, LTD.: deed reference: Liber 1083, folio 584, et. seq.

COMMENT: This is not shown on these plats.

- 15). Plat entitled "Community Water Facility Easements on the Lands of Baycorp, Inc. and North Ocean City Limited Partnership to be conveyed to Worcester County Sanitary District", dated March, 1993 and prepared by Soule & Associates, Inc.

This listing of documents represents all data as provided to Frank G. Lynch, Jr. & Associates, Inc. by Ayres, Jenkins, Gordy and Almand, P.A. and Frank G. Lynch, Jr. & Associates, Inc. will not be responsible for any damage, claim, or other such incident which may arise as a result of other pertinent and/or applicable easements, rights-of-ways, agreements, deeds or other instruments which may exist in public or private records but which were not provided to Frank G. Lynch, Jr. & Associates, Inc.

TO: OWNER: NORTH OCEAN CITY LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992.

DATED: 9-5-1996  
(SIGNED) Frank G. Lynch, Jr. (SEAL)  
REGISTRATION NO. 10782



DESCRIPTION OF PARCEL A

BEARING: FOR THIS DESCRIPTION at a concrete monument on the easterly line of Madison Avenue, said point being the northeast corner of the lands herein described, said point being yet further described as being the southeast corner of Lot 36 in Block B of a plat entitled "Edgewater Acres - Plat No. 2" as recorded among the land records in Platbook: Liber E.W.R.1, folio 17, thence from said point of beginning and running with the southerly lines of lots 36 & 59 in Block B of the aforesaid "Edgewater Acres - Plat No. 2", S. 62°07'30"E - 200.00' feet to an iron rod set, thence along the easterly lines of lots 59, 60, and part of lot 61 in Block B of Edgewater Acres, N. 27°52'30"E - 135.85' to an unmarked point, thence with the eighth thru twenty-fourth courses of item one of deed ref: Liber 940, folio 432 et. seq., S. 26°50'00"E - 100.00' feet to an unmarked point, thence S. 76°00'00" W. - 52.00' feet to an unmarked point, thence S. 41°10'00" E. - 120.00' feet to an unmarked point, thence S. 28°25'00" E. - 105.00' feet to an unmarked point, thence S. 43°05'00" E. - 120.00' feet to an unmarked point, thence S. 43°25'00" E. - 145.00' feet to an unmarked point, thence S. 23°48'00" E. - 105.00' feet to an unmarked point, thence S. 16°15'00" E. - 200.32' feet to an unmarked point, thence S. 12°05'00" W. - 367.10' feet to an unmarked point, thence S. 20°00'00" W. - 88.00' feet to an unmarked point, thence S. 89°15'00" W. - 386.00' feet to an unmarked point, thence N. 34°30'40" W. - 125.00' feet to an unmarked point, thence N. 47°10'00" E. - 406.00' feet to an unmarked point, thence N. 53°15'00" E. - 153.00' feet to an unmarked point, thence N. 58°00'00" W. - 110.00' feet to an unmarked point, thence N. 53°22'00" W. - 120.00' feet to an unmarked point, thence N. 38°30'00" E. 122.00' feet to a concrete monument found at the northeast corner of lot 85 as shown on a plat entitled "Glen Acres - Sub. Division No. 3 as recorded among the land records in platbook E.W.R.1, folio 6, thence with the twenty-fifth and part of the twenty sixth course of item one of deed reference: Liber 940, folio 432 et. seq. N. 62°07'30" W. - 155.00 feet to a found iron rod, thence S. 27°52'30" W. - 83.00' feet to a found iron rod, thence with the northerly line of item two in deed reference: Liber 1579, folio 193 et. seq. between North Ocean City Limited Partnership, Grantor and Baycorp, Ltd, Grantee, N. 62°07'30" W. - 154.99' feet to an unmarked point on the easterly line of Madison Avenue, thence with the aforesaid easterly line of Madison Avenue N. 27°52'30" E. - 433.00' feet to the point of beginning, containing 13.17 acres more or less and being described as Parcel A on a plat entitled "Property Survey - Lands of North Ocean City Limited Partnership" as prepared by Frank G. Lynch, Jr. & Associates dated 7-17-1996.

PROPERTY SURVEY  
LANDS OF NORTH OCEAN CITY LIMITED PARTNERSHIP  
EDGEWATER ACRES SUBDIVISION  
TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND  
REVISION DATE : 9-5-1996 ADDED LEGAL DESCRIPTION OF PARCEL A BY : F.G.L.,JR.

Frank G. Lynch, Jr. & Associates, Inc.			DISK#339
SURVEYING · LAND PLANNING 10535 RACETRACK ROAD · BERLIN, MARYLAND 21011 (410) 641-5353 · 641-5773			
DESIGNED BY	SURVEYED BY D. TRUITT	FILE #6394-96	
DRAWN BY H.F. JOHNSON	DATE 7/17/96	SHEET 4 OF 4	
CHECKED BY F.G. LYNCH	SCALE AS SHOWN		

MSA SSU 1257-6111-4

