R.H.O. 145/47

FILED
Feb 6 3 46 PM '96
RICHARD H. OUTTEN
CLK. CT. PT
WOR. CO.

SEE SHEET 11 OF 14

CHARLESTON ROAD (50' R/W)

10' UTILITY AND/OR DRAINAGE EASEMENT

FLOOD ZONE A7 (EL. 6)
FLOOD ZONE B

47 — 14,000. sq. ft.±
46 — 13,139. sq. ft.±
45 — 13,110. sq. ft.±
44 — 8,204. sq. ft.±
39 — 14,940. sq. ft.±
48 — 27,444. sq. ft.±
49 — 18,221. sq. ft.± C3
40 — 22,478. sq. ft.±
41 — 23,090. sq. ft.±
42 — 23,673. sq. ft.±
43 — 27,392. sq. ft.±

10' UTILITY EASEMENT
15' STORMWATER EASEMENT
N 28295.60 E 30667.29
15' STORMWATER EASEMENT
25' BUFFER
N 28161.73 E 30729.36
FLOOD ZONE B
FLOOD ZONE A7 (EL. 6)
10' UTILITY EASE
20' ACCESS AND UTILITY EASEMENT
FLOOD ZONE B
FLOOD ZONE A7 (EL. 6)
N 28516.90 E 31064.16
25' BUFFER
N 28454.70 E 31114.72
N 28388.70 E 31172.00
N 28391.57 E 31187.87
S 24°09'39" W 20.00'
N 28748.97 E 31197.36
N 28450.96 E 31452.84
N 20°16'16" E 54.66'

OUTLOT 6
23.86 ac. ±

SEE SHEET 8 OF 14

SEE SHEET 3 OF 14

SEE SHEET 3 OF 14

38

34

35

36

33

27

26

50

10' UTILITY AND/OR DRAINAGE EASEMENT

25' BUFFER

(50' R/W)

The Villages at OCEAN PINES

SEE SHEETS 13 AND 14 OF 14 FOR DESCRIPTION OF BUILDING RESTRICTION LINES

PERMITTED BUFFER IMPACT AS ADDITION TO BUILDING ENVELOPES & EASEMENTS

DENOTES NON-TIDAL WETLANDS

DENOTES TIDAL WETLANDS

DENOTES IRON ROD TO BE SET
DENOTES CONCRETE MONUMENT TO BE SET
DENOTES UNMARKED POINT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

WHITETAIL SANCTUARY

RECORD PLAT

SECTION 15B - 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	SURVEYED BY	FILE #: 5865-95
DRAWN BY: GPM	DATE: DECEMBER 14, 1995	SHEET 10 OF 14
CHECKED BY: FGL	SCALE: 1"=50'	

Maryland State Archives