

AREA CALCULATIONS

LOT NO.	BLDG ENV. AREA	N.T.W. AREA	UPLAND AREA	TOTAL AREA
23A	5,787. sq. ft.	179 S.F. 0.00 AC.	14,792. sq. ft. 0.34 acres	14,971. sq. ft. 0.34 acres
25A	6,600. sq. ft.	428 S.F. 0.01 AC.	16,026. sq. ft. 0.37 acres	16,454. sq. ft. 0.38 acres
TOTAL LOTS:		0.01 Ac.	0.71 Ac.	= 0.72 Ac.

GENERAL NOTES

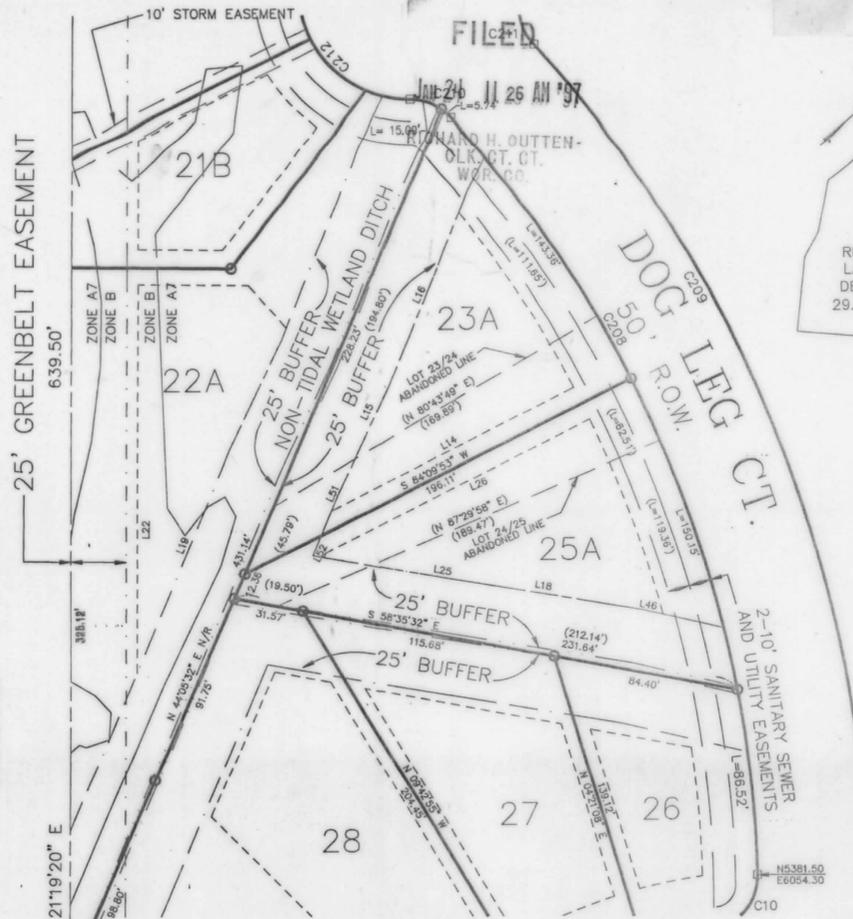
- OWNER/DEVELOPER
INNERLINKS LAND LTD.
P.O. BOX 874
BETHANY BEACH, DELAWARE 19930
- TAX MAP: 16, PARCEL 13
- DEED REFERENCE: LIBER 2215, FOLIO 576
- EXISTING ZONING: R-3
- ZONING SETBACKS: FRONT: 25' (UNLESS OTHERWISE NOTED)
SIDES: 6' (8' DEEDED)
REAR: 30'
- TOTAL NUMBER OF LOTS: 3
- SITE IS CURRENTLY VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
- TOTAL TRACT: 31,425 S.F. ±
- ALL LOTS LIE WITHIN FLOOD ZONE A7 & B PER
COMMUNITY PANEL NO: 240083 0025 A,
DATED: FEBRUARY 15, 1979
- REQUIRED SETBACKS: (PLATTED)
- LOTS TO BE SERVED BY PUBLIC WATER AND
PUBLIC SEWER SYSTEM.
- PURPOSE OF THIS PLAT IS TO CHANGE LOT SIZES
- 25' WETLANDS BUFFER WILL SERVE AS A SETBACK LINE
WHERE NOT OTHERWISE INDICATED.
- 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.
- THE PROPOSED 10' & 20' UTILITY EASEMENTS ARE FOR USE
BY ALL FUTURE UTILITIES. (WATER, ELECTRIC, ETC.) AND NOT
LIMITED TO SANITARY SEWER.
- 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.
- PARCEL 13 OF THE ORIGINAL SUBDIVISION IS ALSO SUBJECT
TO THE OVERLAY PROVISIONS SET FORTH IN THE 589 MASTER
LAND USE PLAN AND IS ALSO SUBJECT TO THE TURNOVER AGREEMENT.
- NO BUILDING STRUCTURE SHALL EXCEED FOUR STORIES OR FORTY FEET
IN HEIGHT, WHICHEVER IS LOWER.
- BOUNDARY SURVEY INFORMATION IS BASED ON A SURVEY ENTITLED
"BOUNDARY SURVEY AND WETLANDS LOCATION" PREPARED BY
ATLANTIC CONSULTING DATED OCTOBER 1993.
- 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.)
- UNLESS OTHERWISE NOTED, EASEMENTS ARE HEREBY ESTABLISHED 5' WIDE
ALONG SIDE LOT LINES & 10' ALONG REAR & FRONT LOT LINES FOR
UTILITIES AND/OR DRAINAGE.
- 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".
- 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 COMMISSION ON (REVISED) 7/06/95.
- INNERLINKS, SECTION ONE, RECORD PLATS WERE RECORDED ON 2/14/96 IN PLOT BOOK
R.H.O. LIBER 145 FOLIO 53.

WORCESTER COUNTY PLANNING COMMISSION

- 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.
- 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.
- 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 COMMISSION-
ERS. 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.
- 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.

Shia J. Fehrer 1/29/97
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

OCEAN PINES GOLF COURSE



LOT AREA REVISION TABLE

ORIGINAL LOT DESIGNATION	NEW LOT DESIGNATION	ORIGINAL LOT AREA	REVISED LOT AREA	CHANGE IN LOT AREA
23	23A	±10,164 S.F.	±14,971 S.F.	+ 4,807 S.F.
24		±9,783 S.F.	±0,000 S.F.	- 9,783 S.F.
25	25A	±11,479 S.F.	±16,454 S.F.	+ 4,975 S.F.

CURVE DATA CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C210	25.00'	20.83'	11.06'	20.24'	N 45°13'58" W	47°44'45"
C208	529.11'	380.03'	198.63'	371.92'	S 00°47'00" E	41°09'09"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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



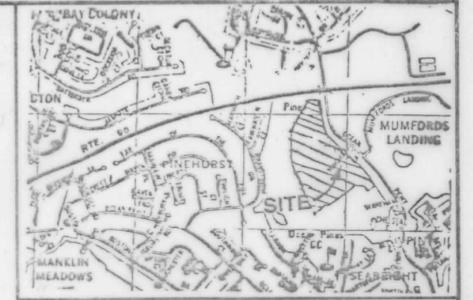
RECORD PLAT
RESUBDIVISION OF LOTS 23 THRU 25
INNERLINKS, SECTION ONE
SECTION TWELVE OF OCEAN PINES
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

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

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 841-5353 · 841-5773

DESIGNED BY	SURVEYED BY	FILE #
H. JOHNSON	F.G. LYNCH	6273-96
CHECKED BY	DATE	SHEET 1 OF 1
F.G. LYNCH	JULY 22, 1996 REV. 1/09/97	

RHO 147/38



VICINITY MAP
1"=2,000'

LINE TABLE

LINE	DIRECTION	DISTANCE
L14	S 84°09'53" W	122.89'
L15	N 46°30'27" E	53.89'
L16	N 42°52'44" E	85.94'
L18	N 59°44'36" W	84.12'
L25	N 59°19'52" W	64.61'
L26	N 84°09'53" E	137.72'
L46	N 56°01'24" W	9.65'
L51	N 43°25'59" E	6.94'
L52	N 44°05'33" E	2.30'

RECORDING FEE
PLAT-SUBDIVISIONS
TOTAL
Res# 1001 Not# 26832
RWD 9219 Disk # 1749
Jan 24, 1997 11:25 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 RECEIVED 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.

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 A. Lynch, Jr. 1/24/97
APPROVING AUTHORITY DATE:
WORCESTER COUNTY

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. 1-10-1997
FRANK G. LYNCH, JR. DATE:
REG # 10782