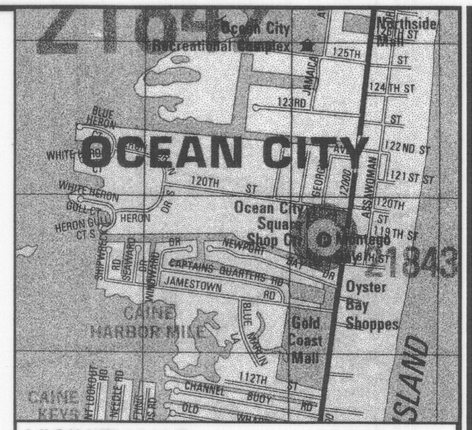
SVH 202/12

FILED
2005 SEP -9 P 2:13
STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

35 UNIT CONDOMINIUM
MAYFAIR BEACH CONDOMINIUM
119 ST STREET
OCEAN CITY, MARYLAND



VICINITY MAP NOT TO SCALE

MAYOR AND CITY COUNCIL
TOWN OF OCEAN CITY

MAYOR, OCEAN CITY, MARYLAND — DATE 9/9/05

PRESIDENT, OCEAN CITY TOWN COUNCIL — DATE 9/9/05

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.

ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND — DATE 9/8/05

OWNER'S CERTIFICATION

I, WILLIAM E. ESHAM, III, MANAGING MEMBER FOR JULY DEVELOPMENT, LLC,THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT (SHEETS V101 through V105), HEREBY CERTIFY THAT THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

WILLIAM E. ESHAM, III
MANAGING MEMBER
JULY DEVELOPMENT, LLC — DATE 9/6/05

SURVEYORS CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEETS V101 through V105 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.

VAUGHN A. WIMBROW, R.L.S. 243-B — DATE 9/7/05

STATE OF MARYLAND — VAUGHN A. WIMBROW — REG. NO. 243-B — PROPERTY LINE SURVEYOR

WORCESTER COUNTY
ENVIRONMENTAL PROGRAMS

THIS CONDOMINIUM PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

APPROVING AUTHORITY - WORCESTER COUNTY — DATE 9/8/05

TABLE OF CONTENTS

SHEET V101	COVER SHEET
SHEET V102	GROUND FLOOR PLAN
SHEET V103	FLOOR PLANS - FLOORS 1 - 6
SHEET V104	FLOOR PLANS - FLOOR 7
SHEET V105	BUILDING ELEVATIONS

GENERAL NOTES

1. THIS CONDOMINIUM PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-105 AND 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION)
2. THE DISTANCES, ELEVATIONS, FLOOR AREAS, AND DIMENSIONS SHOWN ON THE SURVEY ARE BASED UPON ACTUAL MEASUREMENT. FLOOR AREAS INCLUDE AREAS ENCLOSED BY PARTITION WALLS IN UNITS.
3. COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND UNITS ARE SHOWN DIAGRAMMATICALLY TO THE EXTENT FEASIBLE.
4. THIS CONDOMINIUM PLAT IS RECORDED SOLELY FOR THE PURPOSE OF THE MARYLAND CONDOMINIUM ACT. IT IS NOT INTENDED FOR ANY OTHER PURPOSE, SUCH AS ARCHITECTURAL, ENGINEERING, ETC.
5. LAYOUT OF ROOMS, PARTITION WALLS, ETC., IN A UNIT IS NOT INTENDED TO BE ABSOLUTELY ACCURATE OR ACCOUNT FOR ANY DIFFERENCES NOW OR HEREAFTER EXISTING.

SITE DATA

1. OWNER/DEVELOPER:	JULY DEVELOPMENT, LLC WILLIAM E. ESHAM, III (MANAGING MEMBER) P.O. BOX 77 BERLIN, MD 21811
2. SURVEYOR:	BECKER MORGAN GROUP 312 WEST MAIN STREET, SUITE 300 SALISBURY, MARYLAND 21801 PHONE: 410.546.9100 FAX: 410.546.5824
3. SITE 911 ADDRESS:	11900 COASTAL HIGHWAY OCEAN CITY, MARYLAND 21842
4. CURRENT ZONING:	R-3 (GENERAL RESIDENTIAL)
5. LOT NUMBERS:	LOTS 24 THRU 31, BLOCK 103, FENWICK PLAT
6. DEED REFERENCE(S):	SVH 3994/238 & SVH 3994/245
7. PLAT REFERENCE(S):	ODC 1/22
8. TAX MAP/PARCEL:	MAP 116 - GRID 22 - PARCEL 5641A, 5643A, 5644A, 5645A, 5646A
9. SITE AREA:	0.92 ACRES (39,876)
10. FLOOD ZONES:	ZONE A6, BASE FLOOD ELEV.= 9.00' & ZONE B PER FEMA FIRM COMMUNITY PANEL 245207 003F DATED MARCH 4, 1986
11. PARKING:	91 PARKING SPACES, (INCLUDES 4 HANDICAPPED)
12. BUILDING SETBACKS:	FRONT YARD = 18.67' SIDE YARD = 18.67' REAR YARD = 18.67'
13. MAX BUILDING HEIGHT	EIGHT STORIES
14. VERTICAL DATUM	NGVD 29 - BENCH MARK RM -10
15. CRITICAL AREA	PROPERTY IS WITHIN THE CRITICAL AREA

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

Dover
309 South Governors Ave
Dover, DE 19904
302.734.7950

Salisbury
312 West Main St. Suite 300
Salisbury, MD 21801
410.546.9100

Wilmington
307 A Street
Wilmington, DE 19801
302.888.2600

www.beckermorgan.com

PROJECT TITLE

MAYFAIR BEACH CONDOMINIUM

119th STREET
10th TAX DISTRICT
OCEAN CITY
WORCESTER COUNTY, MD

RECORDING FEE 12.50
PLAT-SUBDIVES 12.50
TOTAL 25.00
Reg# WD01 Rcpt # 42585
SVH 8737 Blk # 928
Sep 09, 2005 02:19 PM

SHEET TITLE

CONDOMINIUM SURVEY

COVER SHEET

ISSUE BLOCK

MARK	DATE	DESCRIPTION
	.	LAST REVISED 9/7/2005

PROJECT NO.: 2002123.04
DATE: 06/06/2005
SCALE:
DRAWN BY: CGS PROJ MGR: VAW

SHEET V101

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