

RHO 127/43

RHO 127/43 ✓

OCEAN ZEPHYR Condominium

OCEAN CITY, MARYLAND

Owner: Ocean Zephyr, Inc.

P. O. Box 108, Brooklandville, Md. 21801

PLANNING AND ZONING-APPROVED

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND PLANS AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND BOARD OF APPEALS. THE APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

M.P.

Z. Elaine Smith 10/5/90
Zoning Administrator Date

APPROVED for public water supply and sewage system

Richard A. Sullivan 10/5/90
Worcester County Health Department Date

OCEAN CITY - APPROVED

Richard E. Howell 10-5-90
Mayor Date

Greg M. Slattery 10.5.90
City Council President Date

OWNER'S DEDICATION

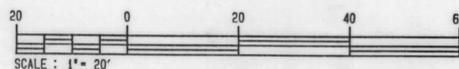
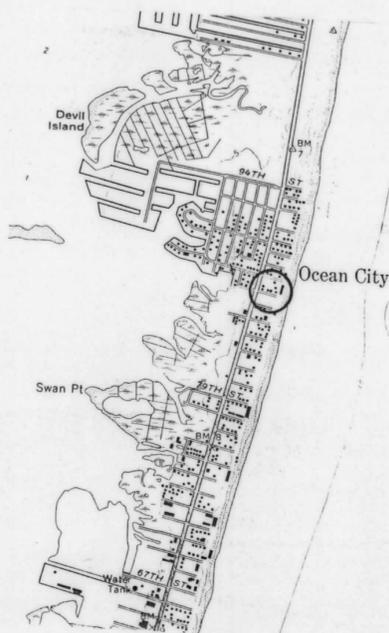
THE UNDERSIGNED, THE LEGAL OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE CERTIFICATE, HEREBY ADOPT THIS PLAT AND PLAN OF THE CONDOMINIUM SUBDIVISION PURSUANT TO THE PROVISIONS AND THE REQUIREMENTS OF TITLE 11, SECTION 11-101 ET. SEQ. OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (SUP. AS AMENDED) AND FURTHER CERTIFY THAT THE REQUIREMENTS OF SAID TITLE CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Jat Lee 10/1/90
Owner Ocean Zephyr Inc. Date

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND PLAN OF THE CONDOMINIUM SUBDIVISION AS SHOWN HEREON IS CORRECT; THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF MARYLAND, AND THAT THIS SURVEY OF THE OCEAN ZEPHYR CONDOMINIUM WAS MADE BY ME ON MARCH 12, 1990, AND ACCURATELY DELINEATES THE PROPERTY AND IMPROVEMENTS DESCRIBED IN THE DECLARATION, AS THEY EXISTED ON THAT DATE, AND SHOWS ALL EASEMENTS, RIGHT OF WAYS, AND ENCROACHMENTS THAT COULD BE DETECTED BY AN INSPECTION OF THE PREMISES ON THAT DATE, AND 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 IN ACCORDANCE WITH SECTION 11-105 OF THE REAL PROPERTY ARTICLE (1977 SUP.), ANNOTATED CODE OF MARYLAND.

George A. Chapman 9-28-90
George A. Chapman, L.C. No. 10581 Date
G. A. CHAPMAN & ASSOCIATES
P. O. BOX 301
SALISBURY, MD. 21801
PH. 301-742-9187

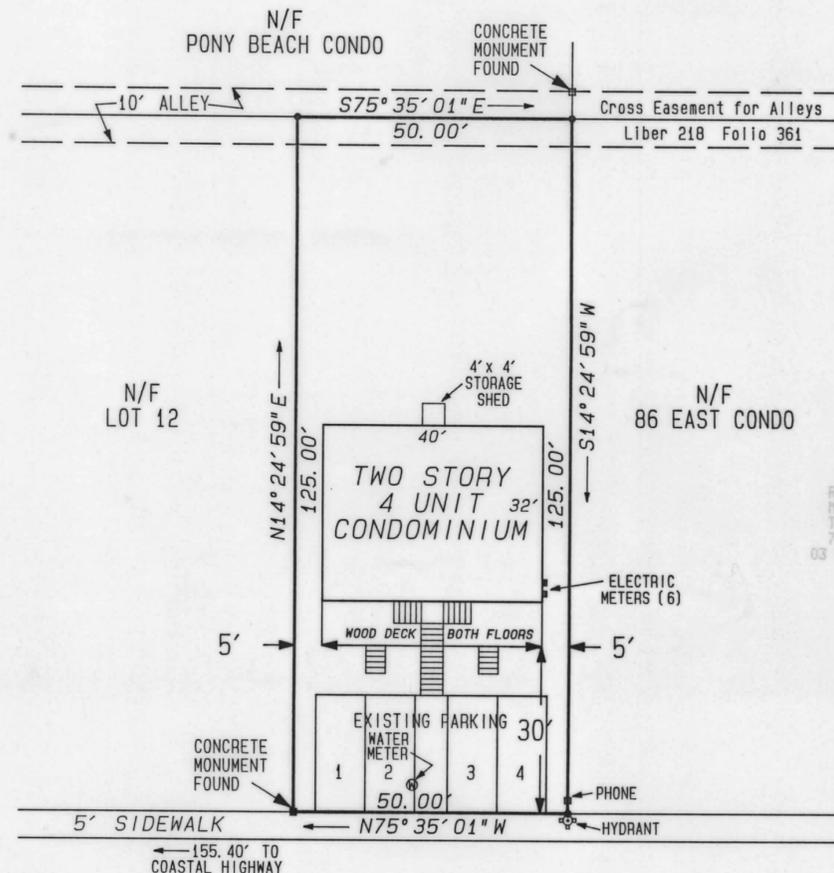


SITE DATA

Zoned: R-3
Lot Area: 6,000 Sq. Ft.
Units: 4 @ 600 Sq. Ft.

REFERENCES

Tax Map 169
Plat: "Resubdivision Block 53"
P. B. FWH No. 5 Folio 51



REC FEE 5.00
MISC FEE 5.00
TOTL 10.00
7472CKEK
03 01990 10-09 11:01

86TH STREET

50' R/W

SITE PLAN and SURVEY

LOT 13 BLOCK 53 "ISLE of WIGHT"
OCEAN CITY, 10 ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SEPTEMBER 25, 1990

SHEET 1 of 2

MSA CSU 2157-2958-1

