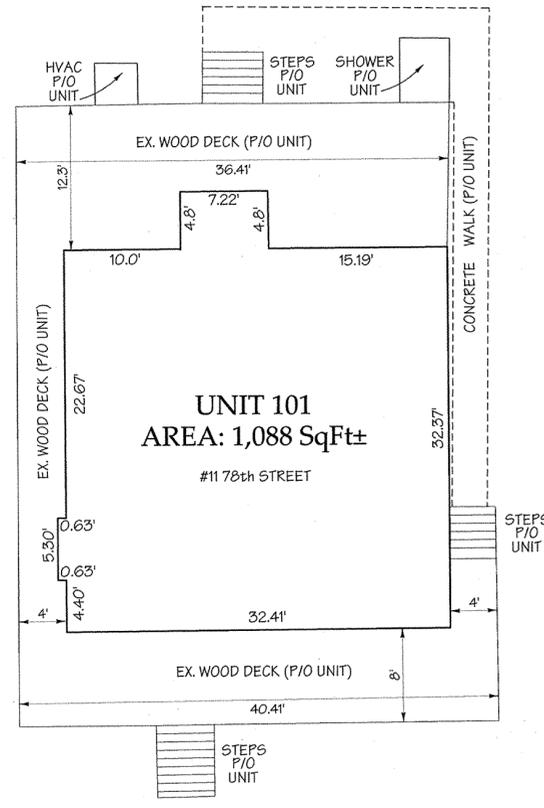
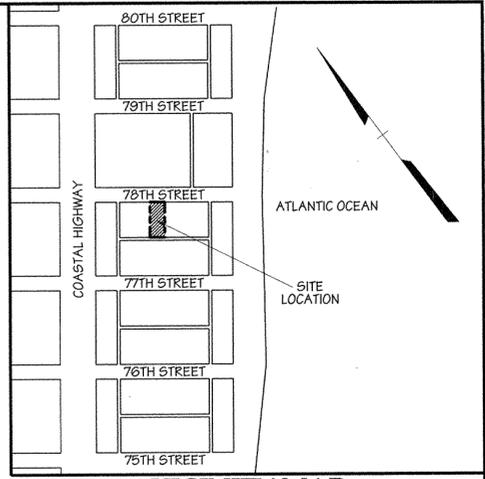


BOUNDARY AND PHASING PLAN
SCALE: 1"=20'



UNIT 101 LAYOUT PLAN (PHASE 1)
NOT TO SCALE



VICINITY MAP
SCALE: 1"=400'

GENERAL NOTES

- EACH CONDOMINIUM UNIT IS IDENTIFIED BY A STREET ADDRESS SHOWN ON THIS CONDOMINIUM PLAT. FOR EXAMPLE: "#11 78th STREET", ALSO KNOWN AS UNIT 101, OF LOT 25, BLOCK 45.
- THE GENERAL COMMON ELEMENTS (G.C.E.) ARE COMPRISED OF THE FOLLOWING:
 - ALL OF THE LAND DESCRIBED IN A DEED DATED APRIL 27, 2005 AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN LIBER SVH 4420, FOLIO 12 (INCLUDING THE LAND DIRECTLY AND IMMEDIATELY BENEATH THE SUPPORTING FOUNDATIONS OF THE CONDOMINIUM BUILDING) AND INCLUDING ALL RIGHTS APPURTENANT THERETO.
 - ON THE GROUND LEVEL, ALL OF (1) THE PARKING AND DRIVEWAY AREA AND (2) ALL OF THE LANDSCAPED AREAS.
 - ALL LIGHTING AND UTILITY EQUIPMENT, LINES AND METERS INSTALLED TO SERVE THE COMMON ELEMENTS.
 - ALL OTHER PARTS OF THE CONDOMINIUM REASONABLY NECESSARY OR DESIRABLE FOR COMMON USE OR SAFETY SHALL BE GENERAL COMMON ELEMENTS.
- THE LIMITED COMMON ELEMENTS OF THIS CONDOMINIUM ARE COMPRISED OF THE COMMON PLUMBING, VENT AND WASTE LINES, ELECTRICAL LINES, AND EQUIPMENT SERVING MORE THAN ONE UNIT BUT NOT ALL OF THE UNITS SHALL BE LIMITED COMMON ELEMENTS RESERVED FOR SUCH UNITS.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JUNE 29, 2009.
- THE CONDOMINIUM UNITS AND COMMON ELEMENTS ARE SUBJECT TO THE WESTON CONDOMINIUMS BY-LAWS AS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND, AS AMENDED FROM TIME TO TIME.
- EACH UNIT SHALL CONSIST OF:

A THREE DIMENSIONAL AREA LYING HORIZONTALLY BETWEEN THE TOP OF THE OUTSIDE SURFACE OF THE ROOF FOR THAT UNIT AND THE GROUND BELOW AND LATERALLY BETWEEN THE INTERIOR SURFACE OF THE WALLS SEPARATING ONE UNIT FROM ANOTHER OR, WITH RESPECT TO THE TWO END UNITS, FROM THE OUTSIDE SURFACE OF THE EXTERIOR WALL. TO THE EXTENT POSSIBLE, EACH UNIT SHALL INCLUDE ALL OF THE IMPROVEMENTS FOR THE EXCLUSIVE BENEFIT OF THE UNIT, INCLUDING BUT NOT LIMITED TO ROOFS, CEILINGS, WALLS, STRUCTURAL SUPPORTS, WINDOWS, DOORS, STEPS, STORAGE CLOSETS, APPLIANCES, HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT, PLUMBING FIXTURES AND GRIPES, AND ELECTRICAL SYSTEMS AND EQUIPMENT IN EACH UNIT.
- SITE ADDRESS: #11 78th STREET, OCEAN CITY, MARYLAND 21842.

RECORDING FEE	2.00
PLAT-SUBDIVISION	1.00
TOTAL	3.00
Ref# 0001	Ref# 0001
SVH 0347	Blk 45
AUG 04, 2009	08:07 PM

MAYOR AND CITY COUNCIL
OCEAN CITY, MARYLAND

Richard L. Muehan 8/4/09
MAYOR: OCEAN CITY, MARYLAND DATE

John W. Guckert 8-3-09
PRESIDENT: OCEAN CITY COUNCIL DATE

OWNERS' CERTIFICATE

WE, 78TH STREET LLC, A MARYLAND LIMITED LIABILITY COMPANY IN GOOD STANDING WITH THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION, AS THE OWNER OF THE PROPERTY SHOWN HEREON DO ADOPT THE WITHIN CONDOMINIUM PLAT.

I CERTIFY THAT, TO THE BEST TO MY KNOWLEDGE, THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1988), AS AMENDED, HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THIS CONDOMINIUM PLAT.

John W. Guckert 7/20/09
78th STREET LLC. DATE
JOHN W. GUCKERT, MANAGING MEMBER

PLAT OF PHASE ONE AND TWO
THE WESTON CONDOMINIUM
TAX MAP 114, GRID 16, PARCEL 571A

TENTH ELECTION DISTRICT
SCALE: 1"=20'

SHEET 1 OF 1

WORCESTER COUNTY, MARYLAND
JULY 17, 2009

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT SHOWING THE LAND IS CORRECT AND ACCURATE AND THAT THE SAID PLAT HAS BEEN PREPARED FOR RECORDATION WITH THE RECORDED DECLARATION AND BY-LAWS WHICH ESTABLISHED A CONDOMINIUM REGIME FOR THE PROPERTY, AS SAME IS DESIGNATED ON THE PLAT. I FURTHER CERTIFY THAT THE CONDOMINIUM DESCRIBED AND THE LOCATION OF EACH UNIT AND THE COMMON ELEMENTS OF THE PHASES, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM AS SHOWN ON THIS PLAT. THIS PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE WESTON CONDOMINIUM DECLARATION, IS A CORRECT REPRESENTATION OF THE PHASES AND COMMON ELEMENTS. I FURTHER CERTIFY THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, SECTION 11-105 AND SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND (AS AMENDED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Martin 7/20/09
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21234 DATE

- LEGEND
- ☐ WATER VALVE
 - ☐ ELECTRIC PEDESTAL
 - ⊙ CABLE PEDESTAL
 - ☐ SHOWER STALL

ENVIRONMENTAL PROGRAMS

THIS CONDOMINIUM PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Robert J. Smith 7-23-09
APPROVING AUTHORITY DATE
WORCESTER COUNTY



DMW
DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

COMPUTED: R.C. DRAWN: R.C. CHECKED: M.D.M. J.O. # 09055.5

114-691 USA CSU 2157 8558