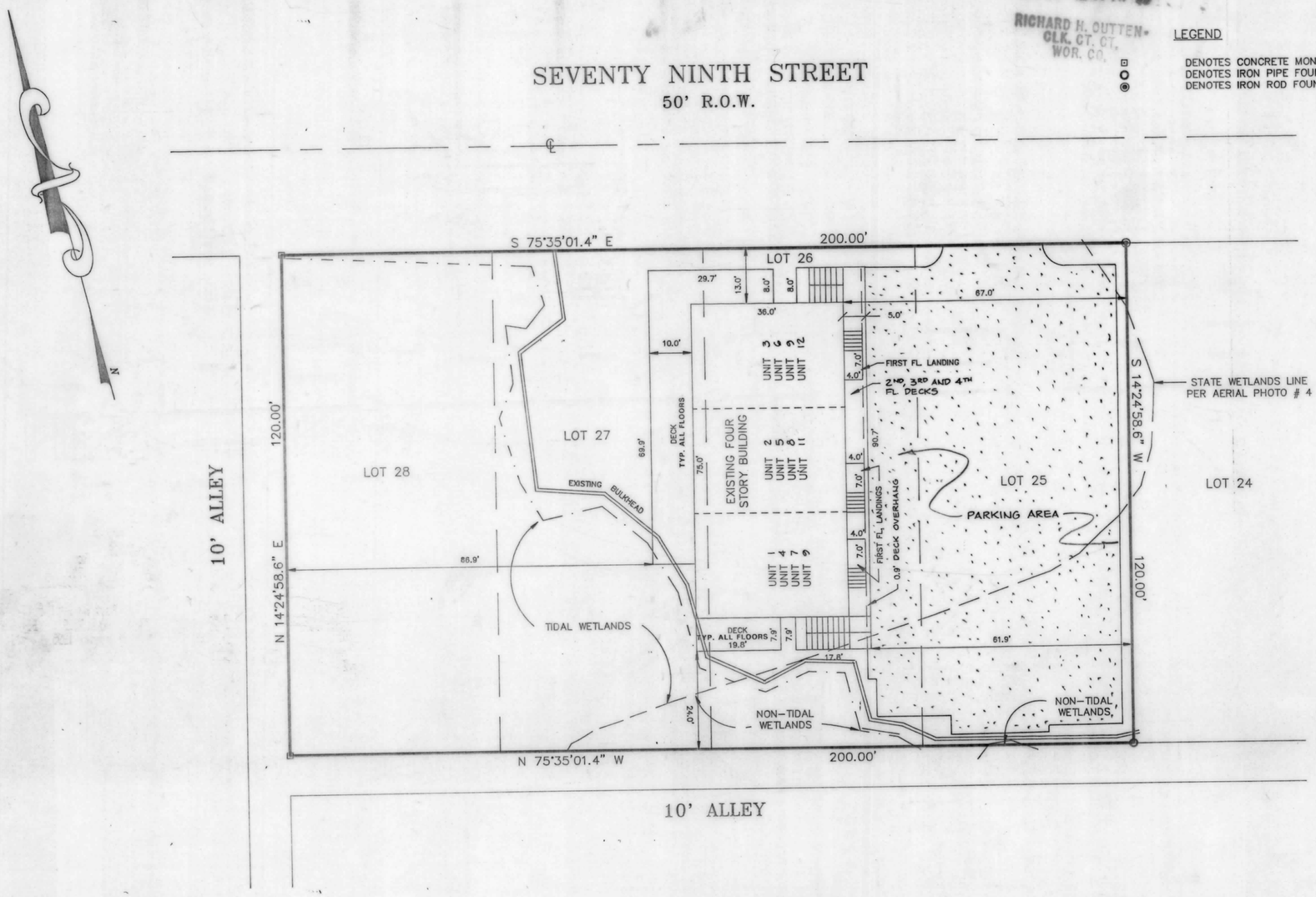
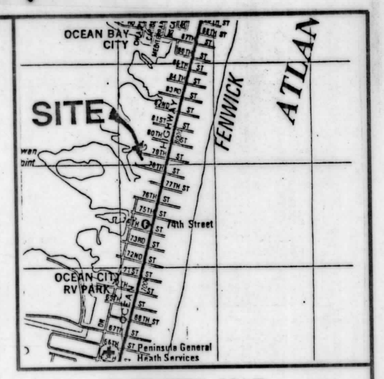
RHO 144/19

FILED
Nov 14 12 35 PM '95
RICHARD H. CUTTEN
CLK. CT. CT.
WOR. CO.




VICINITY MAP
N.T.S.

LEGEND

DENOTES CONCRETE MONUMENT FOUND
DENOTES IRON PIPE FOUND
DENOTES IRON ROD FOUND

MAYOR AND CITY COUNCIL
OCEAN CITY, MARYLAND

Roland E. Powell 11-13-95
MAYOR: DATE:
OCEAN CITY, MD

George Fiechley Nov. 13, 1995
PRESIDENT: DATE:
OCEAN CITY COUNCIL

RECORDING FEE 7.50
PLAT-SUBDIVIS 7.50
TOTAL 15.00
Rec# W081 Rcpt # 14878
RHO 9219 Blk # 781
Nov 14, 1995 12:32 PM

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE 12 UNIT CONDOMINIUM DEVELOPMENT PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND IS TO BE SERVED BY EXISTING PRIVATE CENTRAL WATER SUPPLY AND PRIVATE CENTRAL SEWERAGE.

Richard L. Wells RD 11/14/95
APPROVING AUTHORITY DATE
WORCESTER COUNTY

TOWN OF OCEAN CITY ZONING ADMINISTRATOR

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

M.B.F. T. Diane Smith 11/9/95
ZONING ADMINISTRATOR DATE

GENERAL NOTES:

1. TAX MAP NUMBER: 114, P. 152A, 153A
2. EX. ZONING: R-2
3. FLOOD ZONE: A6 (BFE=6.0'MSL)
   PER COMMUNITY PANEL NO.: 245207 0002 F
   DATED: MARCH 4, 1986.
4. OWNER/DEVELOPER:
   O.C. 79TH STREET L.L.C.
   11615 1/2 COASTAL HIGHWAY
   OCEAN CITY, MARYLAND 21842
5. ALL DECKS AND LANDINGS ARE LIMITED COMMON ELEMENT (EXCEPT WHERE NOTED)

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

OWNER'S AND SURVEYOR'S CERTIFICATE

WE CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1981) CONCERNING THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

President 11/8/95
O.C. 79TH STREET L.L.C. DATE
NOLAN GRAVES, PRESIDENT

Frank G. Lynch 11-8-1995
FRANK G. LYNCH, JR. DATE:
REG # 10782

STATE OF MARYLAND
FRANK GLENWOOD LYNCH JR.
10782
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION II-105 OF THE REAL PROPERTY ARTICLE (AS AMENDED), OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH AND THAT THESE PLATS, 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.

Frank G. Lynch 11-8-1995
FRANK G. LYNCH, JR. DATE:
REG # 10782

# SITE PLAN

## THE RITZ CONDOMINIUM

LOTS 25 THRU 28, BLOCK 105, OCEANBAY CITY PLAT
TENTH ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND


Frank G. Lynch, Jr.
& Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773


| | | | | | |
|---|---|---|---|---|---|
| DESIGNED BY | GPM | SURVEYED BY | DT | FILE # | 5534-94 (DISK#114) |
| DRAWN BY | MN/GPM | DATE | OCT. 20, 1995 | SHEET 1 OF 3 | |
| CHECKED BY | FGL | SCALE | 1"=20' | | |

REVISED 11/7/95

MSA SSU 1257-6382-1

Maryland State Archives