

MAYOR AND CITY COUNCIL  
TOWN OF OCEAN CITY

*Richard M. Nohar* 10/21/11  
MAYOR, OCEAN CITY, MARYLAND DATE

*James Hall* 11/10/2011  
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 WITH 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.

*Steve Smith* 10/14/11  
ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND DATE

# COCONUT CABANAS CONDOMINIUM

328 & 330 Sunset Drive  
OCEAN CITY, MARYLAND  
3 UNIT CONDOMINIUM

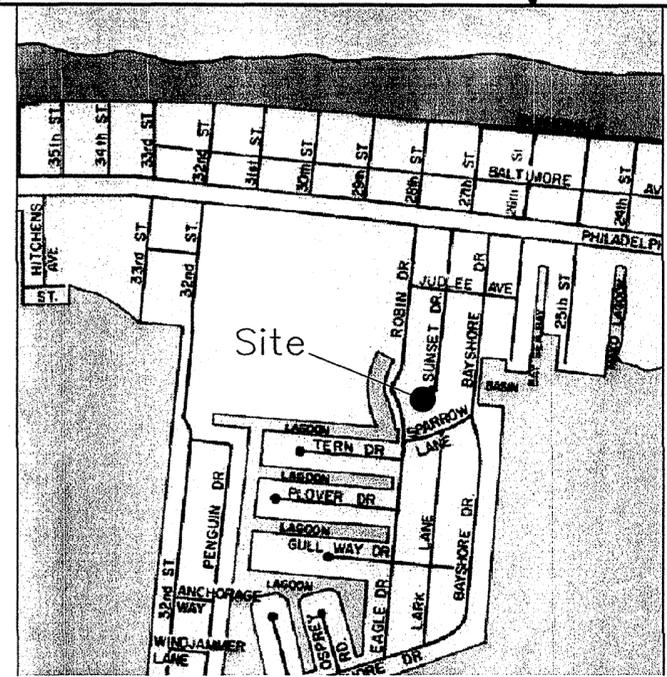
**OWNER'S CERTIFICATION**

THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT (SHEETS 1 THROUGH 17), HEREBY CERTIFIES THAT THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, LATEST ADDITION, HAS BEEN COMPILED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

TAMARINDO, LLC  
*[Signature]* 10/4/11  
AUTHORIZED MEMBER DATE

123  
10-25-2011 SITE DATA

1. OWNER: TAMARINDO, LLC  
11615 1/2 COASTAL HIGHWAY  
OCEAN CITY, MARYLAND 21842
2. SURVEYOR: LOEWER AND ASSOCIATES  
10144 GREENBRIAR DRIVE  
BERLIN, MARYLAND 21811
3. CURRENT ZONING: R-2
4. DEED REFERENCE: SVH 5181/651
5. PLAT REFERENCE: EWR 1/13, BAY SHORE ESTATES IN OCEAN CITY, MARLAND
6. TAX MAP REFERENCE: 112/4668
7. SITE AREA: 7,236 SF
8. FLOOD ZONE: A-6, BFE 6'
9. TOTAL NUMBER OF UNITS: 3
10. TOTAL PARKING SPACES: 6
11. LOTS & BLOCK: BLOCK 6, LOT 27



Vicinity Map  
No Scale

Area of Units

328 Sunset Unit A	1,090 SF
328 Sunset Unit B	1,090 SF
330 Sunset Unit C	1,090 SF

Limited Common Area

328 Sunset Unit A	617 SF
328 Sunset Unit B	998 SF
330 Sunset Unit C	722 SF

**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**

THIS CONDOMINIUM 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.* 11/14/11  
APPROVING AUTHORITY, WORCESTER COUNTY DATE

**SURVEYOR'S CERTIFICATION**

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEETS 1 THROUGH 4, 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 THIS PLAT.

*Douglas Loewer* 10/3/11  
DOUGLAS LOEWER PLS 10697 DATE



**GENERAL NOTES**

1. 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 (LATEST EDITION).
2. 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.
3. COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND UNITS ARE SHOWN DIAGRAMMATICALLY TO THE EXTENT FEASIBLE.
4. 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...
5. 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.
5. THE STRUCTURAL COMPONENTS OF ALL BUILDINGS ARE LIMITED COMMON AREA.

<b>COCONUT CABANAS CONDOMINIUM</b> OCEAN CITY, MARYLAND BLOCK 6, LOT 27 BAY SHORE ESTATES PLAT	JOB # 9140 DATE: SEPTEMBER 30, 2009 SCALE: NO SCALE PAGE 1 OF 4	<b>LOEWER &amp; ASSOCIATES</b> Engineers & Surveyors 10144 Greenbriar Drive Berlin, Maryland 21811 410-641-4040
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