

S.V.H. 232/46

GENERAL NOTES

- EACH CONDOMINIUM UNIT IS IDENTIFIED BY A STREET ADDRESS SHOWN ON THIS CONDOMINIUM PLAT. FOR EXAMPLE: "#16 39th STREET".
- 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 006 (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 AUGUST 27, 2009.
- THE CONDOMINIUM UNITS AND COMMON ELEMENTS ARE SUBJECT TO THE BREEZES 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: #16 39th STREET, OCEAN CITY, MARYLAND 21842.
- SEE SHEETS 2 AND 3 FOR UNIT DIMENSIONS.
- THIS PLAT SUPERSEDES THE PLAT ENTITLED "THE BREEZES CONDOMINIUMS" AS RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY MARYLAND IN PLAT BOOK 232, PAGE 29 INsofar AS THE OWNERS NAME IS BEING REVISED TO REFLECT THE CURRENT DEED OF RECORD.

MAYOR AND CITY COUNCIL
OCEAN CITY, MARYLAND

Richard W. Nathan 10/1/09
MAYOR
OCEAN CITY, MARYLAND

[Signature] 10.1.09
DATE
OCEAN CITY COUNCIL

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 AT THE OFFICE OF THE UNDERSIGNED.

I CERTIFY THAT, TO THE BEST OF 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.

J. Saice Smith 9/30/09
ZONING ADMINISTRATOR

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.

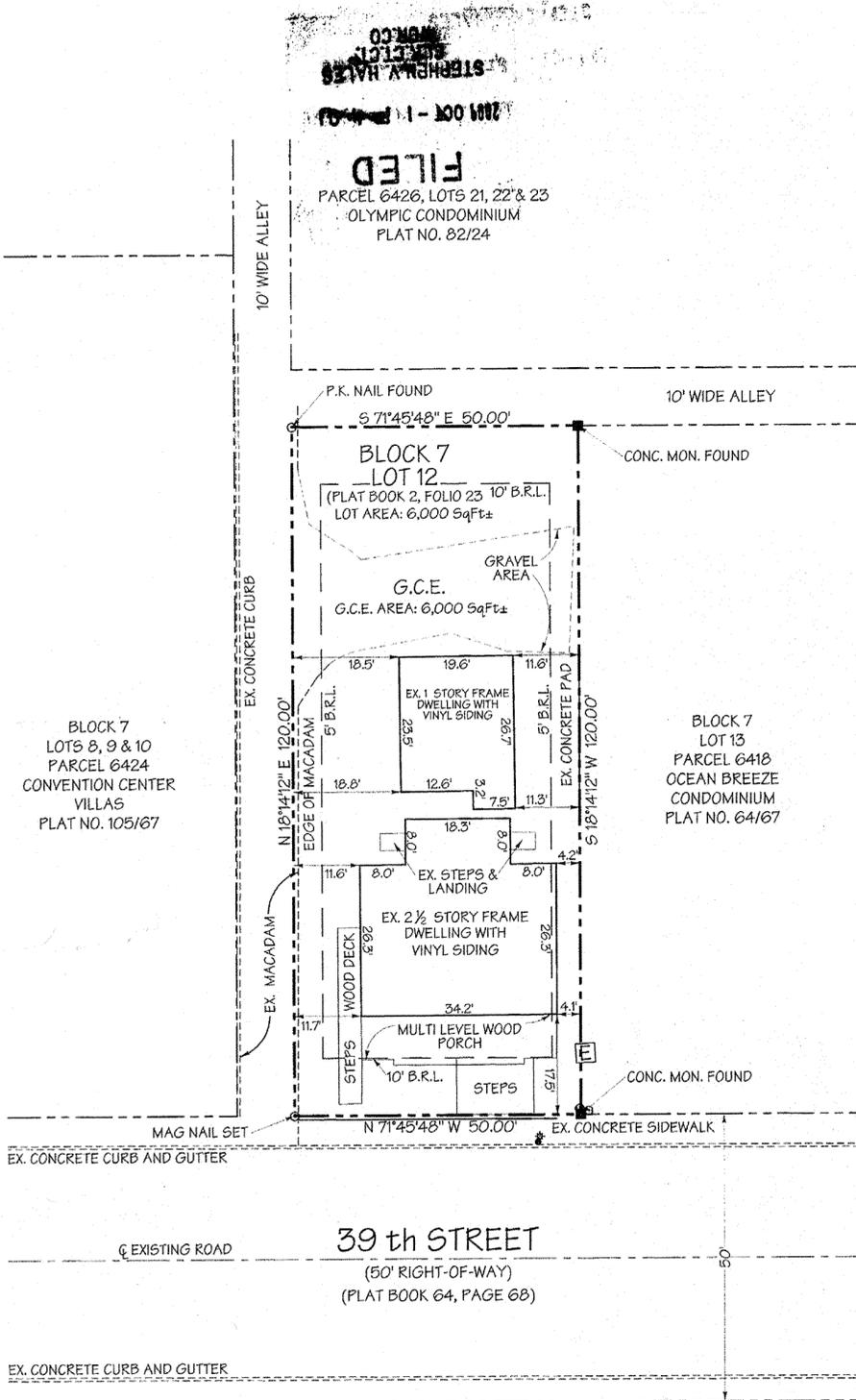
Robert Mitchell, R.S. 9-29-09
APPROVING AUTHORITY
WORCESTER COUNTY

OWNERS' CERTIFICATE

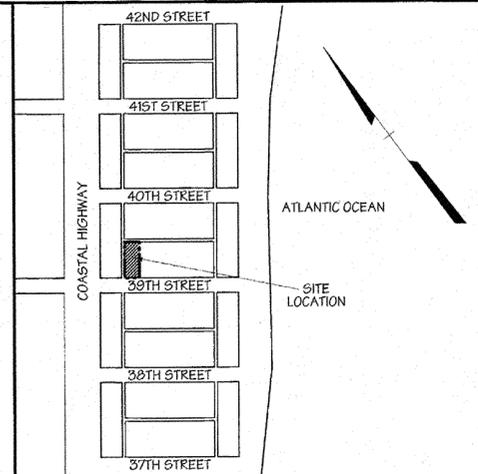
WE, 39TH STREET OC, LLC, A MARYLAND LIMITED LIABILITY COMPANY IN GOOD STANDING WITH THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION, AS THE OWNER OF THE PROPERTY SHOWN HEREON DO ADOPT THE WITHIN CONDOMINIUM PLAT.

I CERTIFY THAT, TO THE BEST OF 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.

[Signature] 9/24/09
DATE
39TH STREET OC, LLC
JOHN W. GÜCKERT, MANAGING MEMBER



BOUNDARY PLAN
SCALE: 1"=20'



VICINITY MAP
SCALE: 1"=400'

- LEGEND**
- WATER VALVE
 - ELECTRIC PEDISTAL
 - CABLE PEDISTAL

RECORDING FEE 7.50
PLAT-SUBDIVIS 7.50
TOTAL 15.00
Form NOBL Recd # 93654
SW 5347 Bk # 90
Oct 01, 2009 04:05 PM

AMENDED PLAT OF
**THE BREEZES
CONDOMINIUMS**
TAX MAP 113, GRID 7, PARCEL 6423

TENTH ELECTION DISTRICT
SCALE: 1"=20'

SHEET 1 OF 3

WORCESTER COUNTY, MARYLAND
SEPTEMBER 21, 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 BREEZES CONDOMINIUMS 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.

[Signature] 9-24-09
DATE
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21234



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. # 090715
P17157 104 Cu 2157 0581-1