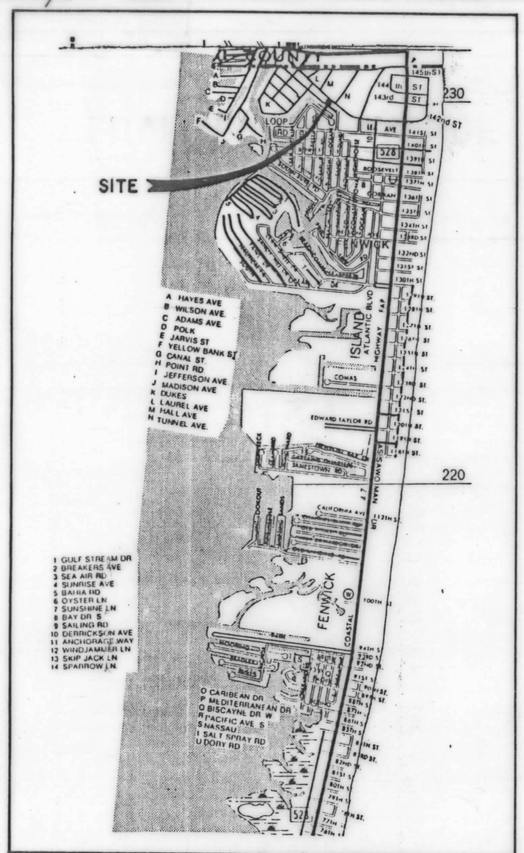
R.H.O. 132/71

RHO 132/71

FILED
MAR 19 1 25 PM '92
RICHARD H. OUTTEN
CLK. CT. CT.
WOR. CO.



VICINITY MAP - NO SCALE

NOTES OF CONDOMINIUM PLAT FOR OYSTER BAY VILLAS - **PHASE TWO, BUILDINGS "C" AND "D"**

1. THIS CONDOMINIUM PLAT is made solely for the purpose of compliance with Section II-105 of the Maryland Condominium Act. Thus, common elements are shown diagramatically only to the extent feasible and measured dimensions and floor areas are correct only to a reasonable tolerance. Caution is urged in regard to using this plat for purposes for which it is not intended, such as determining the nature or design of the structural or other components of the building or their exact dimensions or locations.

2. THIS PLAT INDICATES the outlines of certain building components that are part of the units. It is not intended to show the exact dimensions or locations of these components or all of them.

3. FLOOR AREAS OF units are based on the portion of the floor that is part of the unit. Accordingly, the areas that are part of the common elements and the limited common elements such as balconies, walkways, structural walls, columns, voids, etc., have been deleted.

4. THE ELEVATION OF the upper and lower boundaries of each unit is an average elevation and subject to minor variations. It is stated in Feet above Mean Low Water and is measured to the unfinished upper surface of the structural floor of the unit in the case of its lower boundary, and to the unfinished lower surface of the ceiling or roof of the unit in the case of its upper boundary. The datum used to determine the elevation is Mean Low Water Datum (1.57' above Mean Sea Level, 1929 datum established by U.S.G.S.)

5. THESE NOTES ARE intended to avoid misunderstanding and are not intended to change the effect of the condominium declaration, which clarifies various components of the building as shown as common elements or part of a unit.

6. SOLID SHADING OF an area or component indicates that it is a general common element, and cross-hatching indicates limited common elements, and clear (no shading or cross-hatching) elements are unit elements.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that I am a Property Line Surveyor licensed to practice as such in the State of Maryland and that this Condiminium Plat and the survey shown thereon were made by me and that they accurately delineate the land and improvements as of this date and all easements, rights - of - way or other encroachments that could be detected by an inspection of the property on this date or of which I am aware. All requirements of law concerning the making of the survey on this condominium plat have been complied with, including the requirements of Section 3 - 108C of the Real Property Article of the Annotated Code of Maryland.

This will also certify, for the purpose of Section II - 105D of the Real property Article of the Annotated Code of Maryland, that this Condominium Plat, together with the applicable wording of the declaration, is a correct representation of the condominium described and that the identification and location of each unit and the common elements, as constructed, can be determined from them.

REC FEE 12.50
MISC FEE 12.50
TOTL 25.00
3683CKEK 25.00
03 01992 5-19 1:24

My License Number as a Property Line Surveyor is No. 527

STATE OF MARYLAND
BRIAN MITCHELL DENNIS
527
REGISTERED
PROPERTY LINE SURVEYOR

Brian M. Dennis — 23 MARCH 1992
Brian M. Dennis — date

OWNER'S CERTIFICATION

L.T. CONSTRUCTION CO. INC. acting as Developer under the Maryland Condominium Act, hereby adopts this condominium and certifies that to the best of its knowledge, all requirements of law concerning its making, including those of Section 3 - 108C of the Real Property Article of the Annotated Code of Maryland as far as it concerns the making of the survey shown hereon and the setting of markers have been complied with.

John Steven Albert Brophy (Pres.) 5/11/92
By John Steven Albert Brophy, President — date

APPROVALS

THIS APPROVAL DOES NOT extend to any future uses and is limited to approving the 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.

T. Blaine Smith — 5/12/92
ZONING ADMINISTRATOR, TOWN OF OCEAN CITY, MARYLAND — DATE

MASTER PLAN APPROVAL, MAYOR AND CITY COUNCIL OF OCEAN CITY, MARYLAND

MAYOR Roland E. Powell — 5-12-92 DATE

CITY COUNCIL PRESIDENTT Richard W. Meehan — 5.13.92 DATE

WORCESTER COUNTY HEALTH DEPT.
Approved for public water supply and sewerage systems

County Health Officer Richard L. Wells RS — 5/15/92 DATE

PHASE TWO - SHEET 1 OF 5

TITLE COVER SHEET: OYSTER BAY VILLAS CONDOMINIUM	
SCALE NONE	DATE 23 MARCH 1992
DEED REF. WCL 1061 / 576	PLAT REF. EWR 1/40
ELECT. DIST. TENTH	ZONING R-2
TAX MAP 118 PARCEL 7378/7379	SURVEYED B.M.D.
PROJECT NO. 08-061-91	DRAWN BY B.M.D. / J.M.M.

BRIAN M. DENNIS
PROPERTY LINE SURVEYOR
LAND SURVEYING & PLANNING
505 CAMDEN AVENUE
SALISBURY, MARYLAND 21801
TELEPHONE 301-543-2560

MSA CSU 2157-3395-1

Maryland State Archives