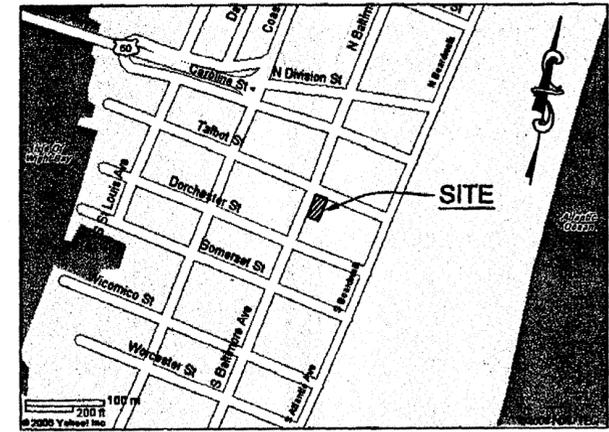


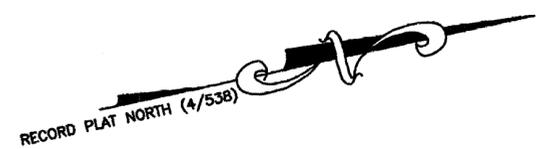
# BOARD'S EDGE VILLAS CONDOMINIUM



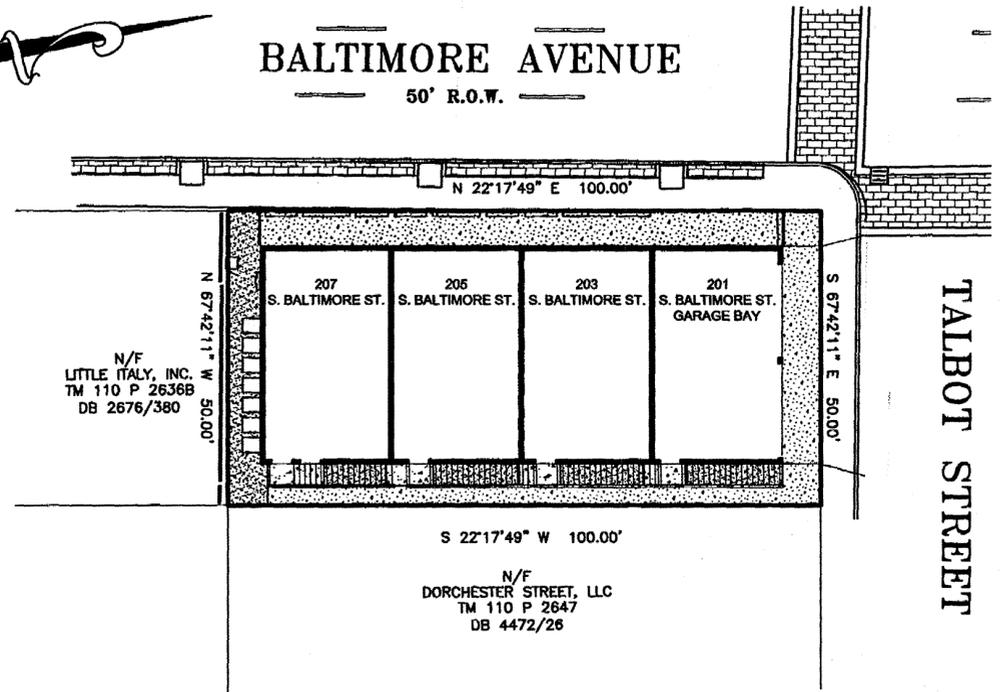
VICINITY MAP  
SCALE: 1" = 500'

**SHEET INDEX**

SHEET 1	COVER
SHEET 2	SITE & FIRST (GROUND) FLOOR CONDO PLAN
SHEET 3	SECOND FLOOR CONDO PLAN
SHEET 4	THIRD FLOOR CONDO PLAN
SHEET 5	ELEVATIONS



**BALTIMORE AVENUE**  
50' R.O.W.



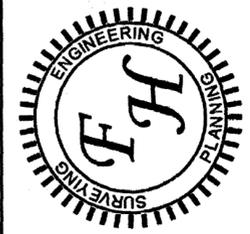
**SITE DATA**

- OWNER/DEVELOPER: 209 SOUTH BALTIMORE STREET, LLC  
C/O WILLIAM C. SIECK, JR.  
311 E. CHASE STREET  
BALTIMORE, MARYLAND 21202
- ENGINEER/SURVEYOR: FULLER HALL & ASSOCIATES, INC.  
3003 MERRITT MILL ROAD  
SALISBURY, MARYLAND 21804  
PHONE: 410-572-8833  
FAX: 410-341-3970
- TAX MAP: 110  
PARCEL: 2648 & 2649
- DEED REFERENCE: SVH 4778/127  
PLOT REFERENCE: PB 4/538
- ZONED: B-1
- SETBACKS: FRONT: 0 FEET  
SIDE: 0 FEET
- TOTAL LOT AREA: 5,000 SF
- SOILS: MADE LAND (COASTAL SAND)
- EXISTING GROUND COVER: BUILDING, ASPHALT, GRASS/SAND, GRAVEL
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 245207 0001 G WITH AN EFFECTIVE DATE OF FEBRUARY 4, 1988, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE A0, (ELEVATION 1').
- NO WETLANDS EXIST ON THE PROPERTY.
- THIS PROPERTY IS NOT SUBJECT TO THE DNR FOREST CONSERVATION PLAN.
- THIS PROPERTY IS WITHIN THE OCEAN CITY CRITICAL AREA.
- NO TITLE REPORT IS FURNISHED.
- OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY.

**GENERAL NOTES**

- THIS CONDOMINIUM PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-105 AND 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- THE DISTANCES, ELEVATIONS, FLOOR AREAS, AND DIMENSIONS SHOWN ON THE SURVEY ARE BASED UPON ACTUAL MEASUREMENT. FLOOR AREAS INCLUDE AREAS ENCLOSED BY PARTITION WALLS IN UNITS.
- COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND UNITS ARE SHOWN DIAGRAMMATICALLY TO THE EXTENT FEASIBLE.
- THIS CONDOMINIUM PLAT IS RECORDED SOLELY FOR THE PURPOSE OF THE MARYLAND CONDOMINIUM ACT. IT IS NOT INTENDED FOR ANY OTHER PURPOSE, SUCH AS ARCHITECTURAL, ENGINEERING, ETC.
- LAYOUT OF ROOMS, PARTITION WALLS, ETC., IN A UNIT IS NOT INTENDED TO BE ABSOLUTELY ACCURATE OR ACCOUNT FOR ANY DIFFERENCES NOW OR HEREAFTER EXISTING.
- THIS PLAT, SHEETS 1 THROUGH 5, INCLUSIVE 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.

**Fuller Hall & Associates, Inc.**  
3003 MERRITT MILL ROAD  
SALISBURY, MARYLAND 21804  
PHONE: 410-572-8833  
FAX: 410-341-3970



REVISIONS	DATE	REVISED FOR:	UNIT NUMBERS
	10/15/07		

**BOARD'S EDGE VILLAS  
CONDOMINIUM**  
201 SOUTH BALTIMORE STREET  
OCEAN CITY - TENTH TAX DISTRICT  
WORCESTER COUNTY, MARYLAND

**MAYOR AND CITY COUNCIL  
TOWN OF OCEAN CITY**  
*Richard C. Madson* 12/1/09  
MAYOR, OCEAN CITY, MARYLAND DATE  
*John W. [Signature]* 12.1.09  
PRESIDENT, OCEAN CITY TOWN COUNCIL DATE

THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND PLANS AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

*[Signature]* RRB  
ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND 9/18/09  
DATE

**SURVEYORS CERTIFICATION**

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEETS 1 THROUGH 5, INCLUSIVE 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.

*Steven W. Fuller*  
STEVEN W. FULLER  
PROFESSIONAL LAND SURVEYOR NO. 26119  
12/18/2009 DATE

**OWNERS CERTIFICATION**

I, WILLIAM C. SIECK, JR., THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT (SHEETS 1 THROUGH 5), HEREBY CERTIFY THAT THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

*William C. Sieck, Jr.*  
209 SOUTH BALTIMORE STREET, LLC  
WILLIAM C. SIECK, JR., MANAGING MEMBER  
311 E. CHASE STREET  
BALTIMORE, MARYLAND 21202  
9/9/2009 DATE

**WORCESTER COUNTY  
ENVIRONMENTAL PROGRAMS**

THIS 7 UNIT CONDOMINIUM SHOWN HEREON, IS APPROVED AS TO CONFORMITY WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND TO SERVICE BY EXISTING CENTRAL SEWERAGE AND CENTRAL WATER SYSTEM.

*Robert J. Mitchell, R.S.* 9-9-09  
APPROVING AUTHORITY - WORCESTER COUNTY DATE

**COVER SHEET**

DRAWN BY: J.D.F.	DATE: 7-25-07
JOB NUMBER: 2006-021	1 OF 5
SCALE: 1" = 20'	

MSA SSu. 1257 8391-1  
P170973

