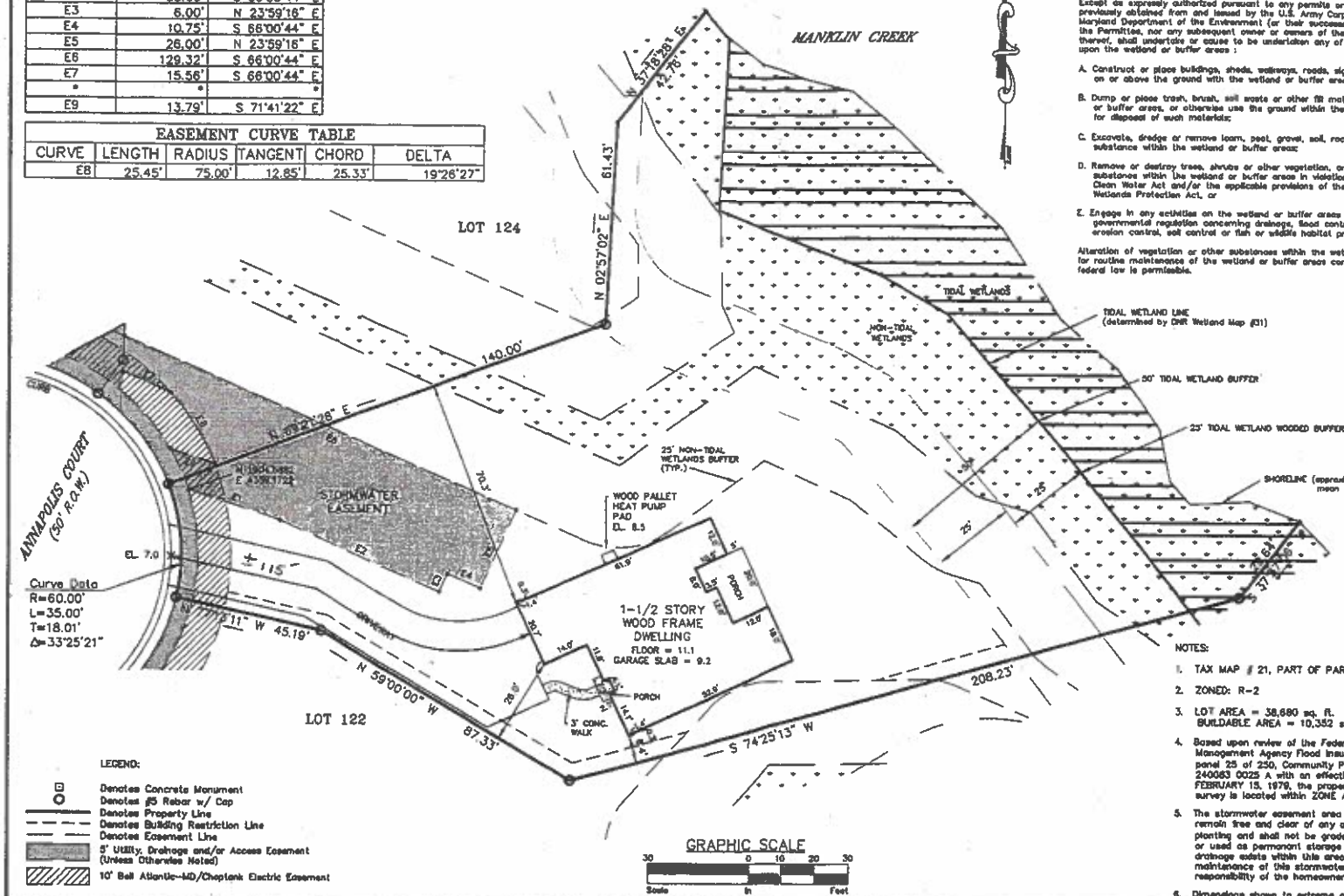
8 Annapolis

Lot 123

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	29.32'	N 71°41'22" W
E2	53.00'	S 66°00'44" E
E3	6.00'	N 23°59'16" E
E4	10.75'	S 66°00'44" E
E5	26.00'	N 23°59'16" E
E6	129.32'	S 66°00'44" E
E7	15.56'	S 66°00'44" E
*	*	*
E9	13.79'	S 71°41'22" E

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
E8	25.45'	75.00'	12.85'	25.33'	19°26'27"



LEGEND:

- Denotes Concrete Monument
- Denotes #5 Rebar w/ Cap
- Denotes Property Line
- Denotes Building Restriction Line
- Denotes Easement Line
- 5' Utility, Drainage and/or Access Easement (Unless Otherwise Noted)
- 10' Bell Atlantic-MD/Choptank Electric Easement

The applicant, as developer, or any subsequent landowner or permittee, shall notify all potential lot purchasers for those lots containing non-tidal wetlands and wetland buffers, of restricted activities within these wetlands and buffers, by including a description of these restricted activities within their deeds. These deed restrictions as approved by the Water Management Administration, must be recorded for all future sales of these lots or portions thereof, and read as follows.

Except as expressly authorized pursuant to any permits or letters of authorization previously obtained from and issued by the U.S. Army Corps of Engineers and/or Maryland Department of the Environment (or their successors or designs), neither the Permittee, nor any subsequent owner or owners of the Property or any portion thereof, shall undertake or cause to be undertaken any of the following within or upon the wetland or buffer areas :

A. Construct or place buildings, sheds, walkways, roads, signs or other structures on or above the ground with the wetland or buffer areas;

B. Dump or place trash, brush, soil waste or other fill material within the wetland or buffer areas, or otherwise use the ground within the wetland or buffer areas for disposal of such materials;

C. Excavate, dredge or remove loam, peat, gravel, soil, rock or other material substance within the wetland or buffer areas;

D. Remove or destroy trees, shrubs or other vegetation, or any other material substances within the wetland or buffer areas in violation of Section 404 of the Clean Water Act and/or the applicable provisions of the Maryland Non-tidal Wetlands Protection Act, or

E. Engage in any activities on the wetland or buffer areas that would violate any governmental regulation concerning drainage, flood control, water conservation, erosion control, soil control or fish or wildlife habitat preservation.

Alteration of vegetation or other substances within the wetland or buffer as required for routine maintenance of the wetland or buffer areas consistent with state and federal law is permissible.

NOTES:

1. TAX MAP # 21, PART OF PARCEL 311
2. ZONED: R-2
3. LOT AREA = 38,680 sq. ft.
   BUILDABLE AREA = 10,352 sq. ft.
4. Based upon review of the Federal Emergency Management Agency Flood Insurance Rate Maps, panel 25 of 250, Community Panel Number 240083 0025 A with an effective date of FEBRUARY 15, 1979, the property depicted on this survey is located within ZONE A7 (EL 6).
5. The stormwater easement area within Lot 123 must remain free and clear of any accessory buildings, planting and shall not be graded or altered in elevation or used as permanent storage area since sub-surface drainage exists within this area. Installation and maintenance of this stormwater facility shall be the responsibility of the homeowners association.
6. Dimensions shown to extreme outside of building.

SOULE & ASSOCIATES ENGINEERING / SURVEYING / PLANNING
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FINAL "AS-BUILT" SURVEY: LOT 123, PHASE 2A, THE PARKE AT OCEAN PINES, SECTION 18, THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Surveyed by	C.P.
Drawn by	L.V.H.
Date	JANUARY 2002
Job No.	99-234
Drawing File No.	000341123.dwg
Sheet No.	1 of 1