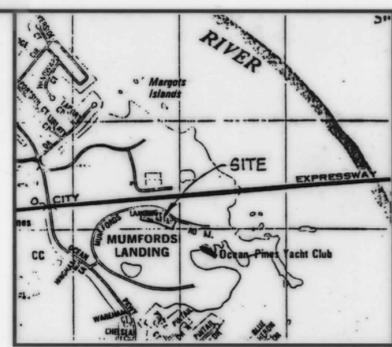


R.H.O. 146/54

FILED

MAY 8 3 20 PM '96

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



VICINITY MAP
(NOT TO SCALE)

NOTES:

- PART OF TAX MAP 16, PARCEL 14
- PRESENT ZONING: B-2
- 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: SEASIDE DEVELOPMENT, INC. 28228 RIVERSIDE DRIVE SALISBURY, MARYLAND 21801
- 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 HOMEOWNERS 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).
- NO BUILDING HEIGHT SHALL EXCEED THAT ALLOWED IN THE WORCESTER CO. ZONING CODE.
- 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 IS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN R.H.O. 144/40 (SHEETS 8 AND 9 OF 9).
- PARCEL 14 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 RESUBDIVISION IS PART OF AND THEREFORE SUBJECT TO THE MUMFORDS LANDING/ INNERLINKS PLANNED UNIT DEVELOPMENT AS APPROVED (STEP I) BY THE WORCESTER COUNTY COMMISSIONERS ON AUGUST 15, 1989 AND APPROVED (STEP II) BY THE WORCESTER COUNTY PLANNING COMMISSION ON (REVISED) 7/6/95.
- TOTAL NUMBER OF LOTS: 26
- PARCEL 14 OF THE ORIGINAL SUBDIVISION DEED REFERENCE: 2147/557
- THE STATE OF MARYLAND HAS RECOGNIZED AND ACKNOWLEDGES THAT UNDER STATE LAW THIS PLAN IS EXEMPT FROM THE STATE'S PERMIT REQUIREMENTS FOR NON-TIDAL WETLAND BUFFER IMPACTS.
- BUILDING SETBACKS:
10' MINIMUM BETWEEN BUILDINGS
20' SETBACK BETWEEN THE FRONT OF ANY TOWNHOUSE AND ANY RIGHT-OF-WAY LINE (TO BE MEASURED FROM THE ROAD RIGHT-OF-WAY LINE AND DIVISION LINE TO THE NEAREST CORNER OF BUILDING)
10' REAR YARD SETBACK
- A BLANKET EASEMENT OF A MINIMUM WIDTH OF 10' EXISTS ALONG ALL FRONT PROPERTY LINES FOR UTILITIES, SLOPES, AND DRAINAGE.
- MUMFORDS LANDING PARCEL PLAT REFERENCE: 144/40-49
- COORDINATES BASED ON ASSUMED DATA
- FOR WETLAND LOCATION AND DESCRIPTION, SEE PLAT R.H.O. 144/40, SHEETS 8 AND 9 OF 9.
- E.D.U. ALLOCATION FOR PARCEL C: 48 (26 FOR PARCEL C-1, 22 FOR PARCEL C-2)
- AREA OF PARCEL C-1: 2.59 ACRES ±

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 L. Outten 5/7/95
APPROVING AUTHORITY DATE
WORCESTER COUNTY

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 CENTRAL WATER AND CENTRAL SEWERAGE FACILITIES HAVE BEEN APPROVED BY THE DEPARTMENT OF ENVIRONMENT AND SAID FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

George C. Reiswig
OWNER: SEASIDE DEVELOPMENT, INC. DATE:
GEORGE C. REISWIG, PRESIDENT

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.

Frank G. Lynch, Jr. 5-6-1996
FRANK G. LYNCH, JR. DATE:
REG # 10782



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 THEREFOR 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.

Louis J. Raglierani 5-8-96
APPROVING AUTHORITY DATE:
WORCESTER COUNTY PLANNING COMMISSION

RECORDING FEE 5.00
PLAT-SUBDIVIS 5.00
TOTAL 10.00
RECEIVED 5/8/96
REC'D 5/8/96

RECORD PLAT
MUMFORDS WOODS TOWNHOMES

RESUBDIVISION OF PARCEL C1
MUMFORDS LANDING SUBDIVISION, OCEAN PINES SECTION 18
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	SCALE: 1"=50'	FILE #: 6181-96
DRAWN BY: G.P.M.	DATE: 2/28/96	SHEET 1 OF 2
CHECKED BY: F.G.L.	REVISED: 4/30/96	

