

FILED
 2009 JUN 25 P 3 21
 STEPHEN V. HAYES
 CLERK
 MOR. CO.

CONDOMINIUM PLAT
 PHASE 5

THE GARDEN CONDOMINIUM II
 AT SUNSET ISLAND
 OCEAN CITY, MARYLAND

OWNERS' CERTIFICATION
 NVR, INC., A VIRGINIA CORPORATION TRADING AS RYAN HOMES, OWNER OF THE PROPERTY SHOWN ON THIS PLAT OF CONDOMINIUM SUBDIVISION, HEREBY CERTIFIES THAT THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 11-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, HAS BEEN COMPLIED WITH IN SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

[Signature] 6/18/09
 BRAD MESSENER, V.P. DATE
 NVR, INC. TRADING AS RYAN HOMES

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
 THE 20 UNIT CONDOMINIUM SHOWN HEREON, IS APPROVED AS TO CONFORMITY WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND TO SERVICE BY AN EXISTING CENTRAL SEWERAGE AND CENTRAL WATER SYSTEM.

[Signature] R.S. 6-19-09
 APPROVING AUTHORITY DATE

PLAN APPROVAL - MAYOR & CITY COUNCIL, TOWN OF OCEAN CITY, MD
 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.

[Signature] 6/25/09
 MAYOR DATE

[Signature] 6-24-09
 COUNCIL PRESIDENT DATE

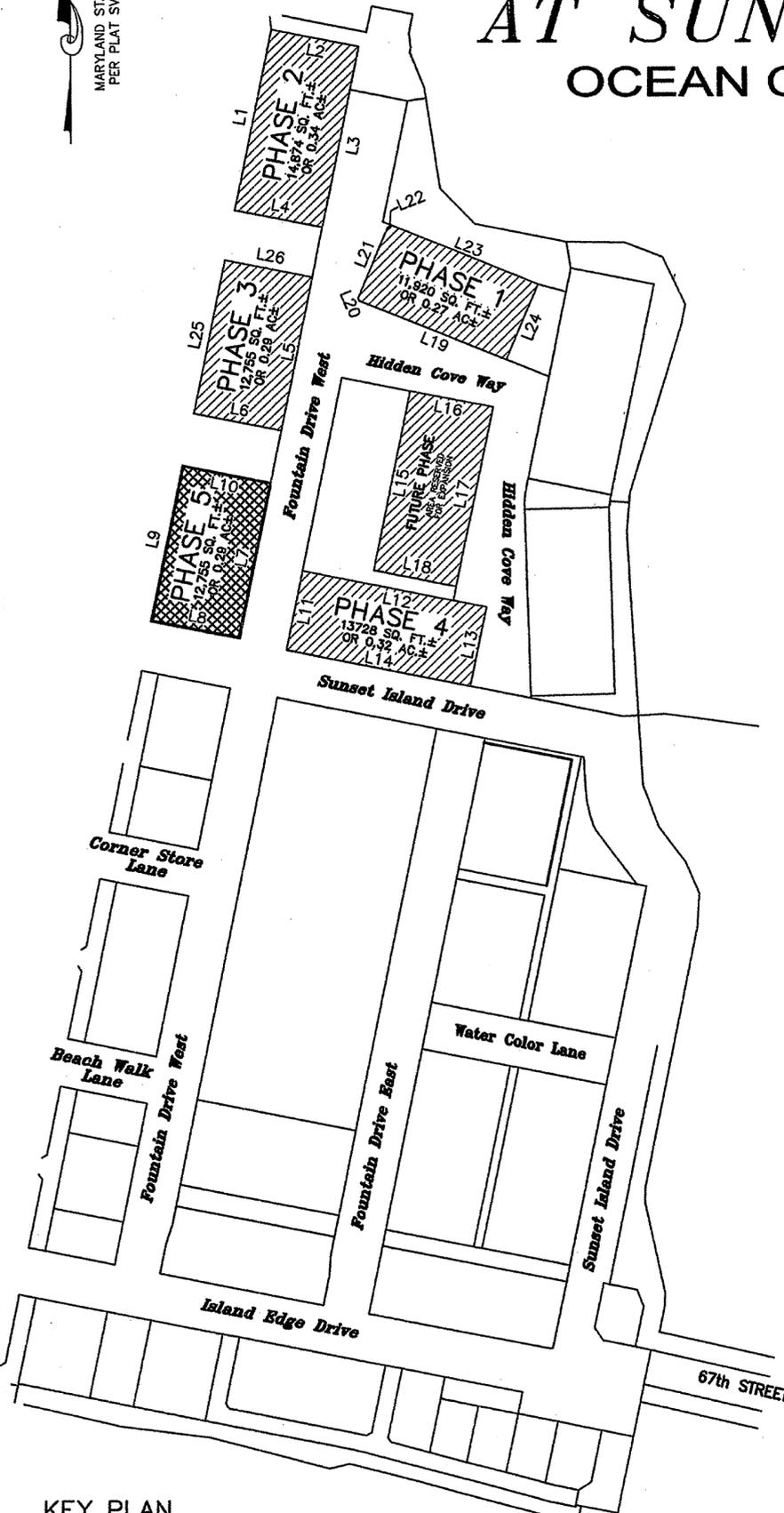
[Signature] 6/24/09
 ZONING ADMINISTRATOR, TOWN OF OCEAN CITY DATE

SURVEYOR'S CERTIFICATION
 THE REGISTERED UNDERSIGNED LAND SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEETS 1 THROUGH 7, INCLUSIVE, SHOWING THE BUILDING AND OTHER IMPROVEMENTS LOCATED ON LAND UNIT LUG-AV, AS SHOWN ON A LAND CONDOMINIUM PLAT ENTITLED "SUNSET ISLAND LAND CONDOMINIUM" AS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY IN PLAT BOOK S.V.H. 181, FOLIO 62, 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. THE UNDERSIGNED LAND SURVEYOR FURTHER CERTIFIES THAT THIS CONDOMINIUM PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2003).

[Signature]
 ROBERT ERNEST RIGDON, JR., MD PROPERTY LINE SURVEYOR NO. 594



Maryland State Archives

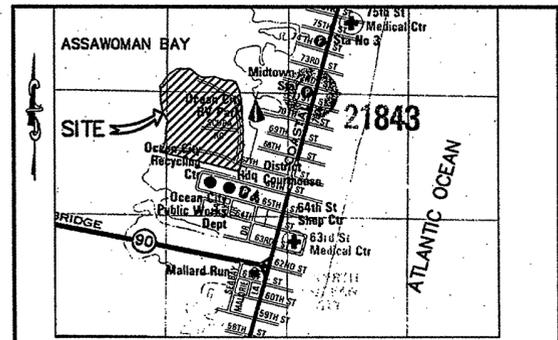


GENERAL NOTES

- PHASE 5 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 GARDEN CONDOMINIUM II AT SUNSET ISLAND (THE "CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2003), AS AMENDED (THE "MARYLAND CONDOMINIUM ACT").
- THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASE 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 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 "S.F." HEREON. ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF ANY UNIT SHOWN HEREON SHALL BE PART OF THE UNIT.
- 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 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 AREA AS SUCH UNITS ARE DESCRIBED IN THE DECLARATION AND AS SHOWN ON THIS CONDOMINIUM PLAT. EACH UNIT AS SHOWN HEREON IS DESIGNATED BY NUMBER AND/OR LETTER. A TYPICAL EXAMPLE IS: "UNIT LUG-AV-2A".
- UNIT BOUNDARIES ARE SHOWN THUS: _____ . NOT ALL INTERIOR WALLS ARE SHOWN.
- THIS UNIT GROUP IS A 5-STORY STRUCTURE AND CONTAINS 20 UNITS.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29.
- THE DRAWINGS HEREON WERE PREPARED WITH THE AID OF ELECTRONIC DRAWINGS SUPPLIED TO McCRONE, INC. BY NVR, INC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°27'33" E	117.25'
L2	S 78°32'27" E	83.92'
L3	S 11°27'33" W	177.25'
L4	N 78°32'27" W	83.92'
L5	S 11°27'33" W	152.00'
L6	N 78°32'27" W	83.92'
L7	S 11°27'33" W	152.00'
L8	N 78°32'27" W	83.92'
L9	N 11°27'33" E	152.00'
L10	S 78°32'27" E	83.92'
L11	N 11°27'33" E	78.00'
L12	S 78°32'27" E	176.00'
L13	S 11°27'33" W	78.00'
L14	N 78°32'27" W	176.00'
L15	N 11°27'33" E	177.00'
L16	S 78°32'27" E	79.00'
L17	S 11°27'33" W	177.00'
L18	N 78°32'27" W	79.00'
L19	N 67°25'29" W	149.00'
L20	N 22°25'29" W	2.83'
L21	N 22°34'31" E	73.24'
L22	N 67°34'31" E	5.31'
L23	S 67°25'29" E	147.24'
L24	S 22°34'31" W	79.00'
L25	N 11°27'33" E	152.00'
L26	S 78°32'27" E	83.92'



COVER SHEET

SCALE	AS SHOWN	DATE	JUNE 15, 2009
DEED REF.	SVH 5126/569	REVISION DATE	
PLAT REF.	181/62	SUBD.	SUNSET ISLAND
COUNTY	WORCESTER	DISTRICT	TENTH
TAX MAP	114	ZONING	BMUD
F.I.R.M. MAP NO.	245207 0002 F	FLOOD HAZARD ZONE	A6
PROJ. NO.	D 2020108		

GENERAL SITE DATA

- OWNER OF RECORD:
 NVR, INC.
 28412 DUPONT BOULEVARD
 MILLSBORO, DE 19966
- TAX MAP 114, PARCEL 6684 LAND UNIT LUG-AV
 TOTAL AREA = 12,755 S. F. ± or 0.29 AC.±
- DEED REFERENCE: SVH 5126/569
 PLAT REFERENCE: SVH 181/62
- ZONING: BMUD - BAYSIDE MIXED USE DISTRICT
 SETBACKS:
- FLOOD ZONE: A6 (EL. 6)(5/16/83) - AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, PER FIRM COMMUNITY PANEL No. 245207 0002 F, MAP REVISED MARCH 4, 1988.

SHEET 1 OF 7



ENGINEERING & ENVIRONMENTAL SCIENCES
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 www.mccrone-inc.com
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KEY PLAN
 1"=100'

RECORDING FEE	17.50
PLAT FEE-A	17.50
TOTAL	35.00
Ref# N001	96835
SVH 8132	2389
Jun 25, 2009	03:25 PM

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