

RHD 149/11

FILED

Nov 22 12 22 PM '96

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

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

Ray F. Smith 11/11/96
DATE:
OWNER:
OCEAN PINES, L.L.C. BY BALFOUR HOLDINGS, INC.
MANAGED BY RAY F. SMITH, JR., DIVISION 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. 11-4-1996
DATE:
FRANK G. LYNCH, JR.
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 THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.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.

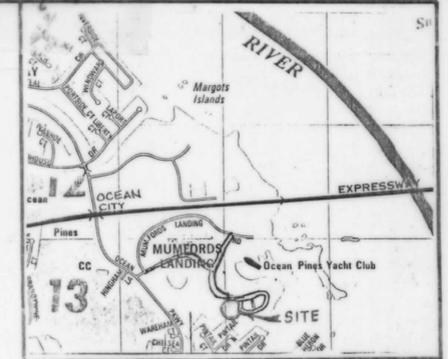
Sonia J. Pagherani 11-21-96
DATE:
APPROVING AUTHORITY
WORCESTER COUNTY PLANNING COMMISSION

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.

Rubane M. Delano 11/21/96
DATE:
APPROVING AUTHORITY
WORCESTER COUNTY

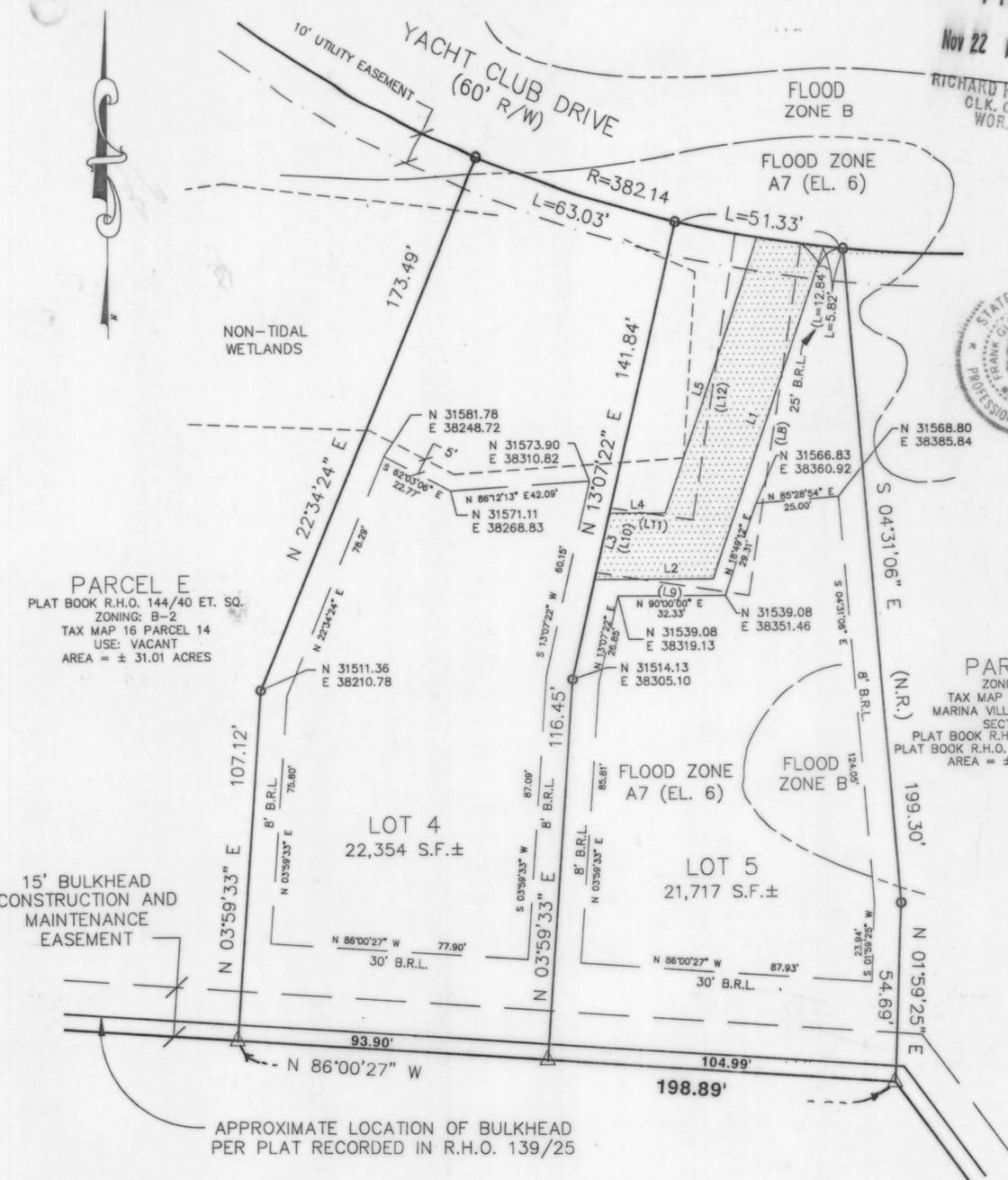
LINE	DIRECTION	DISTANCE
L1	N 18°49'12" E	106.18'
L2	N 90°00'00" W	35.80'
L3	N 13°07'22" E	20.54'
L4	N 90°00'00" W	16.82'
L5	N 18°49'12" E	87.98'
(L8)	S 08°51'04" W	107.67'
(L9)	N 81°08'56" W	46.58'
(L10)	N 13°07'22" E	20.06'
(L11)	S 81°08'56" E	25.08'
(L12)	N 08°51'04" E	87.67'



VICINITY MAP
(NOT TO SCALE)

BELL ATLANTIC-MD CONSTRUCTION EASEMENT
OWNER HEREBY GRANTS TO UTILITY COMPANIES (I.E. ELECTRIC, TELEPHONE, CATV) A RIGHT OF WAY EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC, CATV AND LIMITED SEWER AND WATER LINE CROSSINGS AND GAS, SEWER AND WATER LATERALS, THEIR CONDUITS, PIPES, MANHOLES, CABLES, WIRES AND FIXTURES UNDER AND OVER THE PROPERTY AS DESCRIBED AS FOLLOWS:
A STRIP(S) OF LAND 10' WIDE CONTIGUOUS, PARALLEL AND ADJACENT TO THE ROAD RIGHT OF WAY LINES OF EACH LOT.

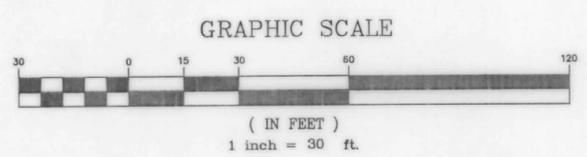
- NOTES:
- PART OF TAX MAP 16, PARCEL 14
 - PRESENT ZONING: B-2
 - CURRENT USE: VACANT
 - FLOOD ZONE A7, ELEV. 6.0 (2/15/79) PER F.E.M.A. MAP 240083 0040 B (DATED 6/15/83)
 - OWNER/DEVELOPER:
OCEAN PINES L.L.C.
11800 SUNRISE VALLEY DRIVE
RESTON, VIRGINIA 22091
 - LOTS TO BE SERVED BY PUBLIC WATER AND 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 WITHIN THE PLAT.
 - HEREBY BE DEDICATED TO THE OCEAN PINES ASSOCIATION OR A TO BE FORMED HOMEOWNER'S ASSOCIATION OR A TO BE FORMED CONDOMINIUM ASSOCIATION VIA F.E.M.A. PANEL 240083 0040 B (DATED 6/15/83).
 - FLOOD ZONE LOCATION SUPPLIED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC. VIA F.E.M.A. PANEL 240083 0040 B (DATED 6/15/83).
 - 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 DECEMBER 31, 1998; 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 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.
 - 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:
FRONT: AS SHOWN, SIDES: 8', REAR: 30'
(6' REAR AND SIDE SETBACKS ALLOWED FOR ATTACHED AND DETACHED GARAGES)
 - 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: 144/40-49
MARINA VILLAGE TOWNHOMES SECTION TWO PLAT REFERENCE: 144/54-55
 - THE PURPOSE OF THIS PLAT IS TO RELOCATE THE ACCESS AND UTILITY EASEMENT AND TO AMEND THE B.R.L.'S AS ORIGINALLY PLATTED ON THE MUMFORDS LANDING PARCEL PLATS IN R.H.O. 144/40
 - COORDINATES BASED ON ASSUMED DATUM
 - BUILDING ENVELOPE AREAS:
LOT 4 (ORIGINAL): 5,905 S.F.±
LOT 4 (REVISED): 10,715 S.F.±
LOT 5 (ORIGINAL): 6,567 S.F.±
LOT 5 (REVISED): 10,200 S.F.±
 - THESE LOTS ARE SUBJECT TO A DECLARATION OF RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN LIBER 2213 FOLIO 254.
 - A 20' WIDE ACCESS EASEMENT TO BENEFIT LOT 4 HAS BEEN CREATED ON LOT 5. IN THE AREA DESIGNATED ON THE PLAT, THE OWNERS OF LOTS 4 AND 5 SHALL EACH PAY 50% OF ALL COSTS INCURRED TO CONSTRUCT, FOR THE 107.87' LENGTH BY 20' WIDE AREA OF THE EASEMENT, A COMMON DRIVEWAY SERVING BOTH LOTS. THEREAFTER, EACH LOT OWNER SHALL CONTRIBUTE, FROM TIME TO TIME, 50% OF THE COST OF PROPER MAINTENANCE OF THE COMMON DRIVEWAY. IF ONE PARTY IS REQUIRED TO CONSTRUCT THE COMMON DRIVEWAY, OR IF ONE PARTY INCURS A MAINTENANCE COST THEREFORE, SUCH PARTY SHALL BE ENTITLED TO RECOVER FROM THE ADJACENT PROPERTY OWNER 50% OF THE COST THEREOF, INCLUDING EXPENSES, AND LEGAL FEES, AND INTEREST AT THE RATE OF 9% PER ANNUM FROM THE DATE OF COMPLETION OF THE IMPROVEMENTS AND MAY EXERCISE ALL REMEDIES, INCLUDING LIEN RIGHTS, AS ARE PROVIDED FOR THE BENEFIT OF THE OCEAN PINES ASSOCIATION IN PARAGRAPH 12D(b) OF THE DECLARATION OF RESTRICTIONS FOR MUMFORDS LANDING - SINGLE FAMILY - SECTION 18. THE OWNER OF LOT 5 SHALL PAY THE COST OF CONSTRUCTION AND MAINTENANCE OF ANY EXTENSION OF THE DRIVEWAY NORTHERLY TO SERVE HIS OR HER LOT BEYOND THE AREA OF THE COMMON DRIVEWAY. THE OWNER OF LOT 4 SHALL PAY THE COST OF CONSTRUCTION AND MAINTENANCE OF ANY EXTENSION OF THE DRIVEWAY EASTERLY BEYOND THE COMMON DRIVEWAY BOTH WITHIN THE EASEMENT AND EXTENDING ON TO LOT 4.



PARCEL E
PLAT BOOK R.H.O. 144/40 ET. SQ.
ZONING: B-2
TAX MAP 16 PARCEL 14
USE: VACANT
AREA = ± 31.01 ACRES

PARCEL G
ZONING: B-2
TAX MAP 16 PARCEL 14
MARINA VILLAGE TOWNHOMES
SECTION ONE
PLAT BOOK R.H.O. 144/50 SECTION
PLAT BOOK R.H.O. 148/17 RESUBDIVISION
AREA = ± 10.60 ACRES

- NOTES:
- DENOTES IRON ROD TO BE SET
 - △ DENOTES UNMARKED POINT
 - DENOTES EASEMENT LINE NOW ABANDONED
 - (L1) DENOTES DESCRIPTION OF EASEMENT LINE NOW ABANDONED
 - ▨ DENOTES RELOCATED 20' ACCESS AND UTILITY EASEMENT
SEE NOTE #24



REVISED ACCESS/UTILITY EASEMENT
LOTS 4 AND 5
MUMFORDS LANDING SUBDIVISION

OCEAN PINES
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

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

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	VS	FILE #	6516-96
DRAWN BY	G.P. MARAGOS/J.E.S.	DATE	8/22/96 (REV. 10/31/96)	SHEET 1 OF 1	
CHECKED BY	FRANK G. LYNCH	SCALE	1"=30'		

DISK# 348

