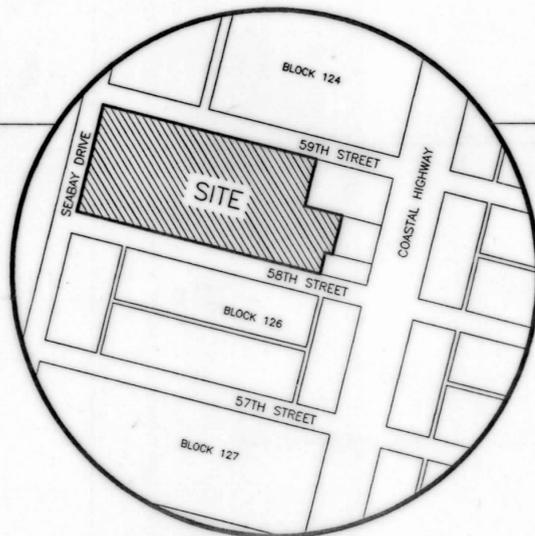


PHASE 1

OASIS ON THE BAY CONDOMINIUM

PLAT OF CONDOMINIUM SUBDIVISION,
OCEAN CITY
WORCESTER COUNTY
MARYLAND

PHASE I



VICINITY MAP



DRAWING SCHEDULE

SHEET No.	SHEET DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GROUND LEVEL PLAN / FIRST FLOOR PLAN
4	SECOND FLOOR PLAN / THIRD FLOOR PLAN
5	TYPICAL SECTION
6	EXPANSION PLAN

© HARRY G. KENNY, AIA 1991 1824PLAT

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

OWNERS CERTIFICATION

EMIL G. GERMANOS, OWNER OF THE PROPERTY SHOWN ON THIS PLAT OF CONDOMINIUM SUBDIVISION, PHASE I (SHEETS 1 THRU 6), 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.

BY: Emil G. Germanos
EMIL G. GERMANOS

APPROVED FOR PUBLIC WATER AND SEWAGE SYSTEMS

date: 11/7/94 Richard L. Staley, MD
WORCESTER COUNTY HEALTH DEPARTMENT

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

11-8-94 Richard L. Staley MAYOR
11-9-94 George Freckley 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.

date: 11/8/94

Blaine Smith
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 SEA LEVEL, N.G.V.D.

SURVEYORS CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT: THIS PLAT OF CONDOMINIUM SUBDIVISION, PHASE I, SHEETS 1 THRU 6, 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.

date: 11/7/94 J.E. Bunting



**OASIS ON THE BAY
CONDOMINIUM PHASE I**
OCEAN CITY, WORCESTER COUNTY, MARYLAND

Date: OCTOBER 1994

CAD FILE: P9285P1

Job No. 9285

SHEET 1 OF 6

MSA SSU 1257-0862-1

