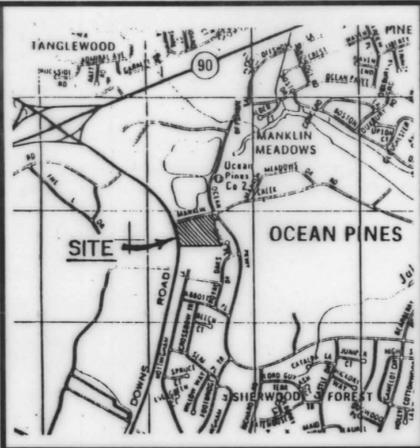


R.H.O. 149/52



VICINITY MAP

CONDOMINIUM PLAT FOR: OCEAN PINES VILLAGE SQUARE CONDOMINIUM

PHASE 1
PARCEL NUMBER 1

UNITS A 101, A 102, A 201, A 202
THIRD TAX DISTRICT - WORCESTER COUNTY - MARYLAND

NOTES AND LEGEND:

PHASE 1, WHICH CONSISTS OF ALL THE PROPERTY AND IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF SUCH PHASE AS SHOWN HEREON, REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBJECTED TO THE CONDOMINIUM REGIME FOR THE OCEAN PINES VILLAGE SQUARE CONDOMINIUM ("CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (1996), AS AMENDED. THE AREA SHOWN ON THIS PLAT DESCRIBED AS "AREA RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION" MAY BE, BUT IS NOT REQUIRED TO BE, SUBJECTED TO AND INCLUDED WITHIN THE CONDOMINIUM IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11-120 OF TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (1996), AS AMENDED.

THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASES OR ADDITIONAL PROPERTY IN A MANNER OTHER THAN AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO ALTERING THE NUMBER, BOUNDARIES, DESIGNATIONS, AND SEQUENCE OF ADDITIONAL PHASES AND THE DECLARANT RESERVES THE RIGHT NOT TO ANNEX ANY ADDITIONAL PROPERTY WITHIN THE CONDOMINIUM REGIME.

THE IMPROVEMENTS WITHIN THE AREA DESIGNATED AS "AREA RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION" ARE NOT COMPLETE AND THE DECLARANT RESERVES THE RIGHT NOT TO COMPLETE SUCH IMPROVEMENTS.

THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS AS CONSTRUCTED. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED AS "SQ. FT." HEREON.

THE UPPER BOUNDARY OF EACH UNIT IS A HORIZONTAL (OR IN SOME CASES INCLINED) PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH UNIT IS A HORIZONTAL PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES THEREOF.

THE LATERAL OR PERIMETRICAL BOUNDARY OF EACH UNIT IS A VERTICAL (OR IN SOME CASES INCLINED) PLANE (OR PLANES) AS DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE UNIT.

"UNIT" SHALL MEAN A THREE-DIMENSIONAL SPACE AS DEFINED IN THE DECLARATION FOR THE CONDOMINIUM. EACH UNIT AS SHOWN HEREON IS DESIGNATED NUMERICALLY. A TYPICAL EXAMPLE IS: "UNIT A 101"

UNIT BOUNDARIES ARE SHOWN THIS: NOT ALL INTERIOR WALLS ARE SHOWN.

THIS UNIT GROUP IS A TWO-STORY STRUCTURE AND CONTAINS FOUR UNITS.

L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY)

U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY)

NOTES AND LEGEND:

THE ELEVATIONS SHOWN HEREON ARE BASED ON MSL DATUM.

G.C.E. = GENERAL COMMON ELEMENTS WHICH SHALL CORRESPOND TO ALL OF THE PROPERTY SHOWN WITHIN THIS PHASE EXCEPT THE UNITS AND THE LIMITED COMMON ELEMENTS.

L.C.E. = LIMITED COMMON ELEMENTS WHICH SHALL INCLUDE THE AREAS DESIGNATED HEREON AND/OR IN THE DECLARATION AS LIMITED COMMON ELEMENTS WHICH LIMITED COMMON ELEMENTS SHALL BE APPURTENANT TO THE UNITS DESIGNATED HEREON OR IN THE DECLARATION. ALL PORTIONS OF ANY BUILDING (OTHER THAN THE UNITS THEREIN), INCLUDING, WITHOUT LIMITATION, THE FOUNDATIONS, BEARING WALLS, PERIMETER WALLS, MAIN WALLS, ROOFS, CHIMNEYS, COLUMNS, GIRDERS, BEAMS, SUPPORTS, TELEPHONE AND ELECTRIC METER ROOMS, STAIRS AND/OR HALLWAYS, OR CORRIDORS (NOT LOCATED WITHIN ANY UNIT) AND COMMUNICATION WAYS OF ANY SUCH BUILDING, SHALL BE LIMITED COMMON ELEMENTS APPURTENANT TO ALL UNITS WITHIN SUCH BUILDING.

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, RIGHTS-OF-WAY 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 (1996), 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. MY LICENSE NUMBER AS A LAND SURVEYOR IS NO. 10819

Elton M. Murray
ELTON M. MURRAY 2-19-97
DATE

RECORDING FEE 20.00
PLAY-SUBDIVIS 20.00
TOTAL 40.00
RHO 1064 Bk # 269
Feb 19, 1997 02:18 PM

OWNER'S CERTIFICATION

OCEAN PINES VILLAGE SQUARE L.L.C., 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.

Ocean Pines Village Square L.L.C.
OCEAN PINES VILLAGE SQUARE L.L.C. DATE 2/19/97

REGULATORY CERTIFICATION

THE FOUR (4) UNIT CONDOMINIUM DEVELOPMENT PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

2/19/97
DATE APPROVING AUTHORITY-WORCESTER COUNTY

PREPARED BY
LAND TECH INC.
SURVEYORS, ENGINEERS, LANDSCAPE ARCHITECTS
ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE
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DATE: JAN. 30, 1997	DRAWN BY: JAC
REVISED: FEB. 11, 1997	CHECK BY: EMM
FEB. 19, 1997	F.B. NO:
	T.M. NO. 21 P.56F
SCALE:	JOB NO.: 95066
SHEET NO.: 1 OF 8	DRAWING NO.: MD-30

