

RHO 135/4 ✓

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RICHARD H. DUTTEN
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PRINCESS ROYALE RESORT CONDOMINIUM

SUPPLEMENTAL PLAT OF CONDOMINIUM SUBDIVISION, PHASE 2 OCEAN CITY WORCESTER COUNTY MARYLAND

OWNERS CERTIFICATION

91st STREET JOINT VENTURE, A MARYLAND PARTNERSHIP, OWNER OF THE PROPERTY SHOWN ON THIS SUPPLEMENTAL PLAT OF CONDOMINIUM SUBDIVISION, PHASE 2 (SHEETS 1 THRU 3), HEREBY CERTIFIES THAT THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

91st STREET JOINT VENTURE
BY: JOINT VENTURE HOLDING, INC., GENERAL PARTNER

BY: Malcolm G. Berman
PRESIDENT

APPROVED FOR PUBLIC WATER AND SEWAGE SYSTEMS

10/20/92 Richard Wells RS
date: WORCESTER COUNTY HEALTH DEPARTMENT

PLAN APPROVAL
MAYOR and CITY COUNCIL
TOWN OF OCEAN CITY, MARYLAND

Richard B. Powell Richard W. Nolan
MAYOR COUNCIL PRESIDENT

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 THE BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

10/29/92 R. Elaine Smith
date: ZONING ADMINISTRATOR, TOWN OF OCEAN CITY, MARYLAND

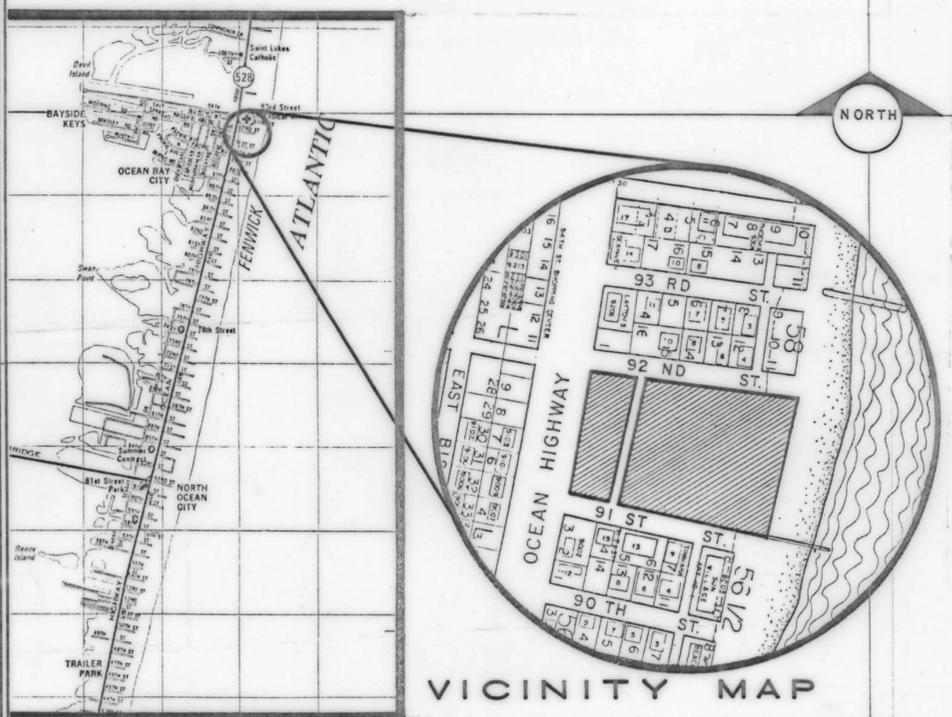
NOTES

1. THIS CONDOMINIUM PLAT IS MADE SOLELY FOR THE PURPOSE OF COMPLIANCE WITH SECTION 11-105 OF THE MARYLAND CONDOMINIUM ACT. THUS, COMMON ELEMENTS ARE SHOWN DIAGRAMMATICALLY ONLY TO THE EXTENT FEASIBLE, AND MEASURED DIMENSIONS AND FLOOR AREAS ARE CORRECT ONLY TO 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 LOCATION.
2. THIS PLAT INDICATES THE OUTLINE OF CERTAIN COMPONENTS THAT ARE PART OF THE UNITS. IT IS NOT INTENDED TO SHOW THE EXACT LOCATION OR DIMENSIONS 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 THE BALCONIES, WALKWAYS, THE STRUCTURAL WALLS, COLUMNS, VOIDS, ETC., ARE NOT PART OF THE AREA COMPUTATIONS.
4. THE ELEVATION OF THE BOTTOM AND TOP BOUNDARIES OF EACH UNIT IS AN AVERAGE ELEVATION AND SUBJECT TO MINOR VARIANCES. IT IS STATED IN FEET ABOVE MEAN LOW WATER, ATLANTIC OCEAN, OCEAN CITY, MARYLAND U.S.C.G.S. DATUM.

SURVEYORS CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT: THIS SUPPLEMENTAL PLAT OF CONDOMINIUM SUBDIVISION, PHASE 2, SHEETS 1 THRU 3, INCLUSIVE 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.

John Gillin Jr.
DATE: _____
REGISTERED SURVEYOR



VICINITY MAP

DRAWING SCHEDULE:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXHIBITION LEVEL
3	FIRST FLOOR MEZZANINE PLAN

UNIT TYPE LEGEND:

- CU = COMMERCIAL UNIT
- SU = SUITE UNIT
- EEU = EXECUTIVE UNIT

NOTE:
REFERENCE PHASE 1
DATED: JAN 91
RECORDED AMONG THE LAND RECORDS
OF WORCESTER COUNTY:
PLAT BOOK : R.H.O. 129
FOLIO : 66 - 82

CONSENT OF TRUSTEES

THE UNDERSIGNED TRUSTEES, TRUSTEES PURSUANT TO A CERTAIN DEED OF TRUST, DATED OCTOBER 10, 1988, AND RECORDED IN LIBER 1491, FOLIO 71, AMONG THE LAND RECORDS OF WORCESTER COUNTY, MADE BY 91st STREET JOINT VENTURE, GRANTOR THEREIN, AND MARYLAND NATIONAL BANK, NATIONAL ASSOCIATION, BENEFICIARY, DO HEREBY CONSENT TO THE TERMS OF THE PLAT OF CONDOMINIUM SUBDIVISION OF PRINCESS ROYALE RESORT CONDOMINIUM AND SUBORDINATE THE AFORESAID DEED OF TRUST TO THE LEGAL OPERATION AND EFFECT OF THE DECLARATION AND BY-LAWS.

TRUSTEES:
William E. Evans, Jr.
WILLIAM E. EVANS, JR.
Hunter F. Calloway
HUNTER F. CALLOWAY

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Drawing Prepared in the office of
HARRY G. KENNY A.I.A., 121 SOUTH DR., SNOW HILL, MD. 21863

Date: MARCH 1992 CAD FILE: 3501P1P2 Job No. 8501

SHEET 1 OF 3

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Maryland State Archives

PRINCESS ROYALE RESORT CONDOMINIUM
PHASE 2