

12/11/2012

CORONET CONDOMINIUM

LOT 15, BLOCK 13

"PLAT OF PROPERTY OF SINEPUXENT BEACH COMPANY OF BALTIMORE"

1217 ATLANTIC AVENUE

TAX MAP III, PARCEL 2932

10TH TAX DISTRICT, TOWN OF OCEAN CITY

WORCESTER COUNTY, MARYLAND

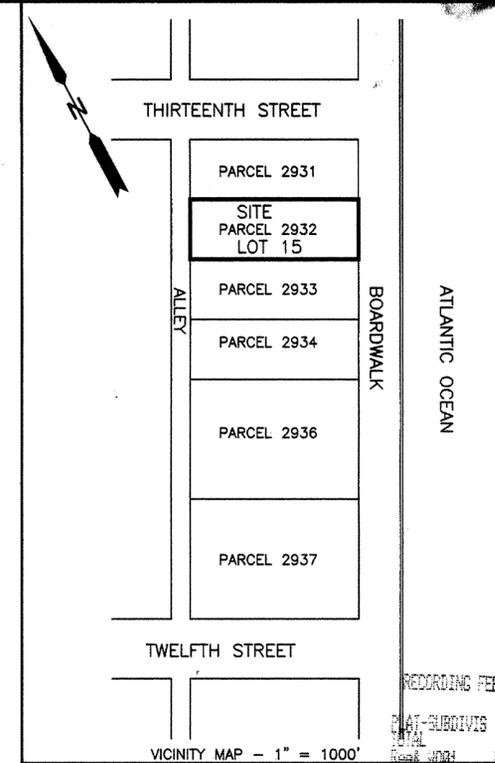
CURRENT ZONING R-3

ZONING SETBACKS: FRONT = 10', SIDES = 5', REAR - 10'

FLOOD ZONE AO, DEPTH 1'

PLAT REFERENCE (CORONET CONDOMINIUM): W.C.L. 105/21

PLAT REFERENCE: O.D.C. 1/2 & O.D.C. 2/13



RECORDING FEE 10.00
 PLAT SUBDIVIS 10.00
 TOTAL 20.00
 BOOK 4001 P. 25066
 SVH 3247 P. 436
 Dec 11, 2012 10:28 am

FILED
 2012 DEC 11 AM 10:19
 STEPHEN V. HALES
 CLERK, CT.
 WOR. CO.

GENERAL NOTES - CORONET 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 APPURTANCES WHICH ARE DESIGNED AND DESIGNATED TO SERVE A SINGLE UNIT SHALL BE CONSIDERED A PART OF THAT UNIT.

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.

J. Steing Smith 12/5/12
 ZONING ADMINISTRATOR DATE

Richard W. Neuhay 12/7/12
 MAYOR DATE

Lloyd Mant 12-5-12
 COUNCIL PRESIDENT DATE

APPROVALS

APPROVED - WORCESTER COUNTY ENVIRONMENTAL PROGRAM
 THE TWO (2) 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.

[Signature] 12-4-12
 APPROVING AUTHORITY, DATE
 WORCESTER COUNTY ENVIRONMENTAL PROGRAM

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.

[Signature]
 JOHN F. BROCK III DATE
 DEED REFERENCE: RHO 1549/378 (UNIT 1)
 DEED REFERENCE: SVH 5731/244 (UNIT 2)
 DEED REFERENCE: WCL 1183/169 (UNIT 3)
 DEED REFERENCE: SVH 5792/282 (UNIT 4)

Mary R Brock
 MARY R. BROCK DATE
 DEED REFERENCE: RHO 1549/378 (UNIT 1)
 DEED REFERENCE: SVH 5731/244 (UNIT 2)
 DEED REFERENCE: WCL 1183/169 (UNIT 3)
 DEED REFERENCE: SVH 5792/282 (UNIT 4)

Susan B. Nock - Trustee 11-30-12
 SUSAN B. NOCK - TRUSTEE DATE
 SUSAN B. NOCK TRUST
 DEED REFERENCE: SVH 5838/174 (UNIT 5)
 DEED REFERENCE: SVH 4554/319 (UNIT 6)

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 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 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 REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION OF THE LOTS AND THE PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THEM.

Gregory P. Wilkins - Pro. 11-21-2012
 GREGORY P. WILKINS DATE
 MD. PLS # 21523
 EXP. 07/13/2013



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21523, EXPIRATION DATE 07-13-2013.

GREGORY P. WILKINS
 SURVEYOR, INC.
 12626 OLD BRIDGE ROAD
 OCEAN CITY, MD 21842
 (410)213-0222 - FAX 213-0332

SHEET SCHEDULE
 SHEET 1 OF 4 - COVER & NOTES
 SHEET 2 OF 4 - SITE SURVEY
 SHEET 3 OF 4 - FLOOR PLANS
 SHEET 4 OF 4 - ELEVATIONS

SCALE: AS NOTED DATE: 11/14/2012
 DRAWN BY: MJB JOB NO.: 7312

SHEET 1 OF 4

MSA CSU 2157 8847-1
 196824