

S.V.H. 233/07

FILED  
2010 MAY 24 A 11:00  
STEPHEN V. MALES  
MORRIS



**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 HEREON WERE MADE BY ME OR PERSONS UNDER MY DIRECTION AND SUPERVISION AND THAT THEY ACCURATELY DELINEATE THE LAND AS OF THIS DATE AND ALL EASEMENTS, RIGHT-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 THE 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 AND ACCURATE REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND THE LOCATION OF EACH UNIT AND THE COMMON ELEMENT, AS-CONSTRUCTED, CAN BE DETERMINED FROM THE

*R. Lee Gilliss, Jr.* 5.12.10  
DATE

R. LEE GILLISS, JR.  
MD. PLS # 10936

**GENERAL NOTES - FIFTY SIXTH STREET MARKET CONDOMINIUM**

DIMENSIONS SHOWN HEREON ARE "AS-CONSTRUCTED" TO AN ACCURACY CONSIDERED SUFFICIENT TO DELINEATE UNIT PERIMETERS TO A REASONABLE CERTAINTY.

THESE PLATS ARE PREPARED FOR THE PURPOSE OF CONVEYING TITLE TO THE UNITS SHOWN HEREON AND ARE NOT TO BE USED FOR ENGINEERING OR ARCHITECTURAL PURPOSES. THEY DO NOT INDICATE THE NATURE OF STRUCTURAL COMPONENTS OF THE BUILDING SHOWN HEREON.

ALL OUTSIDE UTILITIES (I.E. WATER LINES AND METERS, SEWER LINES AND CLEAN-OUTS, ELECTRIC LINES, TRANSFORMERS AND METERS, CABLE TV LINES) ARE TO BE CONSIDERED GENERAL COMMON ELEMENTS

ALL PAVED SURFACES, CONCRETE CURBS AND WALKS, AND LAWNS ARE TO BE CONSIDERED GENERAL COMMON ELEMENTS.

STRUCTURAL AND DECORATIVE COMPONENTS OF THE BUILDING WHICH ARE NOT CONTAINED WITHIN UNIT PERIMETERS ARE TO BE CONSIDERED LIMITED COMMON ELEMENTS OF THE UNIT TO WHICH THEY ARE APPURTENANT.

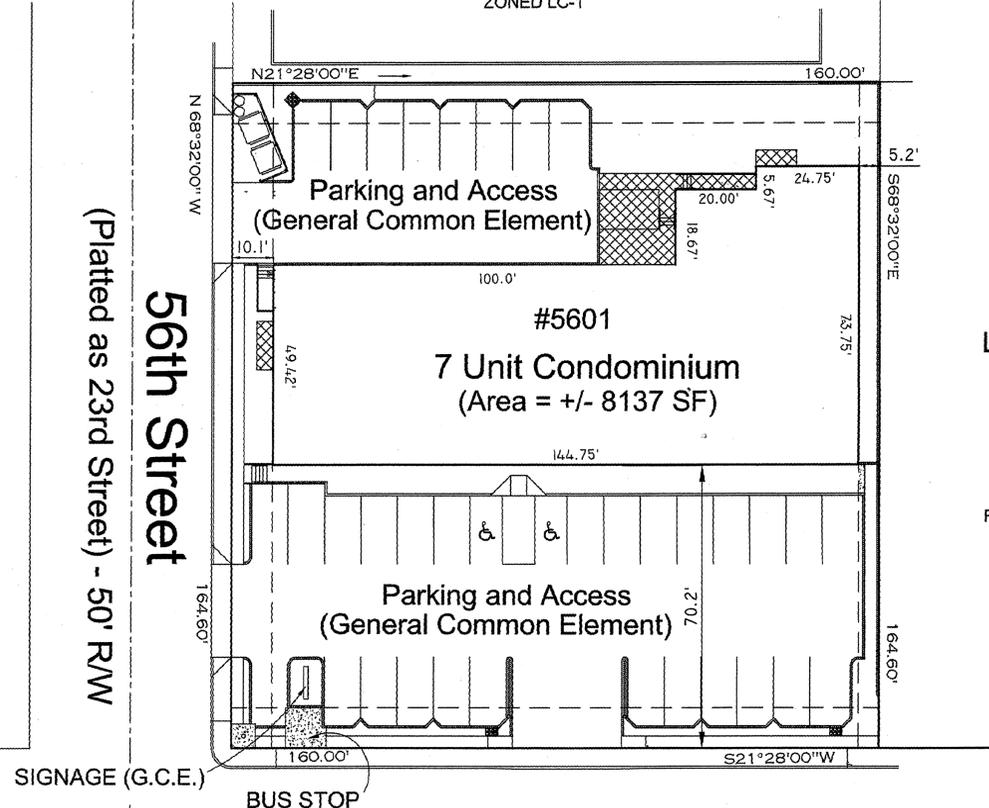
HEATING, COOLING, ELECTRICAL, PLUMBING AND COMMUNICATIONS EQUIPMENT AND APPURTENANCES WHICH ARE DESIGNED AND DESIGNATED TO SERVE A SINGLE UNIT SHALL BE CONSIDERED A PART OF THAT UNIT.

**LEGEND**

Denotes Limited Common Element  
G.C.E. = General Common Element

PARCEL 6743  
JAMAICA IV CONDOMINIUM  
104 56th STREET  
REF:WCL 97 56 / 60  
ZONED LC-1

56th Street  
(Platted as 23rd Street) - 50' RW



Isle of Wight  
Land Company Plat

N/F  
RODDEN ENTERPRISES  
LOT 5A, BLOCK 127  
ISLE OF WIGHT PLAT  
111 57th STREET  
ZONED LC-1

MD. RTE. 528  
(Coastal Highway) 120' R/W

**OWNER'S CERTIFICATION**

WE DO HEREBY ACKNOWLEDGE OWNERSHIP OF THE PROPERTY SHOWN HEREON AND CONSENT TO THE DIVISION OF THE SAME AND TO COMPLIANCE WITH THE REQUISITES OF TITLE 3, SECTION 108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE STATE OF MARYLAND AS FAR AS IT CONCERNS THE MAKING OF THE SURVEY HEREON AND THE SETTING OF MARKERS HAS BEEN COMPLIED WITH.

*Abraham Sibony*

ABRAHAM SIBONY  
MANAGING MEMBER  
56TH STREET HOLDINGS, L.L.C.  
12501 COASTAL HIGHWAY  
OCEAN CITY MD, 21842-9357

**APPROVALS**

APPROVED - WORCESTER COUNTY ENVIRONMENTAL PROGRAM  
THE SEVEN (7) UNIT CONDOMINIUM SHOWN HEREON IS APPROVED AS TO BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO BE SERVED BY AN EXISTING CENTRAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM.

*Robert J. Smith, P.S.* 5-12-10  
APPROVING AUTHORITY, DATE  
WORCESTER COUNTY ENVIRONMENTAL PROGRAM

APPROVED - TOWN OF OCEAN CITY, MARYLAND  
THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND PLANS ENCOMPASSED WITHIN APPLICATIONS TO, AND APPROVALS BY, THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ZONING APPEALS FOR THE TOWN OF OCEAN CITY, MARYLAND. THESE RECORDS ARE AVAILABLE FOR REVIEW IN THE OFFICES OF THE UNDERSIGNED.

*Steve Smith* 5/13/10  
ZONING ADMINISTRATOR DATE  
*Richard Merham* 5/21/10  
MAYOR DATE  
*Paul Mot* 5-21-10  
COUNCIL PRESIDENT DATE

OCEANBAY CONSULTING, LLC  
"LAND SURVEYORS & CONSULTANTS"  
SERVING MARYLAND AND DELAWARE  
10013 CAREY ROAD BERLIN, MD 21811  
VOICE: 410.251.0638 FAX: 410.641.2625

10936 MD



662 DE

NO.	DATE	DESCRIPTION	BY

56th Street Market Condominium  
Parcel "A" - Resubdivision of Block 127  
Isle of Wight Land Company Plat  
P.6743, Map 113, District 10  
Town of Ocean City, Worcester County, MD

SHEET  
Survey  
1 OF 2

RECORDING FEE 3.00  
PLAT FEE 3.00  
TOTAL 6.00  
DATE 5/13/10  
BY [Signature]  
REV 2/2010

10936 MD  
662 DE  
PP78400