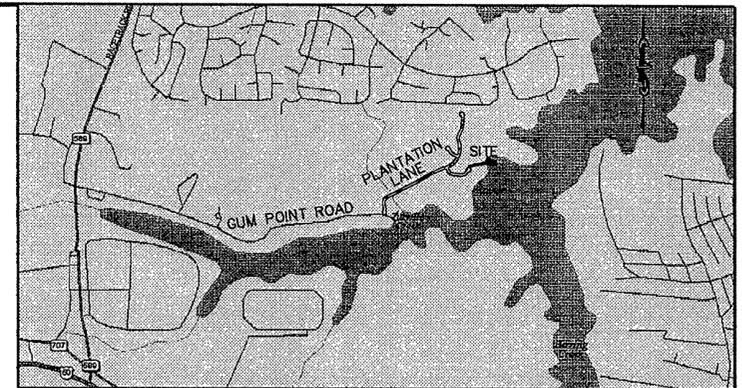


S.V.H. 232/36

WORCESTER COUNTY
STEPHEN W. LYNCH
2009 SEP 22 A 10:29
FILED



VICINITY MAP
NOT TO SCALE

- THE PROPERTY AS SHOWN HEREON IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR BAY POINT PLANTATION MARINA CONDOMINIUM ("CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT VOLUME), AS AMENDED.

THE PROPERTY SHOWN HEREON CONSTITUTES ALL OF OUTLOT C PER RECORD PLAT OF BAY POINT PLANTATION AS RECORDED IN SVH 224/63-76 TOGETHER WITH ALL RIPARIAN AND/OR LITTORAL RIGHTS ARISING OUT OF OR ASSOCIATED WITH OUTLOT C AND/OR OUTPARCEL IV, AS PER RECORD PLAT OF BAY POINT PLANTATION AS RECORDED IN SVH 224/63-76, TO THE EXTENT NECESSARY TO ALLOW FOR THE CONSTRUCTION, MAINTENANCE AND USE OF THE MARINA UNITS AND THE DOCKS, PIERS, PILINGS, AND OTHER COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY REPLACEMENTS THEREOF, AS SHOWN ON THE CONDOMINIUM PLAT, AS AMENDED.
- THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS AS CONSTRUCTED. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED AS "S.F." HEREON. ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF ANY UNIT SHOWN HEREON SHALL BE PART OF THE UNIT.
- THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE ELEVATIONS OF THE LOWER BOUNDARIES OF THE UNITS DEPICTED HEREON ARE SUBJECT TO CHANGE BASED ON A NUMBER OF FACTORS INCLUDING, WITHOUT LIMITATION, SILTATION, MOVEMENT OF THE SUBAQUEOUS LAND AS A RESULT OF WIND, WAVES AND TIDAL FORCES, AND DREDGING OPERATIONS PERFORMED BY THE CONDOMINIUM OR OTHER PARTIES. NOTWITHSTANDING ANY SPECIFIC ELEVATIONS SHOWN ON THIS PLAT, THE LOWER BOUNDARY OF ANY UNIT SHALL BE A HORIZONTAL PLANE OR PLANES CORRESPONDING TO THE UPPER SURFACE (BUT NOT INCLUDING SUCH SURFACE) OF THE SUBAQUEOUS LAND BENEATH EACH UNIT.
- THE LATERAL OR PERIMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE UNIT.
- "MARINA UNIT" AND "UNIT" SHALL MEAN A THREE-DIMENSIONAL AREA AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT. EACH UNIT AS SHOWN HEREON IS DESIGNATED NUMERICALLY. TYPICAL EXAMPLE IS "UNIT 1".
- USE OF THE MARINA UNITS, AS WELL AS THE WATERWAYS, CHANNELS AND NAVIGABLE WATERS WITHIN OR SERVING THE CONDOMINIUM, SHALL BE SUBJECT IN ALL INSTANCES TO REGULATION AND CONTROL BY APPLICABLE FEDERAL, STATE AND LOCAL GOVERNMENTAL AUTHORITIES AND AGENCIES, AND SHALL BE FURTHER SUBJECT TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS REGARDING NAVIGABLE WATERS, COASTLINE AREAS, CRITICAL AREAS, WETLANDS AND THE LIKE. IN ADDITION, USE OF THE MARINA UNITS, AS WELL AS THE WATERWAYS, CHANNELS AND NAVIGABLE WATERS WITHIN OR SERVING THE CONDOMINIUM SHALL BE SUBJECT TO THE DECLARATION AND BYLAWS OF THE CONDOMINIUM AND THE RULES AND REGULATIONS ENACTED BY THE BOARD OF DIRECTORS OF THE CONDOMINIUM IN ACCORDANCE WITH THE BYLAWS.

- ① DENOTES COORDINATE POINT
- DENOTES IRON ROD FOUND
- DENOTES EXISTING PILE
- ⊕ DENOTES EXISTING ELECTRIC PEDESTAL
- ⊖ DENOTES EXISTING FIRE EXTINGUISHER
- ⊕ DENOTES EXISTING WATER/ELECTRIC PEDESTAL
- ▼ DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING ELECTRIC TRANSFORMER

UNIT BOUNDARIES ARE SHOWN THUS: - - - - -

L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY)

U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY)

THE UNIT BOUNDARY ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD 88 DATUM. THE ELEVATION OF MEAN HIGH WATER = 0.3±.

G.C.E. = GENERAL COMMON ELEMENTS WHICH SHALL CORRESPOND TO ALL OF THE PROPERTY SHOWN EXCEPT THE UNITS AND THE LIMITED COMMON ELEMENTS.

L.C.E. = LIMITED COMMON ELEMENTS WHICH SHALL INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION AS LIMITED COMMON ELEMENTS WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE UNITS DESIGNATED HEREON OR IN THE DECLARATION. THE L.C.E. FINGER PIERS DEPICTED ON THIS PLAT ARE APPURTENANT TO THE UNITS TO WHICH THEY ARE ADJACENT.

U.E. = 100.0
UPPER BOUNDARY OF UNIT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY VOLUME OF ANNOTATED CODE OF MARYLAND (LATEST EDITION), 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.
FRANK G. LYNCH, JR.
REG # 10782
8-17-2009
DATE



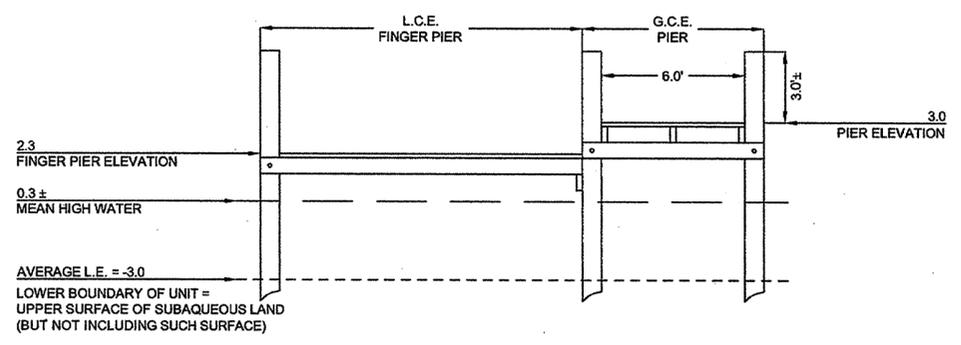
OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY VOLUME OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION), 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.

Blue Water Development Corp.
OWNER: BLUE WATER DEVELOPMENT CORP
9428 STEPHEN DECATUR HIGHWAY
BERLIN, MD 21811
8/17/09
DATE

WORCESTER COUNTY DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING
THE DEVELOPMENT DEPICTED HEREON DOES NOT CONSTITUTE A SUBDIVISION PURSUANT TO SECTION ZS 2-601 OF THE CODE OF PUBLIC LAWS OF WORCESTER COUNTY.

Edward A. Tudor
EDWARD A. TUDOR, DIRECTOR
8/21/09
DATE



ELEVATION
TYPICAL PIER DETAIL
ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
ELEVATIONS ARE TYPICAL FOR ALL UNITS
NOT TO SCALE

BAY POINT PLANTATION MARINA CONDOMINIUM
OUTLOT C, BAY POINT PLANTATION
PLATBOOK SVH 224/63-76
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

DISK: BENCD#3

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

SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	RT/FGL3	FILE #	10642-09
DRAWN BY	B. OVERHOLT	DATE	6-4-09 REV. 8-13-09	SHEET 1 OF 3	
CHECKED BY	FRANK G. LYNCH	SCALE	NTS		

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RECORDING FEE 7.50
PLAT FEE 7.50
TOTAL 15.00
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Maryland State Archives

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