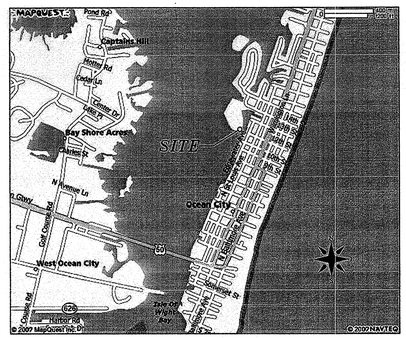
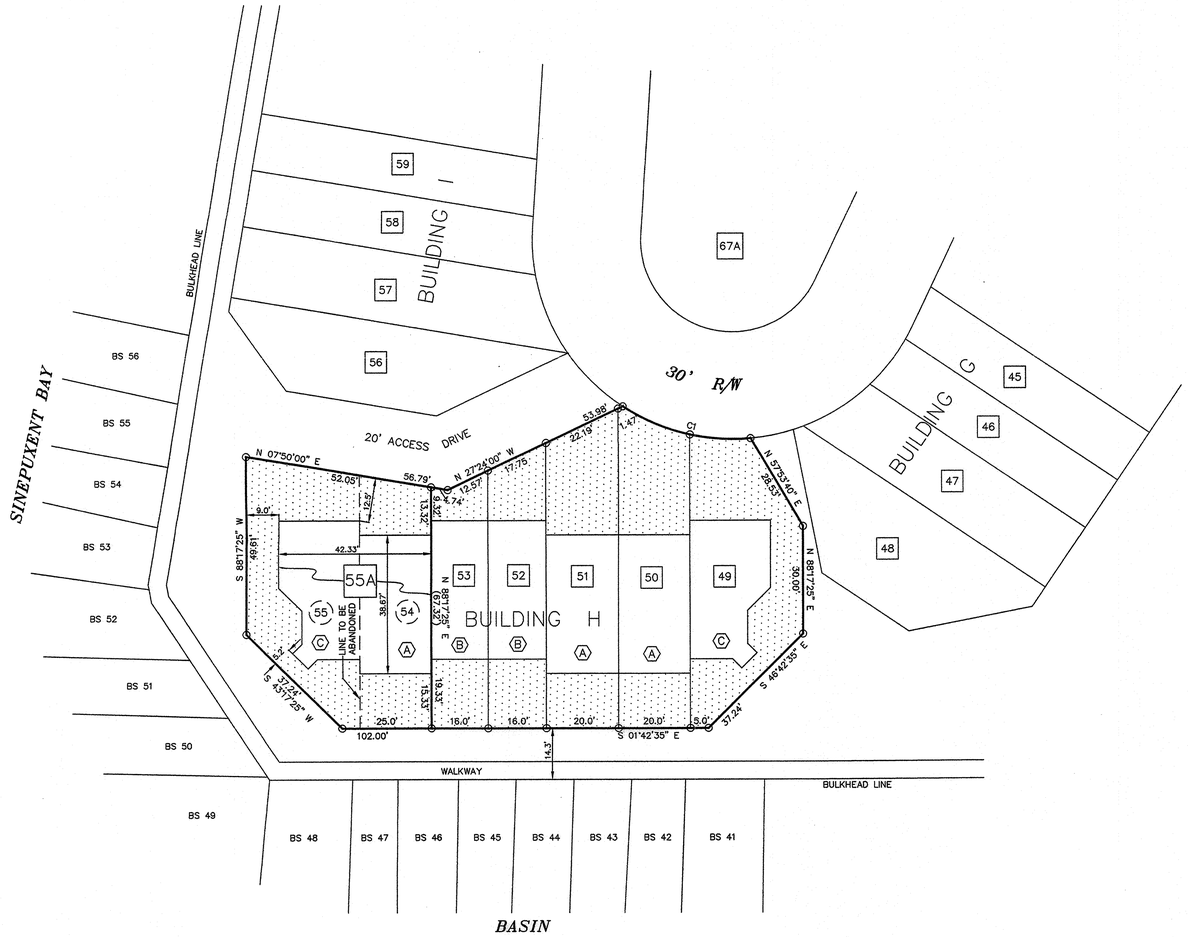
SVH LIBER 239 FOLIO 50
RECORDED
11/21/2013



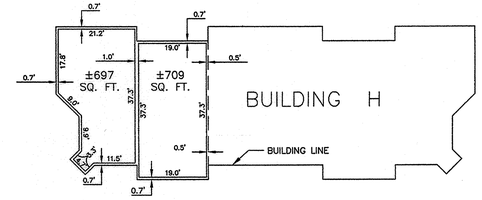
VICINITY MAP
(N.T.S.)

PER HARBOUR ISLAND CONDOMINIUM PLAT

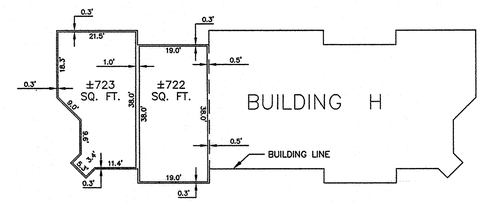


UNIT 55A DETAILS

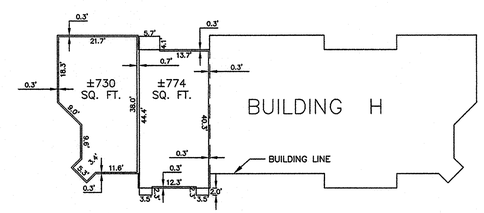
TOTAL UNIT AREA = ±4354 SQ. FT.



GARAGE LEVEL
LOWER LIMIT ELEV. = +7.17' (PER REF. PLAT)



1ST FLOOR



2ND FLOOR
UPPER LIMIT ELEV. = +33.10' (PER REF. PLAT)

ELEVATIONS SHOWN ARE IN FEET ABOVE
MEAN LOW WATER DATUM BASED UPON
BENCHMARK # C-104, 1976, EL. 7.58' MSL.

OWNER'S CERTIFICATION:

We hereby certify that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with, to the best of our knowledge and that it is in accordance with our desires.

Harold B. Gordy, Jr. — Date: 11/14/13
Owner- Unit 54 & 55

Consuelia C. Gordy — Date: 11/14/13
Consuelia C. Gordy
Owner- Unit 54 & 55

Council of Unit Owners of Harbour Island Condominium — Date: 11/15/13

SURVEYOR'S CERTIFICATE:

I hereby certify that the requirements of Section 11-105 of the Real Property Article of the Annotated Code of Maryland (1996), concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with, and that this 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.

L. E. Bunting, Jr. PROP. L.S. # 192 — Date: 11/14/13

STATE OF MARYLAND — L. E. BUNTING — PROPERTY LINE SURVEYOR

APPROVED, PLANNING AND ZONING:
Ocean City, Worcester County, Maryland

This approval does not extend to any future uses and is limited to approving uses and plans as being encompassed within the application and approvals of the Planning and Zoning Commission and Board of Appeals. The application and records are available for review at the office of the undersigned. The subdivision of the land for condominium purposes as shown, is approved.

Zoning Administrator — Date: 11/18/13

OWNERS:
HAROLD B. GORDY, JR.
CONSUELIA COMPTON GORDY

PREMISE ADDRESS:
415 14TH STREET
OCEAN CITY, MARYLAND 21842

DEED REFERENCE:
RHO 2420 / 228- UNIT 55
ACCOUNT #10-235081
SVH 2921 / 425- UNIT 54
ACCOUNT #10-235073
PARCEL # 3486
TAX MAP # 111

PROPERTY ZONED: R-2
MIN. FRONT YARD 10'
MIN. REAR YARD 10'
MIN. SIDE YARD 5'

REFERENCE PLAT:
"HARBOUR ISLAND CONDOMINIUM"
BY:
L. E. BUNTING SURVEYS, INC.
06/30/1983
PLAT BOOK WCL 80/49-62

LEGEND:
- ⊙ DENOTES PLATTED POINT
- # DENOTES UNIT NUMBER
- Ⓐ DENOTES UNIT TYPE
- DENOTES LIMITED COMMON AREA
- BS ## DENOTES BOAT SLIP NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	55.50'	37.40'	36.70'	N 12°27'55" E

Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-panel Number 245207-0001-G, dated 2/04/1988, this Property is situated in Zone A6 (B.F.E. 7')

L. E. BUNTING SURVEYS, INC.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
(410) 641-3313

0' 20' 40' 60'
GRAPHIC SCALE

CONSOLIDATION OF UNITS 54 & 55- BUILDING H INTO UNIT 55A HARBOUR ISLAND CONDOMINIUM

TOWN OF OCEAN CITY
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 20' — DATE: 11/13/13
JOB NO.: 9268/13

P201953 MSA S&U 1257 8769