

FILED

R.H.O. 149/62

STORMWATER EASEMENT DESCRIPTION TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C9	322.14'	49.56'	24.83'	49.51'	S 85°55'33" E 08'48'54"
LINE	DIRECTION	DISTANCE			
L13	N 65°09'08" W	16.66'			
L14	S 00°00'00" W	56.23'			
L15	N 08°48'54" E	80.45'			
L16	N 72°04'02" W	84.87'			
L17	N 31°20'00" E	29.55'			
L18	N 10°31'56" E	49.84'			
L19	N 35°04'10" E	31.41'			
L20	N 57°10'19" E	24.46'			
L21	S 54°49'25" E	92.13'			
L22	S 33°55'57" W	42.00'			
L23	N 42°37'00" E	26.39'			
L24	N 06°08'49" W	52.38'			
EASEMENT AREA = 14,374 S.F. ±					

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 FITTINGS UNDER AND OVER THE PROPERTY AS SHOWN HEREON.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-106 OF THE REAL PROPERTY VOLUME OF THE ANNOTATED CODE OF MARYLAND (1981), CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF OUR KNOWLEDGE, AND THAT IT IS IN ACCORDANCE WITH OUR DESIRES.

KEYSTONE CONDOS AT OCEAN PINES, INC. DATE: 2-20-97
ROBERT MCGEE

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N 39°32'09" E	43.39'
L2	S 50°27'51" E	0.49'
L3	N 39°32'09" E	67.25'
L4	S 50°27'51" E	78.00'
L5	N 39°32'09" E	24.04'
L6	N 19°30'02" W	8.53'
L7	N 39°32'09" E	45.00'
L8	S 50°27'51" E	37.90'
L9	N 39°32'09" E	124.51'
L10	N 50°27'51" W	78.00'
L11	S 39°32'09" W	39.79'
L12	N 50°27'51" W	37.95'
L13	S 54°52'49" W	70.07'
L14	S 56°36'50" E	112.58'
L15	N 39°32'09" E	37.71'
L16	S 50°27'51" E	17.83'
L17	N 16°44'24" E	4.52'
L18	N 39°32'09" E	52.56'
L19	S 50°27'51" E	60.88'
L20	S 39°32'09" W	34.14'
L21	S 50°27'51" E	65.88'
L22	S 24°37'37" E	74.13'
L23	S 47°47'06" W	11.46'
L24	S 82°02'22" W	42.53'
L25	S 03°27'03" W	25.05'
L26	N 82°02'22" E	63.57'
L27	S 19°54'53" W	15.15'
L28	S 01°38'49" E	171.47'
L29	N 59°29'19" W	255.05'
L30	N 15°28'09" W	24.00'
L31	N 87°42'49" W	116.03'
L32	N 85°48'01" W	70.00'
L33	N 2°05'13" E	8.63'
L34	N 21°11'56" E	16.29'
L35	N 72°56'20" W	103.43'
L36	N 50°27'51" W	124.00'
L37	N 89°29'19" W	5.01'
L38	S 50°27'51" E	4.51'
L39	S 87°40'10" E	115.44'

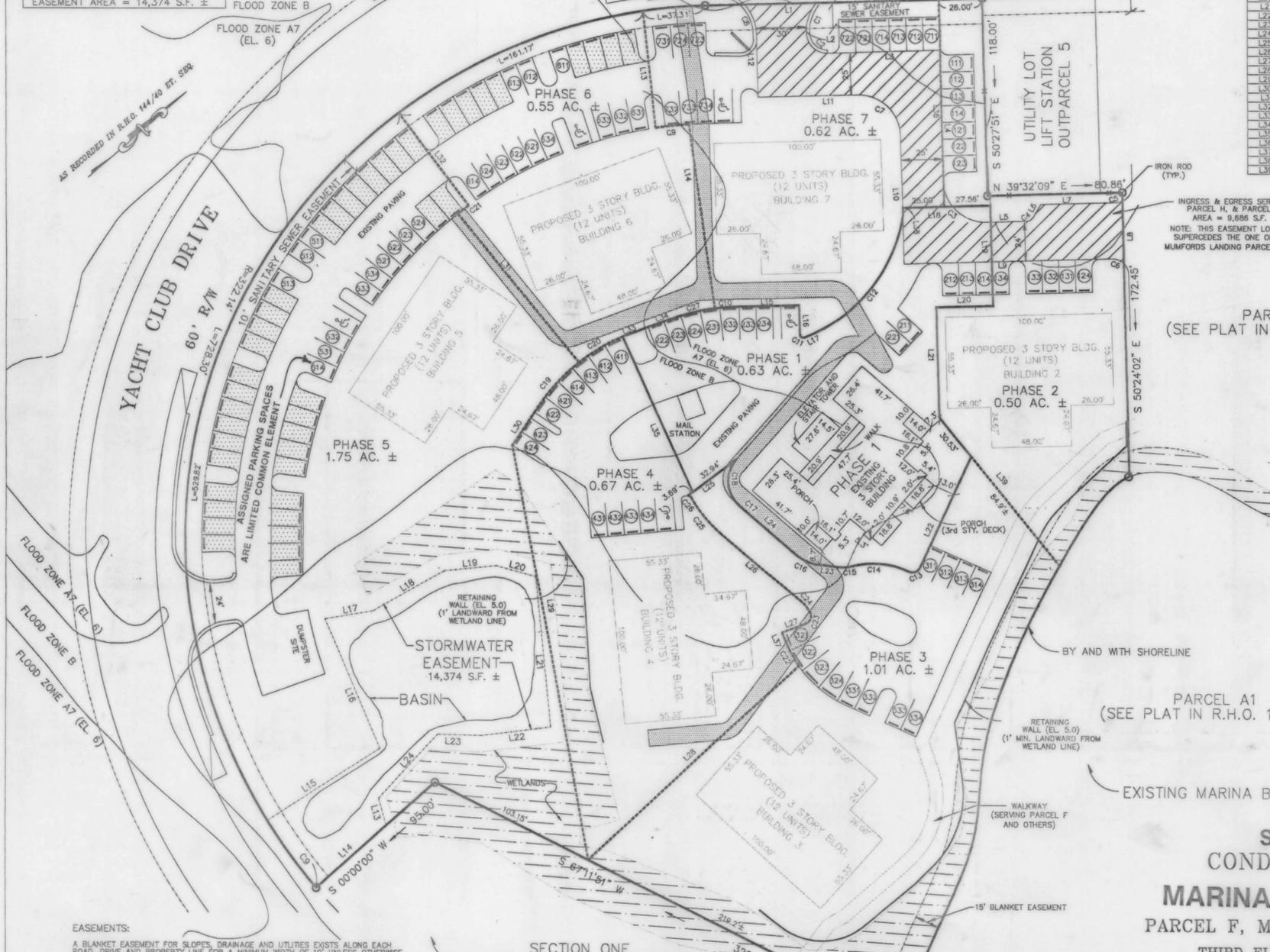


VICINITY MAP
1"=2,000'

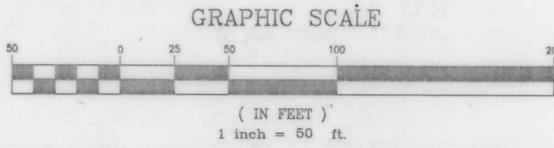
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	18.68'	9.81'	18.26'	S 29°02'33" E	42°50'37"
C2	12.50'	19.63'	12.50'	17.68'	N 84°32'09" E	90°00'00"
C3	25.00'	39.27'	25.00'	35.36'	N 84°32'09" E	90°00'00"
C4	5.00'	3.15'	2.83'	4.33'	N 10°01'04" E	59°21'10"
C5	10.00'	4.10'	2.08'	4.08'	N 27°46'43" E	23°30'52"
C6	10.00'	8.05'	4.26'	7.83'	S 62°35'41" W	46°07'06"
C7	25.00'	39.27'	25.00'	35.36'	S 84°32'09" W	90°00'00"
C8	25.00'	18.68'	9.81'	18.26'	N 71°57'45" W	42°59'28"
C9	252.14'	20.40'	10.20'	20.39'	S 34°36'01" W	04°38'07"
C10	120.00'	12.68'	6.45'	12.67'	S 36°27'39" W	06°08'58"
C11	2.00'	3.94'	3.01'	3.33'	N 73°08'16" E	11°24'42"
C12	95.00'	94.52'	51.59'	90.87'	N 11°45'52" W	57°00'33"
C13	5.00'	7.98'	5.10'	7.14'	N 20°57'46" E	91°10'47"
C14	50.00'	34.74'	18.10'	34.04'	S 46°38'57" W	39°48'26"
C15	25.00'	9.18'	4.64'	9.13'	N 37°15'55" E	21°32'22"
C16	25.00'	14.95'	7.70'	14.72'	N 64°54'44" E	34°51'16"
C17	65.00'	3.88'	1.84'	3.88'	N 83°44'56" E	03°25'07"
C18	20.00'	30.22'	18.84'	27.43'	S 51°15'04" E	86°34'53"
C19	120.00'	40.50'	20.44'	40.31'	S 07°22'55" E	19°20'11"
C20	120.00'	30.84'	15.51'	30.75'	S 09°38'55" W	14°43'29"
C21	252.14'	8.15'	4.07'	8.15'	S 03°18'26" W	01°51'06"
C22	70.00'	17.55'	8.82'	17.51'	S 77°16'11" E	14°22'07"
C23	5.00'	8.50'	5.69'	7.91'	N 28°45'31" W	67°29'46"
C24	25.00'	8.96'	4.53'	8.91'	N 87°41'47" W	2°03'14"
C25	85.00'	28.36'	14.31'	28.22'	S 85°24'22" E	19°08'32"
C26	2.17'	2.17'	1.29'	2.17'	S 85°03'52" W	65°38'45"
C27	120.00'	25.53'	12.81'	25.48'	S 27°17'33" W	12°11'19"

NOTES:

- TAX MAP 16, PART OF PARCEL 14
- PRESENT ZONING: MULTI-FAMILY
- CURRENT USE: VACANT
- FLOOD ZONES B AND A7, ELEV. 6.0 (2/15/79) PER F.E.M.A. MAPS 240083 0025 A (DATED 2/15/79) AND 240083 0040 B (DATED 6/15/83)
- OWNER/DEVELOPER: ROBERT MCGEE
KEYSTONE CONDOS
2107 LAUREL BUSH ROAD, SUITE 304
BEL AIR, MARYLAND 21015
1-410-515-0568
- PARCELS 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
- FLOOD ZONE LOCATION SUPPLIED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC.
- 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 BEING RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN R.H.O. 144/40 (SHEETS 8 AND 9 OF 9).
- THIS SUBDIVISION PART OF AND THEREFORE SUBJECT TO THE MUMFORDS LANDING/INNERLINKS PLANNED UNIT DEVELOPMENT AS APPROVED (STEP 1) BY WORCESTER COUNTY COMMISSIONERS ON AUGUST 15, 1989 AND APPROVED (STEP 2) BY THE WORCESTER COUNTY PLANNING COMMISSION ON (REVISED) 7/6/95.
- PLAT REFERENCE: PARCEL F OF PARCEL PLAT, MUMFORDS LANDING SUBDIVISION PLAT (R.H.O. 144/40)
- TOTAL PARCEL F AREA: 5.73 AC. ±
- THE STATE OF MARYLAND HAS RECOGNIZED AND ACKNOWLEDGED THAT UNDER STATE LAW THIS PLAN IS EXEMPT FROM THE STATE'S PERMIT REQUIREMENTS FOR BUFFER IMPACTS.
- PHASE 1: 12 UNIT CONDOMINIUM
- TOTAL PARKING REQUIRED: 126 SPACES (FOR 84 UNITS)
PROPOSED: 132 SPACES
5 HANDICAPPED SPACES
127 REGULAR SPACES TO BE 10' x 20'
- Ⓜ DENOTES A PARKING SPACE RESERVED FOR THE USE OF THE CORRESPONDING UNIT.
- Ⓜ DENOTES SPACES ARE FOR THE USE OF ALL PHASES.
(THE 5 HANDICAPPED SPACES ARE ALSO FOR THE USE OF ALL PHASES)
- Ⓜ DENOTES BELL ATLANTIC-MD CONSTRUCTION EASEMENT (10' WIDE)
- Ⓜ DENOTES INGRESS-EGRESS EASEMENT
- This plat shall supersede the plats previously recorded among the Land Records of Worcester County in Platbook: R.H.O. 149, folio 47 et. seq.



EASEMENTS:
A BLANKET EASEMENT FOR SLOPES, DRAINAGE AND UTILITIES EXISTS ALONG EACH ROAD, DRIVE AND PROPERTY LINE FOR A MINIMUM WIDTH OF 10' UNLESS OTHERWISE SPECIFIED OR ALTERED IN THE DESIGN OR RE-SUBDIVISION OF ANY PARCEL.
A BLANKET EASEMENT OF 15' EXISTS ALONG ALL SHORELINES FOR SHORELINE STABILIZATION, MAINTENANCE AND/OR SLOPE STABILIZATION.
A BLANKET EASEMENT FOR GAS, ELECTRIC AND CATV COMPANIES EXISTS THROUGHOUT THE ENTIRE PARCEL F.
EASEMENTS OVER ALL PHASES ARE HEREBY ANNOTATED FOR WATER, SEWER, DRAINAGE, ACCESS, ELECTRIC, AND OTHER SUCH UTILITIES AS NECESSARY TO SERVE ALL PHASES.



SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE REQUIREMENTS OF SECTION 3-106 OF THE REAL PROPERTY VOLUME OF THE ANNOTATED CODE OF MARYLAND (1981), CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH AND THAT PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THE IDENTIFICATION, AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.
Frank G. Lynch, Jr.
REG # 10782
DATE: 2-20-1997

SITE PLAN
CONDOMINIUM PLAT - PHASE ONE
MARINA VILLAGE CONDOMINIUM ASSOC., INC.
PARCEL F, MUMFORDS LANDING, OCEAN PINES SECTION 18F
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

ACAD\6454A-96.DWG

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

DESIGNED BY: GPM	SURVEYED BY: VS	FILE #: 6454-96
DRAWN BY: GPM	DATE: 10/3/96 REVISED: 2-20-1997	SHEET 1 OF 5
CHECKED BY: FGL	SCALE: 1"=50'	

NOTE: ASSIGNED PARKING IS LIMITED COMMON ELEMENT AND UN-ASSIGNED PARKING IS GENERAL COMMON ELEMENT.