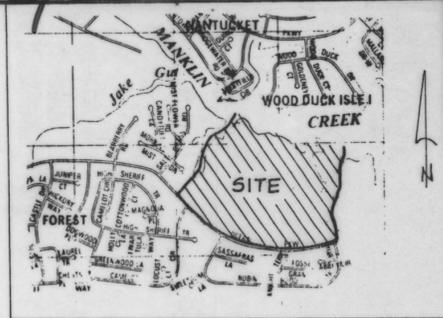


FILED R.H.O. 145/38

FEB 6 3 46 PM '96

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



VICINITY MAP
NOT TO SCALE

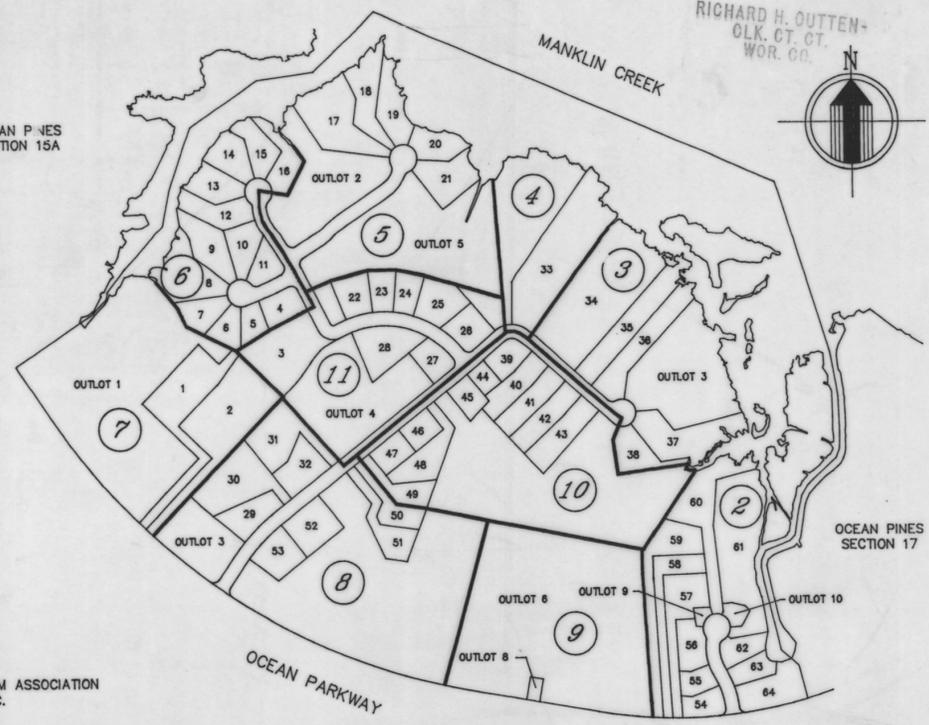
ROAD DATA

	LENGTH	AREA
CHARLESTON ROAD	1,958.18 L.F.	2.36 AC. ±
PORT ARTHUR COURT	331.38 L.F.	0.51 AC. ±
CHARLOTTE COURT	217.17 L.F.	0.36 AC. ±
BAYOU COURT	1,122.35 L.F.	1.42 AC. ±
BEAUMONT COURT	547.84 L.F.	0.76 AC. ±
TOTAL	4,176.92 L.F.	5.41 AC. ±

AREA TABLE

TOTAL GROSS AREA	118.82 AC. ±
ISLAND AREA	3.23 AC. ±
WATER AREA	18.72 AC. ±
ROADWAYS	5.41 AC. ±
LOTS	43.19 AC. ±
OPEN SPACE	47.74 AC. ±

OCEAN PINES
SECTION 15A



OCEAN PINES
SECTION 17

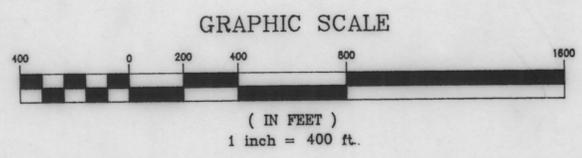
NOTES:

- TAX MAP 21, PARCEL 68
- PRESENT ZONING: R-3
- 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)
- OWNER/DEVELOPER:
OCEAN PINES, L.L.C. BY BALFOUR HOLDINGS, INC.
MANAGED BY RAY F. SMITH JR., DIVISION PRESIDENT
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 WILL HEREBY BE DEDICATED TO THE OCEAN PINES ASSOCIATION OR A TO BE FORMED HOMEOWNER'S ASSOCIATION OR A TO BE FORMED CONDOMINIUM ASSOCIATION
- FLOOD ZONE LOCATION SUPPLIED BY LAWRENCE T. WHITLOCK ASSOCIATES, INC. VIA F.E.M.A. PANEL 240083 0025A (DATED 2/15/79).
- E.D.U. LOCATION: ONE PER LOT (64 TOTAL)
- THE U.S. ARMY CORPS OF ENGINEERS VERIFICATION OF THE WETLAND DELINEATION SHOWN HEREON IS VALID FROM JUNE 27, 1995 TO JUNE 27, 2000
- PARCEL 68 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 SUBDIVISION PART OF AND THEREFORE SUBJECT TO THE ISLE OF WIGHT/TURVILLE CREEK PLANNED UNIT DEVELOPMENT AS ORIGINALLY APPROVED (STEP I) BY THE WORCESTER COUNTY COMMISSIONERS 12/5/89 AND AMENDED BY RESOLUTION 2/21/90, AND APPROVED (STEP II) BY THE WORCESTER COUNTY PLANNING COMMISSION 8/19/93 (REVISED 6/1/93)
- AREAS INDICATED AS COMMON OPEN SPACE SHALL BE USED FOR PASSIVE, RECREATIONAL, AND STORMWATER MANAGEMENT PURPOSES. EASEMENTS RUN WITH THIS LAND FOR THE PURPOSE OF PROVIDING AND MAINTAINING APPROVED RECREATIONAL FEATURES, UTILITY IMPROVEMENTS AND STORMWATER MANAGEMENT.
- TOTAL NUMBER OF LOTS: 64
- DEED REFERENCE: 2147/557 AND 2219/1
- 25' WETLANDS BUFFER WILL SERVE AS A SETBACK LINE WHERE NOT OTHERWISE INDICATED
- BUILDING SETBACKS (UNLESS OTHERWISE NOTED): FRONT: 25', SIDES: 8' EACH, REAR: 30'
- THE CONSERVATION AREAS (COMMON OPEN SPACE) CONSIST OF OUTLOTS 1 THROUGH 7 TOTALING 48.30 ACRES ± AND MAY BE DEDICATED IN WHOLE OR IN PART WITH PHASED CONSTRUCTION. A "MITIGATION AREA" LIES WITHIN OUTLOT 6.
- A BOUNDARY LINE ADJUSTMENT PLAT BETWEEN SECTIONS 15A, 15B AND 17 IS TO BE RECORDED IMMEDIATELY PRIOR TO THIS PLAT.
- WETLANDS SHOWN HEREON ARE TAKEN FROM INFORMATION SHOWN ON A PLAT PREPARED BY ATLANTIC CONSULTING, INC. TITLED "BOUNDARY SURVEY & WETLANDS LOCATION - LANDS OF 589 CORPORATION SECTIONS 15B AND 17" DATED OCT. 1993, AND INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY.
- ARMY CORPS OF ENGINEERS PERMIT: CENAB-OP-RS (OCEAN PINES L.L.C. - BALFOUR HOLDINGS INC.) 94-65634-1
- DRIVEWAYS OVER ACCESS EASEMENTS WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION AND BUILT TO COUNTY STANDARDS (EXCEPT FOR WIDTH).

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

Ray F. Smith Jr. 1/27/96
OWNER:
OCEAN PINES, L.L.C. BY BALFOUR HOLDINGS, INC.
MANAGED BY RAY F. SMITH JR., DIVISION PRESIDENT
11800 SUNRISE VALLEY DRIVE
RESTON, VIRGINIA 22091



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 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.

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 H. Outten 1/30/96
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.

I HEREBY CERTIFY THAT THESE PLATS HAVE BEEN PREPARED IN CONFORMANCE WITH JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS OF ENGINEERS AS VALID FROM JUNE 27, 1995 TO JUNE 27, 2000.

Frank G. Lynch, Jr. 1-26-1996
FRANK G. LYNCH, JR. DATE:
REG # 10782

WHITETAIL SANCTUARY

RECORD PLAT
SECTION 15B - OCEAN PINES

THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
KEY SHEET

OUTLOT	USE	UPLAND AREA	NON-TIDAL WETLAND AREA	TIDAL WETLAND AREA	TOTAL AREA
1	COMMON OPEN SPACE	0.75 AC. ±	5.90 AC. ±	0.76 AC. ±	7.41 AC. ±
2	COMMON OPEN SPACE	0.16 AC. ±	1.84 AC. ±	0.33 AC. ±	2.33 AC. ±
3	COMMON OPEN SPACE	0.23 AC. ±	1.00 AC. ±	—	1.23 AC. ±
4	COMMON OPEN SPACE	0.06 AC. ±	2.81 AC. ±	—	2.87 AC. ±
5	COMMON OPEN SPACE	0.50 AC. ±	3.44 AC. ±	3.15 AC. ±	7.09 AC. ±
6	COMMON OPEN SPACE	6.06 AC. ±	17.51 AC. ±	0.29 AC. ±	23.86 AC. ±
7	COMMON OPEN SPACE	0.08 AC. ±	0.46 AC. ±	2.19 AC. ±	2.73 AC. ±
8	UTILITY LOT	0.09 AC. ±	0.01 AC. ±	—	0.10 AC. ±
9	STORMWATER MANAGEMENT	0.08 AC. ±	—	—	0.08 AC. ±
10	STORMWATER MANAGEMENT	0.14 AC. ±	—	—	0.14 AC. ±

EASEMENTS:

A BLANKET EASEMENT FOR SLOPES, DRAINAGE AND UTILITIES EXISTS ALONG EACH ROAD, DRIVE AND PROPERTY LINE FOR A MINIMUM WIDTH OF 15' UNLESS OTHERWISE SPECIFIED OR ALTERED IN THE DESIGN OR RESUBDIVISION OF ANY PARCEL. A BLANKET EASEMENT OF 15' EXISTS ALONG ALL SHORELINES FOR SHORELINE STABILIZATION, MAINTENANCE, BULKHEAD REPLACEMENT AND/OR SLOPE STABILIZATION.

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, ITS OFFICIALS OR EMPLOYEES.
- 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.
- 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.
- 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.

Frank G. Lynch, Jr. 2-5-96
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

RECORDING FEE 35.00
PLAT-SUBDIVIS 35.00
TOTAL 70.00
Res# M081 Rpt# 1573
RHO 1864 Bk# 263
Feb 06, 1996 03:46

The Villages at OCEAN PINES

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

SURVEYING · LAND PLANNING
10635 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5363 · 841-5773

DESIGNED BY	DATE: DECEMBER 14, 1995	FILE #: 5865-95
DRAWN BY: GPM	REVISED: JANUARY 23, 1996	SHEET 1 OF 14
CHECKED BY: FGL	SCALE: 1"=400'	