

Vicinity Map - N.T.S.

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.

R. Lee Gilliss, Jr. 4.24.09
 R. LEE GILLISS, JR. DATE
 MD. PLS # 10936

APPROVALS

APPROVED - WORCESTER COUNTY ENVIRONMENTAL PROGRAM
 THE THREE (3) 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 Mitchell R.S. 4-28-09
 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.

Shirley Smith 4/29/09 RRB
 ZONING ADMINISTRATOR DATE
Richard L. Nolan 5/1/09
 MAYOR DATE
John M. ... 5-1-09
 COUNCIL PRESIDENT DATE

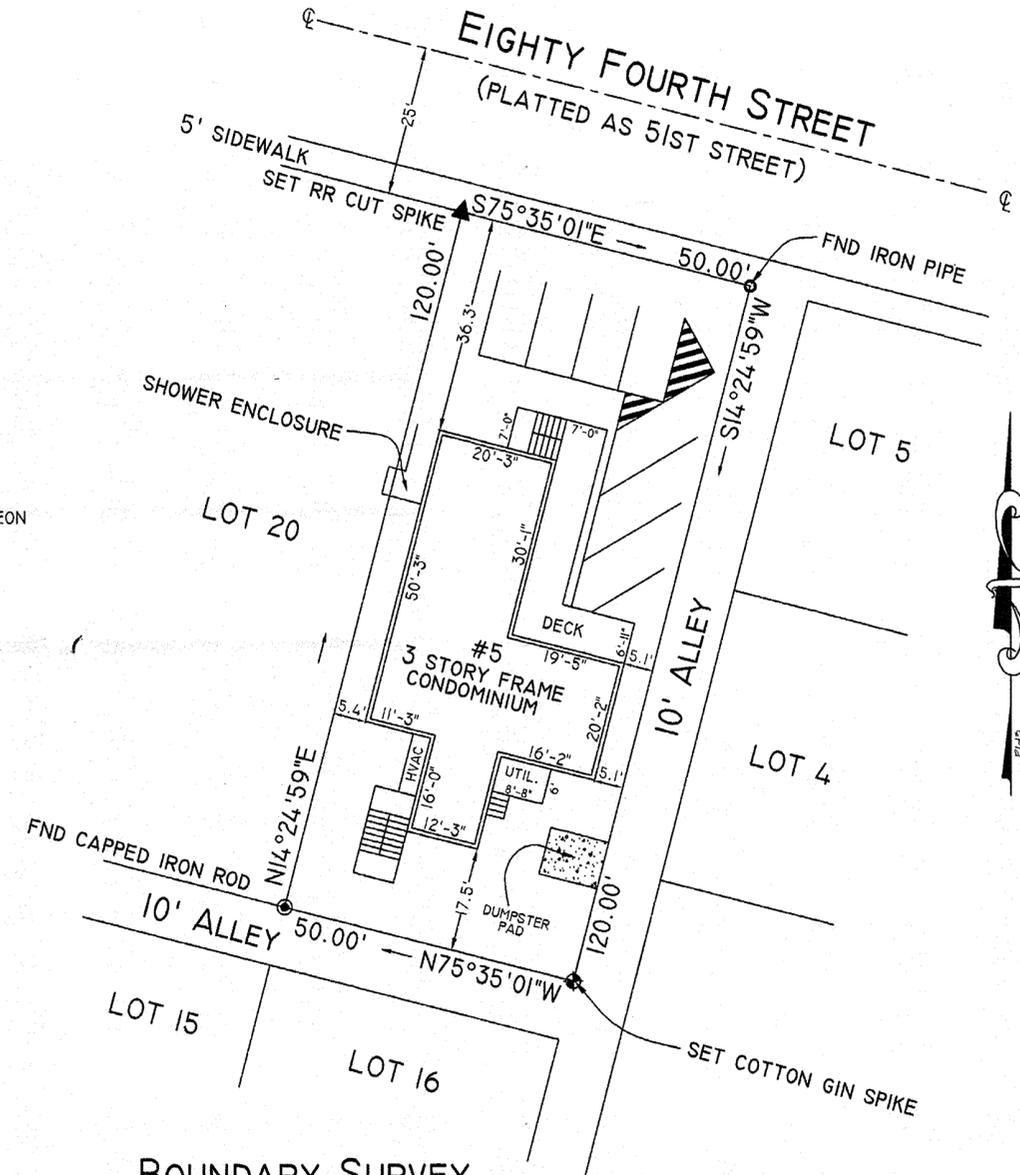
OWNER'S CERTIFICATION

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.

Joseph S. Zuranski, Jr. 4/24/2009
 JOSEPH S. ZURANSKI, JR. DATE
 MANAGING MEMBER
 OZ PROPERTIES, L.L.C.
 DEED REFERENCE: SVH 5203/ 001

Joseph S. Zuranski, Jr. 4/24/2009
 JOSEPH S. ZURANSKI, JR. DATE
 DEED REFERENCE: SVH 5203/ 007

Josephine Zuranski 4/24/09
 JOSEPHINE ZURANSKI DATE
 DEED REFERENCE: SVH 5203/ 007



BOUNDARY SURVEY
 SCALE: 1"=20'

GENERAL NOTES - SHARK 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.

OCEANBAY SURVEYS, INC.
 "LAND SURVEYORS & CONSULTANTS"
 SERVING MARYLAND AND DELAWARE
 10013 CAREY ROAD BERLIN, MD 21811
 VOICE: 410.251.0638 FAX: 410.641.2625
 DATE: 4/10/09 DWN BY: JSW SCALE: As Noted



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NO.	DATE	DESCRIPTION	BY

Shark Condominium
 Lot 19, Block 51
 "PLAT OF OCEANBAY CITY, MD"
 TAX MAP 114, PARCEL 828A
 10TH TAX DISTRICT, TOWN OF OCEAN CITY
 WORCESTER COUNTY, MARYLAND

SHEET
 Cover/SP
 1 OF 2

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