

R.H.O. 134/22

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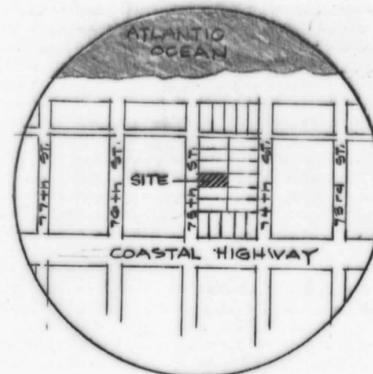
# TIARA - BY - THE SEA CONDOMINIUM

### GENERAL INFORMATION:

SURVEY OF LOT 25  
BLOCK 42  
OCEAN BAY CITY  
RECORDED: ODC 2 / 76  
DEED REFERENCE: 312 / 44  
10th ELECTION DISTRICT  
WORCESTER COUNTY  
OCEAN CITY  
MARYLAND  
ZONED R-3  
4 STORY  
7 UNITS

### SQUARE FOOTAGE INFORMATION:

GROUND FLOOR COMMON AREA	=	914.46
FIRST FLOOR COMMON AREA	=	276.61
SECOND FLOOR COMMON AREA	=	276.61
THIRD FLOOR COMMON AREA	=	276.61
TOTAL COMMON AREA	=	1744.28
GROUND FLOOR LIMITED-COMMON AREA	=	153.07 + 4
FIRST FLOOR LIMITED-COMMON AREA	=	617.06
SECOND FLOOR LIMITED-COMMON AREA	=	617.06
THIRD FLOOR LIMITED-COMMON AREA	=	617.06
TOTAL LIMITED-COMMON AREA	=	2009.25 + 4
GROUND FLOOR UNIT AREA	=	994.96 - 4
FIRST FLOOR UNIT AREA	=	1594.69
SECOND FLOOR UNIT AREA	=	1594.69
THIRD FLOOR UNIT AREA	=	1594.69
TOTAL UNIT AREA	=	5779.03 - 4



VICINITY MAP

### OWNER CERTIFICATION

I, WE THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108, SUBSECTION (C) OF THE REAL PROPERTY ARTICLES OF THE ANNOTATED CODE OF MARYLAND (1974 EDITION) HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THESE PLATS AND THE SETTING OF THE MARKERS.

By: CRIST CORPORATION  
Anthony F. Calapristi Date 10/21/92  
PRES.

### APPROVED FOR PUBLIC WATER AND SEWAGE SYSTEMS

County Health Officer: Rubina Luccardi Date 11/4/92  
Worcester County Health Department

### MASTER PLAN APPROVAL MAYOR & COUNCIL OF OCEAN CITY

Mayor: Rolando E. Lowell Date 10-28-92  
Council President: Robert W. Neenan Date 10-30-92

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

Zoning Administrator: A. Skins Date 10/26/92  
Town of Ocean City, Maryland

M.B.R.  
KD 10/24/92

### SURVEYOR'S CERTIFICATION

I, DOUGLAS G. LOEWER, A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THESE PLATS COMPRISED OF SHEETS 1 THRU 5 INCLUSIVE, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, ARE AN ACCURATE REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

Douglas G. Loewer D. G. Loewer Date 10/21/92  
P.L.S. 10697



FILED  
Nov 4 10 11 AM '92  
RICHARD H. GUTTEN  
CLK. CT. CT.  
MDR. CO.

MSA CSU 2157-3525-1

LOEWER & ASSOCIATES  
ENGINEERS, SURVEYORS AND REAL ESTATE  
301-641-4040  
BERLIN, MARYLAND 21811  
P.O. BOX 169

TIARA-BY-THE-SEA CONDOMINIUM  
LOT 25, BLOCK 42, 75th STREET, OCEAN BAY CITY  
10th ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DATE: 7-22-91 JOB#: 3817  
SCALE: NONE  
DRAWN: JAA  
REVISED:  
TITLE: PAGE

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