RHD 143/28

FILED

Aug 4 9 49 AM '95

RICHARD N. DUTTEN-
CLK. CT. CT.
WORC.

PHASE III, BUILDING "C"

NOTES OF CONDOMINIUM PLAT FOR- THE ISLAND AT HIDDEN HARBOUR (A CONDOMINIUM)

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 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 STRUCTURE OR OTHER COMPONENTS OF THE BUILDING OR THEIR EXACT DIMENSIONS OR LOCATIONS.

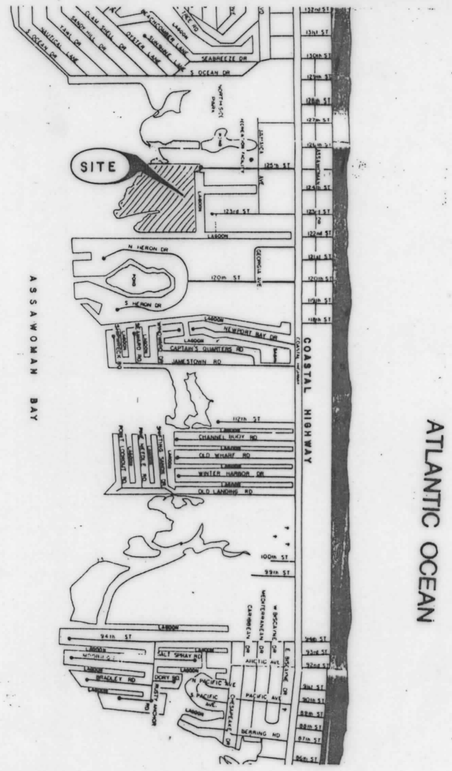
2. THIS PLAT INDICATES THE OUTLINES OF CERTAIN BUILDING COMPONENTS THAT ARE PART OF THE UNITS, IT IS NOT INTENDED TO SHOW THE EXACT LOCATION OR DIMENSION OF THESE COMPONENTS OR ALL OF THEM.

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, THE 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 VARIANCES. 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 THE UNFINISHED LOWER SURFACE OF THE CEILING OR THE 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' HIGHER THAN MEAN SEA LEVEL ESTABLISHED IN 1929, BY U.S.G.S.)

5. SOLID SHADING OF AN AREA OR COMPONENT INDICATES THAT IT IS A GENERAL COMMON ELEMENT, CROSS-HATCHING INDICATES LIMITED COMMON ELEMENTS AND CLEAR ELEMENTS ARE UNIT ELEMENTS.

6. THESE NOTES ARE INTENDED TO AVOID MISUNDERSTANDING AND ARE NOT INTENDED TO CHANGE THE EFFECT OF THE CONDOMINIUM DECLARATION, WHICH CLASSIFIES VARIOUS COMPONENTS OF THE BUILDING AS SHOWN AS COMMON ELEMENTS OR PART OF A UNIT.



VICINITY MAP - NO SCALE

APPROVALS

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THE 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.

M.D.L. L. Blair Smith 6/12/95
ZONING ADMINISTRATOR, TOWN OF OCEAN CITY, MARYLAND. DATE

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

MAYOR Roland E. Powell 6-12-95
ROLAND POWELL DATE

CITY COUNCIL

PRESIDENT George Feehley 6-27-95
DATE

APPROVED FOR PUBLIC SEWAGE SYSTEMS
WORCESTER COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER. Richard L. Wells RD 7/25/95
DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED TO PRACTICE AS SUCH IN THE STATE OF MARYLAND AND THAT THIS CONDOMINIUM PLAT AND THE SURVEY SHOWN THEREON WERE MADE BY ME OR PERSONS UNDER MY DIRECTION AND SUPERVISION AND THAT THEY ACCURATELY DELINEATE THE LAND AND IMPROVEMENTS AS OF THIS DATE AND ALL EASEMENTS, RIGHT-OF-WAYS 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 SHOWN ON THIS CONDOMINIUM PLAT HAVE BEEN COMPLIED WITH, INCLUDING THE REQUIREMENTS OF SECTION 3-108(C), OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

THIS WILL ALSO CERTIFY, FOR THE PURPOSE OF SECTION 11-105(D) 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.

RECORDING FEE 5.00
PLAT-SUBDIVIS 5.00
TOTAL 10.00
Receipt # 11[illegible]
RHD 5215 Blk # 2[illegible]
Aug 04, 1995 09:48

MY LICENSE NUMBER AS A LAND SURVEYOR IS NO. 10738

John H. Plummer 4/20/95
JOHN H. PLUMMER DATE

STATE OF MARYLAND — JOHN H. PLUMMER — NO. 10738 — REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATION

HIDDEN HARBOUR VI, 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 3-108 (C) 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 HAS BEEN COMPLIED WITH.

BY, Thomas P. Monahan V.P. 4/20/95
HIDDEN HARBOUR VI, INC. DATE
THOMAS MONAHAN

* REVISION NOTE: SEE SHEET 4 OF 5 OF THIS DOCUMENT FOR EXPLANATION OF REVISION.

THE
ISLAND AT HIDDEN HARBOUR
(A CONDOMINIUM)

COVER SHEET

Scale —	Surveyed —	Job No. 11-1077-89
Date	Drawn MOSKOWITZ	Field Book — Pg. —
Revised APRIL 20, 1995 *	Checked —	Sheet 1 of 5

JOHN H. PLUMMER AND ASSOCIATES, INC.
PROFESSIONAL ENGINEERS
REG. LAND SURVEYORS
615 EASTERN SHORE DRIVE
SALISBURY, MARYLAND 21801

Maryland State Archives