

VICINITY MAP
NOT TO SCALE

MAYOR AND CITY COUNCIL APPROVALS:

Charles Nelson 5/21/12
MAYOR, OCEAN CITY, MARYLAND DATE

Jan Bell 5/21/12
PRESIDENT, OCEAN CITY COUNCIL DATE

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.

Frank G. Lynch, Jr. 5/16/12
ZONING ADMINISTRATOR DATE

OWNER'S AND SURVEYOR'S CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION) CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF OUR KNOWLEDGE, AND THAT IT IS IN ACCORDANCE WITH OUR DESIRES.

Salvatore Fasano 5-15-12
OWNER: Dafa, Inc.
SALVATORE FASANO, PRESIDENT
3207 BALTIMORE AVENUE
OCEAN CITY, MARYLAND
PHONE: 410-289-6415 DATE

Frank G. Lynch, Jr. 5-11-2012
FRANK G. LYNCH, JR.
REG # 10782 DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE 2 UNIT CONDOMINIUM DEVELOPMENT PLAN IS APPROVED AS BEING IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO BE SERVED BY EXISTING CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Robert Mitchell, R.S. 5-25-12
APPROVING AUTHORITY
WORCESTER COUNTY DATE

RECORDING FEE 5.00
PLAT-SUBDIVIS 5.00
TOTAL 10.00
Res# M001
SVH 5347
Apr 05, 2013
Rpt # 27741
Rtk # 717
02:25 PM

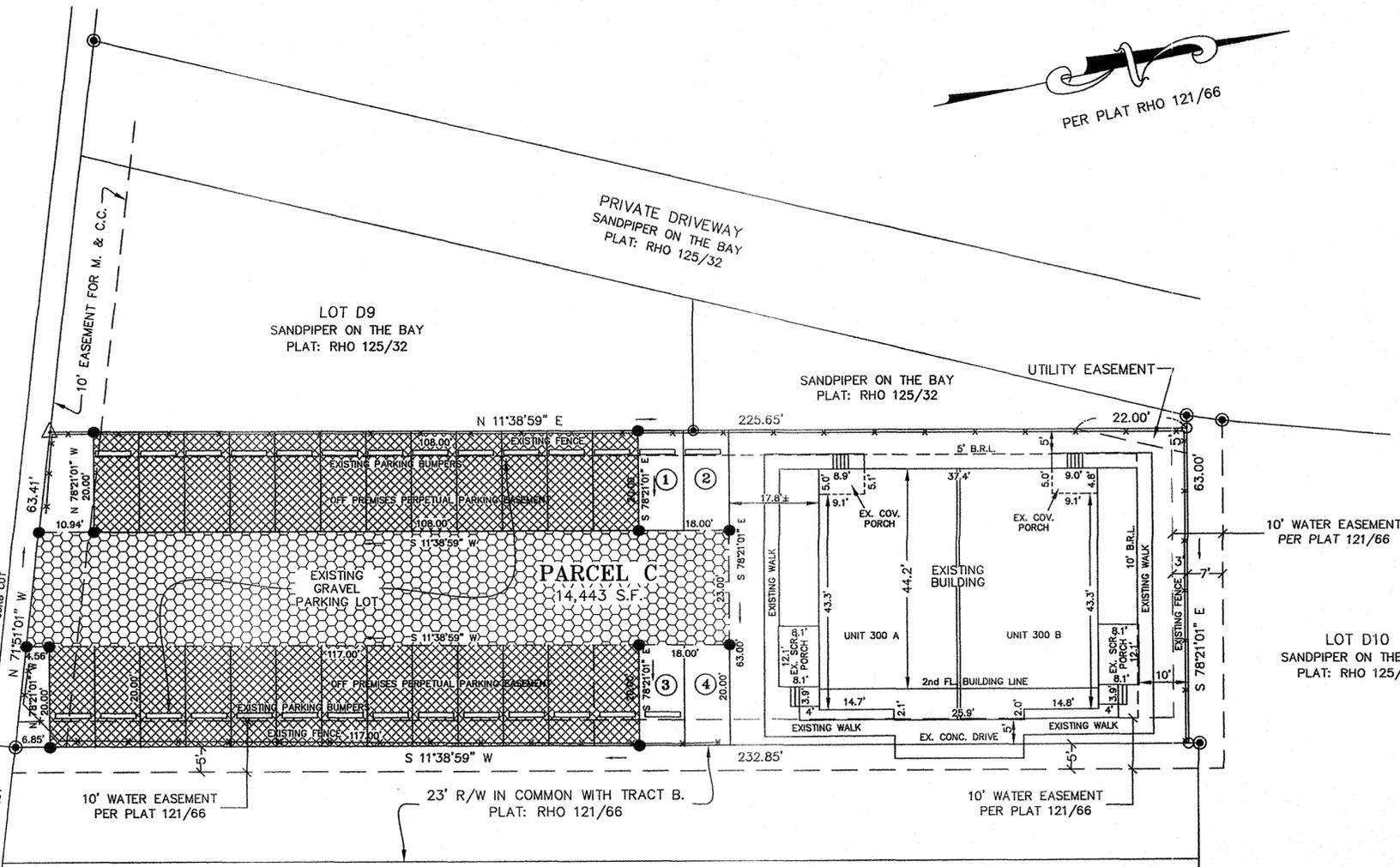
FILED

13 APR - 5 PM 2:22

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CUSTOMER'S PRODUCT PRIVILEGE. ANY AMENDMENTS, INCLUDING COMPUTER GENERATED AMENDMENTS, COPYING OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH, JR. AND ASSOCIATES, INC., CLK, CT, CT, WOR, CO.

33rd STREET
63.30' R/W

5' CONC. SIDEWALK
CURB OUT



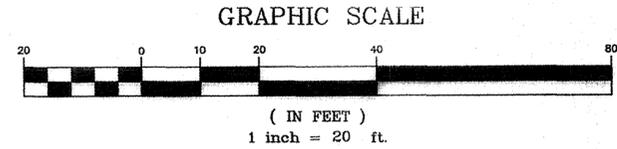
- DENOTES PERPETUAL EASEMENT FOR INGRESS, EGRESS FOR OFF PREMISES PARKING 3,180 s.f.
- DENOTES PERPETUAL EASEMENT FOR OFF PREMISES PARKING TO SERVE THE PREMISES KNOWN AS OCEAN VOYAGER MOTEL LOCATED ON THE EAST SIDE PHILADELPHIA AVE., THE WEST SIDE OF BALTIMORE AVE., AND BETWEEN 32nd and 33rd STREETS. REFER TO B.Z.A. CASE #1655 DATED 1-14-1999, 4,500 s.f.
- ① DENOTES PARKING SPACE NUMBER

- NOTES**
1. ALL LAND AREAS INCLUDING PARKING AND DRIVEWAY AREAS SHALL BE GENERAL COMMON ELEMENT SUBJECT TO THE PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND OFF SITE PARKING.
 2. PARCEL C IS SUBJECT TO RESTRICTIONS AS SET FORTH IN DEED : R.H.O. 2525/19 et. seq.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY VOLUME OF ANNOTATED CODE OF MARYLAND (LATEST EDITION), CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH AND THAT THESE PLAT, 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.

Frank G. Lynch, Jr. 5-11-2012
FRANK G. LYNCH, JR.
REG # 10782 DATE



REFERENCE

TAX MAP 112, PARCEL 4362
LOT AREA: 14,443 S.F.
DEED REF.: RHO 2525/19
EX. ZONING: R-2
ZONING SETBACKS: FRONT: 10', SIDES: 5' (UP TO THREE STORIES), REAR: 10'
FLOOD ZONE: A6 (EL 6) PER FIRM NO. 245207 0001 G DATED FEBRUARY 04, 1988.
PARCEL C IS ON SHOWN ON A PLAT ENTITLED "RESUBDIVISION PARCELS C&D, R.C. HOLLAND ESTATE, OCEAN CITY, WOR. CO., MD. AS RECORDED IN PLAT BOOK R.H.O. 121/66.

MIN. ACCURACY = 0.1'±

LEGEND

- DENOTES EASEMENT CORNER
- DENOTES IRON ROD FOUND
- DENOTES UNMARKED POINT
- △ DENOTES PUNCH HOLE FOUND

DAFA CONDOMINIUM
LANDS OF DAFA, INC.
A MARYLAND CORPORATION
TOWN OF OCEAN CITY
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING · LAND PLANNING
10535 RACETRACK ROAD · BERLIN, MARYLAND 21811
(410) 641-5353 · 641-5773

DESIGNED BY	N/A	SURVEYED BY	RT/FGL 3	FILE #	10731-10
DRAWN BY	B. OVERHOLT	DATE	9-08-2010 REV. 5-04-12	SHEET 1 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 20'		

MSA CU 2157 8874-1
P199464