R.H.O. 145/43

FILED

Feb 6 3 46 PM '96

RICHARD H. [illegible] TTEN-
CLK. C[illegible]T.
WOR[illegible]

O DENOTES IRON ROD TO BE SET
⊡ DENOTES CONCRETE MONUMENT TO BE SET
△ DENOTES UNMARKED POINT

SECTION 15A
OCEAN PINES

GUT

UN NAMED

N 10°58'43" E 131.00'
N 41°53'28" E 214.00'
N 38°49'13" E 99.00'

BY AND WITH SHORELINE

TIDAL WETLANDS

15' PEDESTRIAN EASEMENT

25' BUFFER

20' ACCESS AND UTILITY EASE.

10' UTILITY AND/OR DRAINAGE EASEMENT

OUTLOT 1
7.41 acres ±

OUTLOT 2
2.33 acres ±

OUTLOT 5
7.09 acres ±

1 — 2 — 3 — 4 — 5 — 6 — 7 — 8 — 9 — 10 — 11 — 12 — 13 — 14 — 15 — 16 — 17

1 — 13,704. sq. ft. ±
2 — 11,599. sq. ft. ±
3 — 16,320. sq. ft. ±
4 — 17,449. sq. ft. ±
5 — 38,398. sq. ft. ±
6 — 27,696. sq. ft. ±
7 — 19,174. sq. ft. ±
8 — 13,900. sq. ft. ±
9 — 23,528. sq. ft. ±
10 — 20,455. sq. ft. ±
11 — 21,017. sq. ft. ±
12 — 19,701. sq. ft. ±
13 — 20,419. sq. ft. ±

N 29242.07
E 30194.40

N 28952.17
E 30270.74

CHARLOTTE COURT
(50' R/W)

BAYOU COURT
(50' R/W)

BEAUMONT COURT
(50' R/W)

SEE SHEET 7 OF 14

SEE SHEET 5 OF 14

SEE SHEET 11 OF 14

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

FLOOD ZONE A7 (EL. 6)
FLOOD ZONE B

PERMITTED BUFFER IMPACT AS ADDITION TO BUILDING ENVELOPES & EASEMENTS

DENOTES NON-TIDAL WETLANDS

DENOTES TIDAL WETLANDS

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

The Villages at OCEAN PINES

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 6 OF 14
CHECKED BY: FGL	SCALE: 1"=50'	

Maryland State Archives