RHO 148/74

AREA CALCULATIONS

LOT NO.	BLDG ENV. AREA	N.T.W. AREA	UPLAND AREA	TOTAL AREA
41A	2,381. sq. ft.	0 S.F. 0.00 AC.	6,474. sq. ft. 0.15 acres	6,474. sq. ft. 0.15 acres
42A	6,226. sq. ft.	0 S.F. 0.00 AC.	12,856. sq. ft. 0.30 acres	12,856. sq. ft. 0.30 acres
45A	6,444. sq. ft.	0 S.F. 0.00 AC.	13,330. sq. ft. 0.31 acres	13,330. sq. ft. 0.31 acres

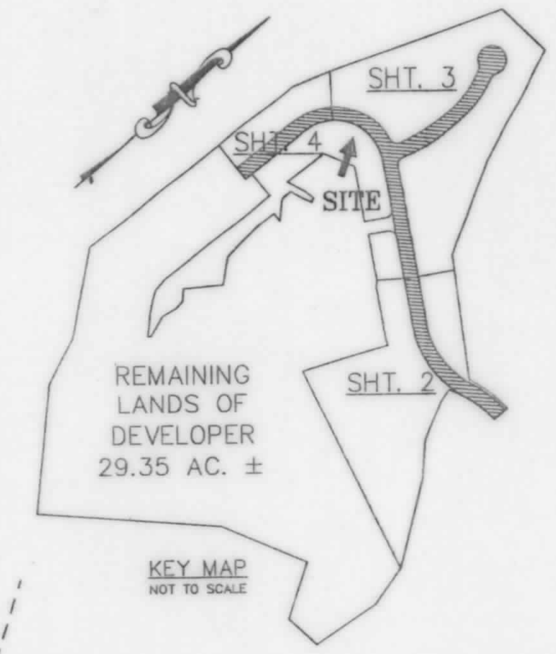
TOTAL LOTS: 0.00 Ac. 0.75 Ac. = 0.75 Ac.

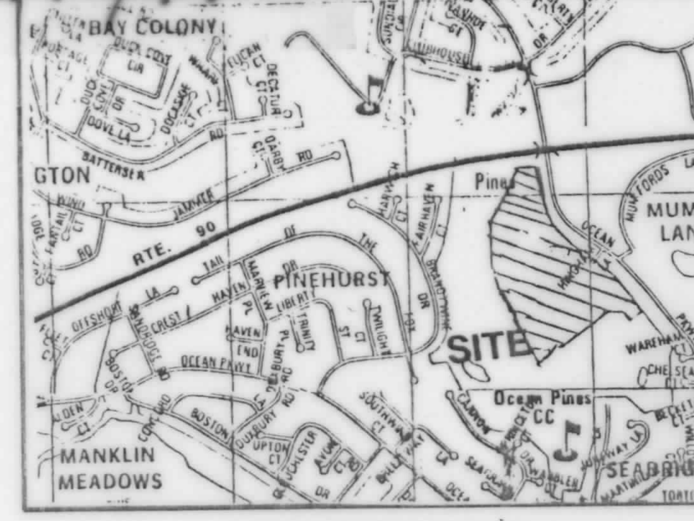
SECTION 13, OCEAN PINES–PLATBOOK: F.W.H. 21/6

FILED

Nov 13 9 58 AM '96

RICHARD H. OUTTEN-
CLK. CT. CT.
WOR. CO.

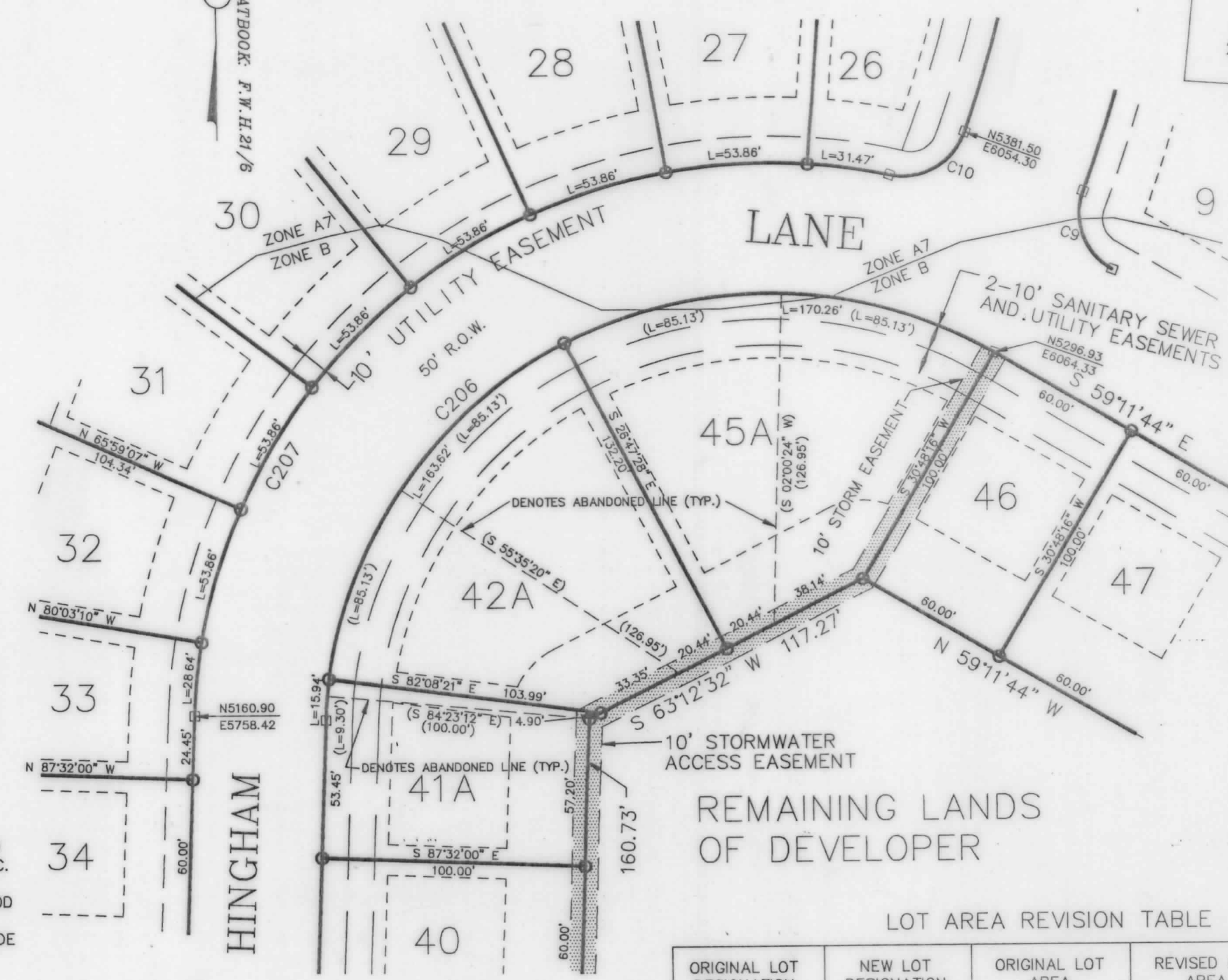




VICINITY MAP
1"=2,000'

GENERAL NOTES

1: OWNER/DEVELOPER
INNERLINKS LAND LTD.
P.O. BOX 674
BETHANY BEACH, DELAWARE 19930
2: TAX MAP: 16, PARCEL 13
3: DEED REFERENCE: LIBER 2215, FOLIO 576
4: EXISTING ZONING: R–3
5: ZONING SETBACKS: FRONT: 25'(UNLESS OTHERWISE NOTED)
SIDES: 6' (8' DEEDED)
REAR: 30'
6: TOTAL NUMBER OF LOTS: 3
7: SITE IS CURRENTLY VACANT
8: PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
9: TOTAL TRACT: 8,720 S.F..±
10: ALL LOTS LIE WITHIN FLOOD ZONE A7 & B PER COMMUNITY PANEL NO: 240083 0025 A, DATED: FEBRUARY 15, 1979
11: REQUIRED SETBACKS: (PLATTED)
12: LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEM.
13: PURPOSE OF THIS PLAT, IS TO CHANGE LOT SIZES.
14: 25' WETLANDS BUFFER WILL SERVE AS A SETBACK LINE WHERE NOT OTHERWISE INDICATED.
15: 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, DEVELOPER OR THE OCEAN PINES ASSOCIATION.
16: THE PROPOSED 10' & 20' UTILITY EASEMENTS ARE FOR USE BY ALL FUTURE UTILITIES. (WATER, ELECTRIC, ETC.) AND NOT LIMITED TO SANITARY SEWER.
17: ALL ROADS, OPEN SPACES, STORMWATER MANAGEMENT FACILITIES, ACCESS AND GREENBELT EASEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE OCEAN PINES ASSOCIATION, OR A TO BE FORMED HOMEOWNER'S ASSOCIATION.
18: PARCEL 13 OF THE ORIGINAL SUBDIVISION IS ALSO SUBJECT TO THE OVERLAY PROVISIONS SET FOURTH IN THE 589 MASTER LAND USE PLAN AND IS ALSO SUBJECT TO THE TURNOVER AGREEMENT.
19: NO BUILDING STRUCTURE SHALL EXCEED FOUR STORIES OR FORTY FEET IN HEIGHT, WHICHEVER IS LOWER.
20: BOUNDARY SURVEY INFORMATION IS BASED ON A SURVEY ENTITLED "BOUNDARY SURVEY AND WETLANDS LOCATION" PREPARED BY ATLANTIC CONSULTING DATED OCTOBER 1993.
21: REGARDING THE DELINEATION AND VERIFICATION PERTAINING TO THE WETLANDS (US ARMY CORPS OF ENGINEERS LETTER DATED OCTOBER 22, 1993. STATED THAT THE DELINEATION AS SHOWN ON A PLAN DATED AUGUST 9, 1993 PREPARED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC. WAS ACCURATE FOR PURPOSES OF SECTION 404 OF THE CLEAN WATER ACT. SAID JURISDICTIONAL DETERMINATION SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF THIS LETTER.)
22: UNLESS OTHERWISE NOTED, EASEMENTS ARE HEREBY ESTABLISHED 5' WIDE ALONG SIDE LOT LINES & 10' ALONG REAR & FRONT LOT LINES FOR UTILITIES AND/OR DRAINAGE.
23: A GREENBELT EASEMENT HAS BEEN CREATED AROUND THE PROPERTY BOUNDARY OF INNERLINKS. THIS EASEMENT WILL SERVE AS A BUFFER BETWEEN THE DIFFERENT LAND USES AND SHALL BE SELECTIVELY CLEARED FOR OPENING VIEWS TO THE GOLF COURSE AND SHALL BE MAINTAINED IN FOREST VEGETATION. "NO STRUCTURES WILL BE PERMITTED".
24: THIS SUBDIVISION 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 II) BY THE WORCESTER COUNTY PLANNING COMMISION ON (REVISED) 7/06/95.
25: INNERLINKS, SECTION ONE, RECORD PLATS WERE RECORDED ON 2/14/96 IN PLOT BOOK R.H.O.145/53.



CURVE DATA CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	25.00'	39.27'	25.00'	35.36'	S 75°48'16" W	90°00'00"
C9	25.00'	34.75'	20.85'	32.02'	S 19°22'18" E	79°38'52"
C10	25.00'	36.12'	22.03'	33.06'	N 61°10'55" E	82°46'41"
C206	169.38'	349.83'	283.79'	290.89'	N 61°38'09" E	118°20'16"
C207	219.38'	383.28'	261.92'	336.36'	S 52°31'09" W	100°06'13"

2.50
2.50
5.00
Rcpt # 24904
RHO 8906 Blk # 375
Nov 13, 1996 09:57 am

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 THE COUNTY'S FOREST CONSERVATION LAW SINCE THIS SUBDIVISION IS A PART OF RECIEVED STEP I 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.

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 WATER AND SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Robert J. Harris
OWNER: ROBERT J. HARRIS JR., PRESIDENT DATE:

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 L. Nelson 11/12/96
APPROVING AUTHORITY DATE
WORCESTER COUNTY

LOT AREA REVISION TABLE

ORIGINAL LOT DESIGNATION	NEW LOT DESIGNATION	ORIGINAL LOT AREA	REVISED LOT AREA	CHANGE IN LOT AREA
41	41A	±6,000 S.F.	±6,474 S.F.	+ 474 S.F.
42 & 43	42A	±13,330 S.F.	±12,856 S.F.	– 474 S.F.
44 & 45	45A	±13,329 S.F.	±13,329 S.F.	000 S.F.

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,

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, WIDENING STRIPS, AMENITIES AND IMPROVEMENTS (NONE) 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.

Ilia J. Fehrer 11-12-96
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION DATE:

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

- ⊡ DENOTES CONCRETE MONUMENT SET
- O DENOTES IRON ROD SET
- DENOTES WETLAND LINE
- DENOTES WETLAND BUFFER LINE
- (0.00) DENOTES DIMENSION OR BEARING BEING ABANDONED

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. 11-11-1996
FRANK G. LYNCH, JR. DATE:
REG # 10782

RECORD PLAT

RESUBDIVISION OF LOTS 41 THRU 45 INNERLINKS, SECTION ONE SECTION TWELVE OF OCEAN PINES THIRD ELECTION DISTRICT WORCESTER COUNTY, MARYLAND

DISK#377

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

DESIGNED BY	SURVEYED BY F.G.LYNCH	FILE # 6599–96
DRAWN BY H. JOHNSON	DATE 11–07–1996	SHEET 1 OF 1
CHECKED BY F.G.LYNCH	SCALE AS SHOWN	

Maryland State Archives