

07/05/2012

**MAYOR AND CITY COUNCIL
TOWN OF OCEAN CITY**

Richard M. Nathan 6/27/12
MAYOR, OCEAN CITY, MARYLAND DATE

James Hill 6/27/2012
PRESIDENT, OCEAN CITY TOWN COUNCIL DATE

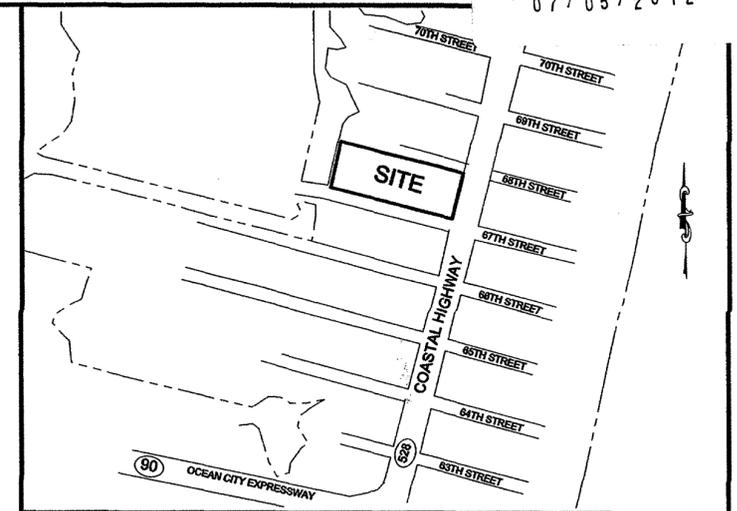
THIS APPROVAL DOES NOT EXTEND TO ANY FUTURE USES AND IS LIMITED TO APPROVING THOSE USES AND PLANS AS BEING ENCOMPASSED WITHIN THE APPLICATION AND APPROVALS OF THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ZONING APPEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE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

J. Shain Smith 6/27/12
ZONING ADMINISTRATOR, OCEAN CITY, MARYLAND DATE

**67TH STREET
LAND CONDOMINIUM**

67TH STREET & 68TH STREET
TAX MAP 114

PARCELS 6646, 6647, 6648, 6649, 6650, 6651, 6652, 6653, 6654
6655, 6656, 6657, 6658, 6659, 6660, 6661, 6662, 6663, 6664, 6665, 6666, 6667 & 6668
TOWN OF OCEAN CITY
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES:

1. THE PROPERTY AS SHOWN HEREON IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR THE 67TH STREET LAND CONDOMINIUM (THE "CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2012), AS AMENDED.
2. THE DIMENSIONS AND AREAS OF THE LAND UNITS SHOWN ON THIS CONDOMINIUM PLAT BASED ON THE UNITS BOUNDARIES AS DESCRIBED IN THE DECLARATION FOR 67TH STREET LAND CONDOMINIUM. (THE "DECLARATION") AND REFLECT THE COMPUTED DIMENSIONS OF THE LAND UNITS. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY.
3. THE UPPER BOUNDARY OF EACH LAND UNIT IS A HORIZONTAL PLANE AT ELEVATION 350, EXTENDED TO INTERSECT THE LATERAL OR PARAMETRICAL BOUNDARIES THEREOF. THE LOWER BOUNDARY OF EACH LAND UNIT IS A HORIZONTAL PLANE AT ELEVATION -100, EXTENDED TO INTERSECT THE LATERAL OR PARAMETRICAL BOUNDARIES THEREOF.
4. THE VERTICAL OR PERIMETRICAL BOUNDARIES OF EACH LAND UNIT ARE VERTICAL PLANES AS DESCRIBED IN THE DECLARATION AND IS REFERENCED ON SHEET 2 OF 2, EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE OTHER LATERAL OR PERIMETRICAL BOUNDARIES OF THE LAND UNIT.
5. EACH LAND UNIT SHALL CONSIST OF A THREE-DIMENSIONAL SPACE AS DESCRIBED IN THE DECLARATION AND AS REFERENCED ON SHEET 2 OF 2. THERE ARE THREE LAND UNITS WITHIN THE CONDOMINIUM, EACH UNIT IS DESIGNATED NUMERICALLY, AS FOLLOWS: LAND UNIT 1, LAND UNIT 2 AND LAND UNIT 3.
6. THE COMMON ELEMENTS SHALL BE DEFINED AS SET FORTH IN THE DECLARATION AND SHALL CONSIST OF ALL PORTIONS OF THE PROPERTY OTHER THAN THE LAND UNITS AS SHOWN ON THIS CONDOMINIUM PLAT OR AS SET FORTH IN THE DECLARATION.
7. THE ELEVATIONS SHOWN HEREIN ARE BASED ON NGVD 1929 DATUM AND THE LOWER ELEVATION REPRESENTS THE LOWER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE FOR EACH LAND UNIT AND THE UPPER ELEVATION REPRESENTS THE UPPER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE FOR EACH UNIT.

SITE DATA

1. OWNER/DEVELOPER: CIA - OCEAN ISLES, LLC AND PAUL W. MILLER P.O. BOX 4078 OCEAN CITY, MD 21842
2. CURRENT ZONING: LC-1, BMUD
3. TAX MAP 114 - PARCEL 6646 - 6668
4. SITE AREA: 3.99 ACRES ± (173,650 S.F. ±)
LAND UNIT 1 - 80,000 S.F. ± (1.84 ACRES)
LAND UNIT 2 - 18,000 S.F. ± (0.41 ACRES)
LAND UNIT 3 - 69,650 S.F. ± (1.60 ACRES)
5. FLOOD ZONE: ZONE A6, BFE = 8' & 6", PER FEMA FIRM COMMUNITY PANEL NO. 245207 0002 F, DATED 3/4/1986.
6. DEED REFERENCE(S):
PARCEL 6646 - SVH 5803/27
PARCEL 6647 - SVH 5803/27
PARCEL 6648 - SVH 5803/18
PARCEL 6649 - SVH 5803/18
PARCEL 6650 - SVH 5803/18
PARCEL 6651 - SVH 5803/18
PARCEL 6652 - SVH 5803/18
PARCEL 6653 - SVH 5803/18
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PARCEL 6659 - SVH 5803/27
PARCEL 6660 - SVH 5803/27
PARCEL 6661 - SVH 5803/27
PARCEL 6662 - SVH 5803/27
PARCEL 6663 - SVH 5803/27
PARCEL 6664 - SVH 5803/27
PARCEL 6665 - SVH 5803/27
PARCEL 6666 - SVH 5803/27
PARCEL 6667 - SVH 5803/27
PARCEL 6668 - SVH 5803/27

OWNER'S CERTIFICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY TO THE BEST OF THEIR KNOWLEDGE THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2012), AS FAR AS IT CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.

CIA - OCEAN ISLES, LLC BY
[Signature] 7-3-12
MANAGING MEMBER DATE

[Signature] 6/28/12
PAUL W. MILLER DATE

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT: THIS PLAT, SHEET 1 OF 2 AND 2 OF 2, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE LAND CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, CAN BE DETERMINED FROM THEM.

I CERTIFY THAT THE REQUIREMENTS OF THE REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, AND THE SURVEY WAS PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION.

[Signature] 6/26/12
RUSSELL T. HAMMOND, P.L.S. MD #21329 DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS LAND 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.

[Signature] 6/26/12
ROBERT MITCHELL, DIRECTOR DATE

**67TH STREET
LAND CONDOMINIUM**
67TH STREET & 68TH STREET
TOWN OF OCEAN CITY
TENTH TAX DISTRICT, WORCESTER COUNTY, MARYLAND



RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	R.T.H.	FILE #	2012-0256
DRAWN BY	R.T.Hammond	DATE	03/26/2012	SHEET 1 OF 2	
CHECKED BY	R.T.Hammond	SCALE	1" = 50'		

REVISED: 04/03/2012	PARCELS 1 & 2 (AREAS)	RTH
REVISED: 06/21/2012	COMMENTS FROM J. ALMAND	RTH

*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. 21329, EXPIRATION DATE 1/08/2013.

MSA SSU 1257 8650-1
p194465

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