DOLPHIN CONDOMINIUM: 5 Units

OWNER'S DEDICATION:

The undersigned, owners of the property shown herein and described in the Certification, hereby adopt this Plat and Plan of the Condominium Subdivision, consisting of four (4) sheets including this sheet pursuant to the provisions and requirements of Title 11, SEc. 11-101, et. seq., Real Property Art., Annotated Code of Maryland, (Supp., as amended).

The undersigned further certifies that the requirements of Title 11, Section 11-101, et. seq., Real Property Art., Annotated Code of Maryland, concerning the making of the Plat and the setting of markers have been complied with.

Dated this _____ day of _____ 1982.

VASCAP PARTNERSHIP
By Michael D. Cappy (seal)
~~OWNER~~ PARTNER

VASCAP PARTNERSHIP
By George E. Vasilou (seal)
~~OWNER~~ PARTNER

CERTIFICATION:

I HEREBY CERTIFY that this Plat and Plan of the Condominium Subdivision consisting of three (3) sheets including this sheet is correct; that it is a subdivision of all of the buildings and improvements located on Lot 31, Block 6, Fenwick Plat 2, Ocean City, Maryland which Plat is recorded among the Land Records of Worcester County, Maryland known as Dolphin Condominium and that it is in accordance with the requirements of Title 11, Sec. 11-101, et. seq., Real Property Art., Annotated Code of Maryland, (1981 Supp.), as a condominium, concerning the making of the Plat and setting of markers have been complied with. I further certify that the position of all existing improvements have been carefully established by a transit tape survey and that unless otherwise noted herein, there are not encroachments either way across property lines; and this Plat and Plan graphically denicts the improvements as built. The total land area included within the bounds of the Plat and Plan of the Condominium Subdivision is 48615 sq. ft. and the total floor area of the improvements shown herein, (exclusive of common elements) is 32885 sq.ft..

Dated this 7th day of February 1982.

Thomas Francis Couzens, AIA, Architect (seal)
Thomas Francis Couzens, AIA, Architect (seal)

1885 - A
Maryland Registration Number

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 1885-A STATE OF MARYLAND

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that I am a licensed land surveyor authorized to practice as such in the State of Maryland and that this survey of the Dolphin Condominium was made by me or persons acting under my direction on SEPTEMBER 24 1981 and accurately delineates the property and improvements described in the Declaration, as they existed on that date, and shows all easements, rights-of-way or other encroachments that could be detected by an inspection of the premises on that date and together with the applicable working 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 in accordance with Section 11-105 of the Real Property Art., (1981 Supp.), Annotated Code of Maryland.

Ralph S. Fox (seal)
SURVEYOR

10697
Maryland Registration Number

STATE OF MARYLAND PROFESSIONAL LAND SURVEYOR

James E. Gemmill 5/7/82
~~Allen Moore~~, Zoning Administrator (seal)

Approved: Mayor and City Council of Ocean City, Maryland: Building Inspector and Public Water Supply and Sewerage Systems

Mayor Harry Kelley (seal)

President of City Council (seal)

Joseph Vignale Jr. 5/7/82
Joe Vignale, Building Inspector (seal)

5/10/82
S. L. Mangano for Donald Hastings, Mgr.
Public Water Supply and Sewerage Systems (seal)

RDJ 5/7/82
City Engineer (seal)

GENERAL NOTES:

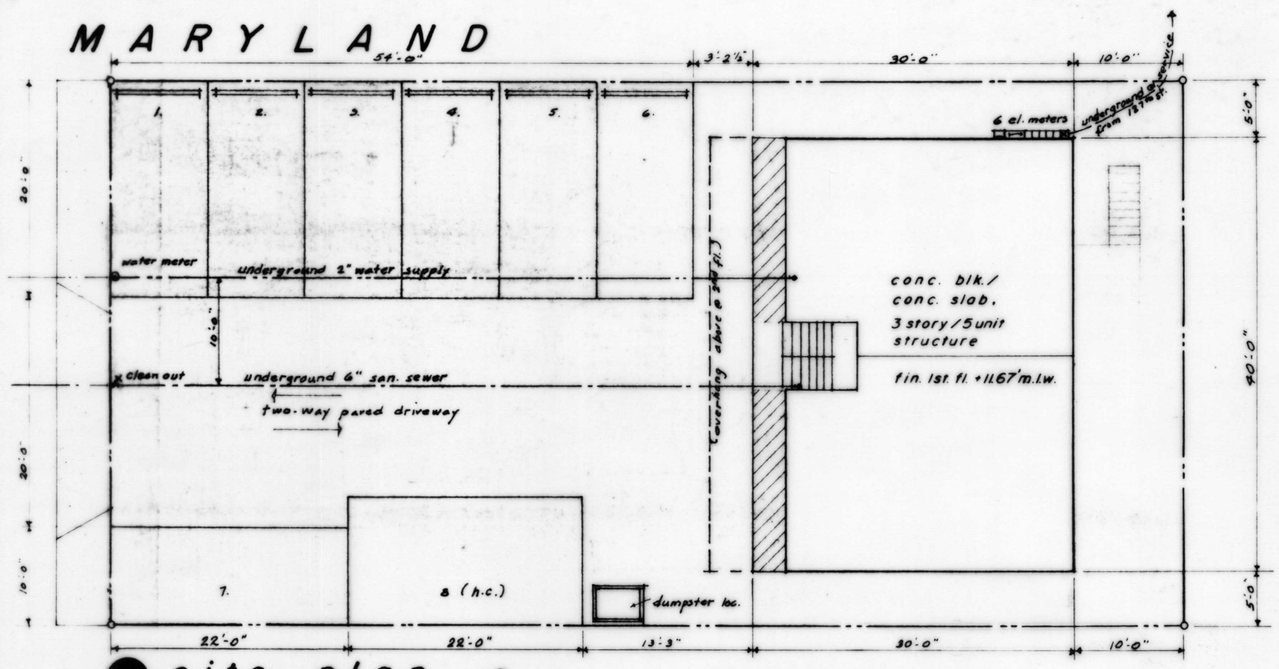
1. These Drawings, 1 through 4, are the Plat and Plan of Subdivision for the Dolphin Condominium which consists of one (1) building containing five (5) units.
2. Each unit shown herein is designated by a number with a typical example shown thus: 5
3. Bold lines shown herein are bearing walls or structural elements:
4. The elevations shown herein are based on mean low water datum at the Atlantic Ocean, Ocean City, Maryland.
5. All shaded areas denote common elements:
6. Cross-hatched areas denote limited common elements:

FWH 72/47

DOLPHIN CONDOMINIUM

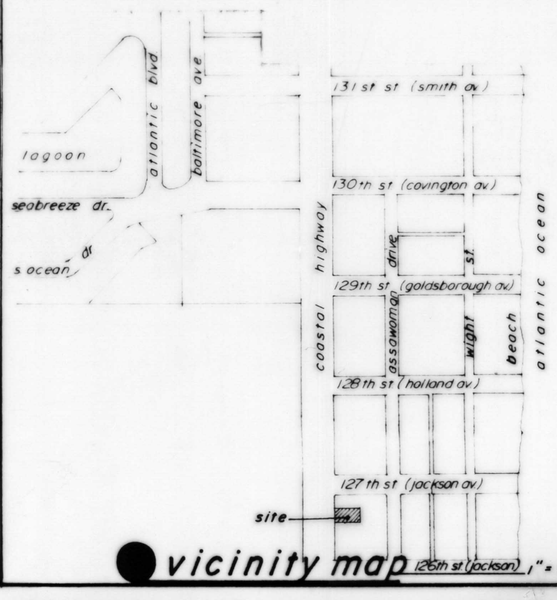
FILED
MAY 10 2 51 PM '82
WARNER S. LITTLETON
CLK. CT. CT.
WOR. CO.

LOT 31, BLOCK 6
FENWICK PLAT 2
OCEAN CITY,
WORCESTER COUNTY,
MARYLAND



site plan a 1" = 10'

see site plan b for property line lengths & coordinates, building dims., etc., dwg. a-2



vicinity map 1" = 400'

revisions:		
no.	date	description
1	12 mar	added 2 dwgs.

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 1885-A STATE OF MARYLAND

dolphin condominium		
scale: as noted	appr. by:	drawn by: LG/tc
date: 7 feb 82	loc.: coastal hwy	pcn: 91282/c
vascap 12610 coastal hwy., o.c., md., owner/dev.		
couzens associates 304 s. phila. av., o.c., md., architect		
title page		dwg. no.: A-1 of 4

MSA CSU 2157-2019-1

Maryland State Archives