

VICINITY MAP

GENERAL NOTES:

- Deed Reference: Liber 1299, Page 102
- Plat Reference: FWH 14, Folio 45
- Total Number of Lots = 9
- Total Area of Lots = 12.4
- Total Area of Property = 12.4 acres
- The Present Zoning of This Property is B-1
- Wetland Survey Provided by Atlantic Consultants, Inc.
- Wetland Delineation and Forest Stand Delineation provided by Environmental Consultants, c/o Ron Galton.
- Jurisdictional Determination of Wooded Section 404 Wetlands was approved by The U. S. Army Corps of Engineers based upon a plan prepared by Lawrence T. Whitlock Associates, Inc. dated April 7, 1994. Said determination shall be valid for a period of five (5) years from June 13, 1994 to June 13, 1999.
- This site is subject to overlay zone and MMU sales agreement regarding sewer and water.
- In accordance with the Forest Conservation Law, the Perpetual Protective Agreement was recorded in the Land Records of Worcester County on October 2, 1995 in R.H.O. 2200/138 along with Exhibit A - Boundary Plat of Forest Conservation Area of said agreement in R.H.O. 143/57
- Fire protection will be provided via fire hydrants connected to the community water system.
- The revised road right-of-way as illustrated for Manklin Creek Road reflects the abandoned right-of-way lands which are the subject of a deed filed in Liber No. 2317, folio 118.

BUILDING SETBACKS

FRONT (MANKLIN CREEK ROAD)	25.0'
MD. ROUTE 589	65.0'
SIDE	0.0'
REAR	20.0'

BELL ATLANTIC-MD CONSTRUCTION EASEMENT NOTE

In compliance with the Public Service Commission of Maryland Order Number 60316 dated June 20, 1973. Owner does hereby grant and convey unto Bell Atlantic-MD, Inc., a body corporate hereinafter called Grantee, its associated and allied companies and their respective successors, assigns, and licensees, a R/W easement to construct, operate, maintain, enlarge, replace and remove tele-communications electric and gas systems, conduit, pipe manholes, cables, wire, and fixtures under and over the property as shown on this plat together with the right of ingress and egress to said property at all times for the safe and proper operation and maintenance thereof. The Grantees agree to repair or pay for all damage to crops, lawns, fields, fences, driveways, and walkways, arising from the construction and maintenance of the aforesaid system.

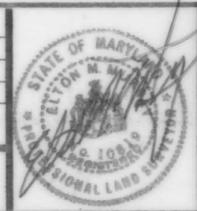
AMENDMENT TO REVISED AND REASSEMBLED RECORD PLAT OCEAN PINES SECTION 10A

3rd TAX DISTRICT - WORCESTER COUNTY - MARYLAND SUPERCEDES PLAT FILED IN LIBER R.H.O. 149, FOLIO 23.

PREPARED BY

LAND TECH INC.
SURVEYORS, ENGINEERS, LANDSCAPE ARCHITECTS
ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE
OCEAN VIEW, DELAWARE 19970
PHONE: (302) 539-2366 FAX: (302) 539-2499

DATE: 7-19-95	DRAWN BY: JAC,JMT
REVISED: 8-23-95	CHECK BY: EMM
3-5-96 12-16-96	F.B. NO:
1-3-97 1-15-97	T.M. NO. 21 P.56F
SCALE: N/A	JOB NO.: 95066
SHEET NO: 1 OF 2	DRAWING NO.: MD-30



FILED

JAN 28 2 52 PM '97

RICHARD H. GUTTEN
CLK. CT. CL.
WOR. CO.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C-1	25.00'	14.66'	14.47'	N 34°35'11" W
C-2	25.00'	9.73'	9.67'	S 06°36'26" E
C-3	25.00'	21.96'	21.27'	N 13°20'01" E
C-4	25.00'	9.19'	9.14'	S 33°39'49" W
C-5	337.00'	129.40'	128.61'	N 18°50'03" E
C-8	176.66'	93.51'	92.42'	N 28°50'55" W
C-9	25.00'	35.54'	32.62'	S 54°24'39" E
C-14	140.00'	219.44'	197.66'	S 39°58'33" W
C-15	1462.40'	113.20'	113.17'	N 02°42'36" W
C-16	1462.40'	402.66'	401.39'	S 09°50'03" W
C-17	284.50'	64.33'	64.19'	S 01°21'24" W
C-18	1462.40'	19.51'	19.51'	N 04°32'43" W
C-19	300.50'	115.38'	114.68'	S 18°50'03" W
C-20	1462.40'	225.03'	224.80'	N 06°21'16" E
C-21	1462.40'	93.69'	93.67'	N 02°19'40" W
C-22	88.00'	37.28'	37.00'	S 87°41'51" W
C-23	88.00'	70.23'	68.38'	N 52°41'51" E
C-24	300.50'	45.21'	45.17'	N 25°31'26" E
C-24	1462.40'	142.62'	142.56'	S 14°55'42" W
C-25	1462.40'	35.01'	35.01'	N 11°26'55" E

WORCESTER COUNTY PLANNING AND ZONING COMMISSION:

The granting 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.

Any approval by the Department of the Environment of any sewer of water system or suitability therefor is based upon State and County standards existing as of the date of approval. Such standards area 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. 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 the developer of this subdivision.

Tha J. Fisher 1-28-97
WORCESTER COUNTY PLANNING COMMISSION DATE

FLOOD ZONES

The subject tract is found on Flood Insurance Rate Map Number 25 of 250 entitled "Worcester County, Maryland (Unincorporated Areas); Community-Panel Number 24008300025A, Effective Date February 15, 1979.

Two zones occur on the subject parcel as follows:
Zone 'C' - Areas of minimal flooding
Zone 'B' - Areas between the limits of the 100 year flood and the 500 year flood.

WORCESTER COUNTY FOREST CONSERVATION

This subdivision is subject to forest conservation plan No. FCA 95-2. Any future approval of this land for a regulated activity shall be subject to the County Forest Conservation Law. A forest conservation plan has been approved and is on file with the Department of Planning, Permits and Inspections. A Perpetual Protective Agreement - Deed of Forest Conservation Easement, Worcester County, Maryland, will be recorded simultaneously with this plat in the Land Records of Worcester County, Maryland.

AREA TABLE OF REVISED LOTS R.H.O. 149/40

LOT #	ORIGINAL AREA	REVISED AREA	DIFFERENCE
1	42,975.25	30,123.60	12,851.65
3	95,764.10	93,026.33	2,737.77
4	59,155.33	61,893.33	2,738.00
7	34,862.78	42,931.03	8,068.25
8	169,557.93	160,470.59	9,087.34
9	-----	16,816.95	16,816.95

SURVEYOR'S CERTIFICATION

I 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 of Worcester, Maryland, regarding the plotting of subdivisions with the County have been complied with.

Elton M. Murray
Elton M. Murray
MD. PLS # 10819
Land Tech Inc.
118 Atlantic Avenue
Ocean View, DE 19970
Telephone: 302-539-2366

OWNER'S CERTIFICATION:

The subdivision of land as shown on this plat is with the 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 central water and sewerage systems have been approved by the Department of the Environment and said facilities will be available to all lots offered for sale.

William J. Douglas 1/23/97
William Joseph Douglas, Lawful Agent
Ocean Pines Village Square, L.L.C.
9315 Annapolis Road
Lanham, MD 20706
Telephone: 301-577-2211

ENVIRONMENTAL PROGRAMS

The subdivision shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage.

Rutana L. Orme 1/28/97
APPROVING AUTHORITY DATE
WORCESTER COUNTY

PURPOSE STATEMENT

The purpose of this plat is as follows;

- To revise the southerly right-of-way line of Manklin Creek Road and the northerly boundary lines of Lot 1 and Lot 2 per Quitclaim deed recorded in Liber 2317, Folio 118; or (because of a survey error which was erroneously shown on the plat recorded in Platbook Liber 145, Folio 62;
- To revise the lot lines between Lot 3 and Lot 4 as shown;
- To revise the lot lines between Lot 7 and Lot 8 as shown;
- To resubdivide Lot 1 in order to create a new lot, shown as Lot 9;
- To revise the '404' wetland line as delineated by Woody Francis, U.S. Army Corps of Engineers and located by Land Tech, Inc. in September 1996. Written verification from U.S. Army Corps of Engineers is forthcoming.
- Owner's corporation name revised from Village of Ocean Pines, L.L.C. to Ocean Pines Village Square, L.L.C.

WETLANDS LINE TABLE

LINE	DIRECTION	DISTANCE
W-1	S 67°20'43" W	32.9'
W-2	S 07°29'46" W	51.47'
W-3	S 27°44'29" W	48.84'
W-4	S 35°45'08" W	28.93'
W-5	S 55°12'46" W	35.76'
W-6	S 70°19'02" W	26.32'
W-7	S 30°09'32" W	35.63'
W-8	S 46°37'27" W	38.11'
W-9	S 09°39'38" W	44.54'
W-10	N 17°45'39" W	49.52'
W-11	N 04°32'48" E	16.20'
W-12	N 10°41'17" W	34.59'
W-13	N 11°50'11" W	30.91'
W-14	N 38°30'13" E	35.22'
W-15	N 23°07'40" E	40.79'
W-16	N 44°11'59" E	51.82'
W-17	N 18°43'02" E	53.44'
W-18	N 20°55'11" E	73.21'
W-19	N 17°17'38" W	58.04'
W-20	N 43°59'48" E	58.38'
W-21	N 44°20'16" E	30.40'
W-22	N 84°12'30" E	60.02'
W-23	N 37°00'32" E	19.94'
W-24	N 05°57'28" E	87.40'
W-25	N 29°47'47" E	101.89'
W-26	S 42°25'11" E	20.33'
W-27	S 11°26'13" W	27.50'
W-28	S 11°05'03" W	370.77'
W-29	S 36°13'26" W	45.99'
W-30	S 46°47'42" W	29.23'
W-31	S 63°17'57" W	24.33'
W-32	S 84°07'27" W	9.82'
W-33	N 73°08'09" W	39.29'
W-34	N 49°01'59" W	42.50'
W-35	N 41°25'40" W	33.56'
W-36	N 09°57'06" W	90.54'
W-37	N 06°03'12" W	75.92'
W-38	N 01°44'09" W	66.93'
W-39	N 07°53'47" E	29.43'
W-40	N 40°09'12" E	49.71'
W-41	N 62°39'12" E	78.43'
W-42	N 74°33'13" E	78.43'
W-43	S 89°48'41" E	PLAT 53.261 US
W-44	S 26°00'21" E	101.19.63'
W-45	S 08°18'35" E	49.83'
W-46	S 02°01'14" E	78.00'
W-47	S 06°21'00" W	69.29'
W-48	S 07°10'10" W	Jan 43.90'
W-49	S 23°02'29" W	40.93'

FOREST CONSERVATION LINE TABLE

LINE	DIRECTION	DISTANCE
F-1	S 17°28'02" W	14.87'
F-2	S 67°40'57" E	18.08'
F-3	N 88°12'11" E	15.76'
F-4	S 56°33'05" W	5.54'
F-5	S 21°27'31" W	9.68'
F-6	S 68°32'29" E	87.78'
F-7	S 80°09'57" E	64.27'
F-8	N 09°50'03" E	57.00'
F-9	N 80°09'57" W	35.30'
F-10	S 14°34'22" E	93.85'
F-11	N 68°32'29" W	17.94'
F-12	N 75°25'38" E	40.49'
F-13	N 14°34'22" W	23.35'
F-14	S 59°34'22" E	28.28'
F-15	S 70°48'15" E	32.38'
F-16	N 63°38'52" E	42.70'
F-17	N 75°25'38" E	58.00'
F-18	N 14°34'22" W	112.48'
F-19	N 17°45'39" W	49.52'
F-20	S 04°32'48" W	12.86'
F-21	N 11°15'33" W	61.65'
F-22	N 38°30'13" E	31.85'
F-23	N 23°07'40" E	37.42'
F-24	S 44°11'59" W	4.67'
F-25	S 07°50'03" W	63.41'
F-26	N 07°50'03" E	84.26'
F-27	N 86°29'04" W	62.67'
F-28	N 86°29'04" W	9.07'
F-29	S 84°12'30" W	12.21'
F-30	N 09°55'58" W	31.52'
F-31	S 83°33'17" W	39.78'
F-32	S 32°08'34" W	5.81'
F-33	S 84°12'30" W	17.73'
F-34	N 15°23'40" W	54.64'
F-35	S 12°01'56" W	388.04'
F-36	N 11°35'44" E	254.91'
F-37	N 14°41'34" E	35.31'
F-38	S 19°01'35" W	24.63'
F-39	S 72°08'38" W	9.67'
F-40	N 71°09'30" W	79.76'
F-41	N 86°22'43" E	9.78'
F-42	S 73°42'55" W	11.45'
F-43	S 38°33'56" W	11.69'
F-44	S 68°32'29" E	211.59'
F-45	N 68°32'29" W	224.74'