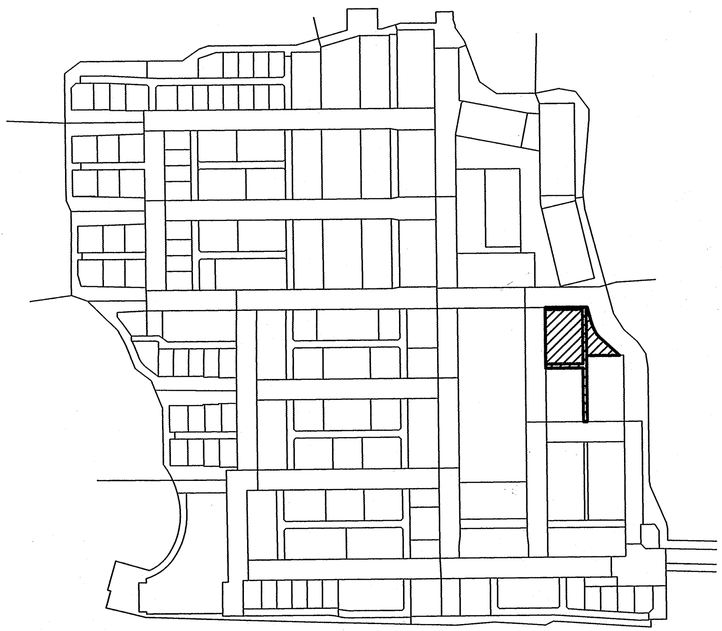
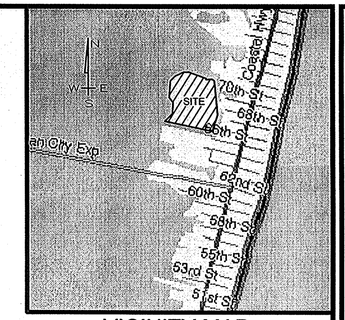
SVH LIBER 239 FOLIO 57
RECORDED
01/09/2014

SUNSET ISLAND REVISED LAND CONDOMINIUM

LAND UNITS LU-CA38, LU-CA62, LUG-AG
TENTH TAX DISTRICT
67th STREET, OCEAN CITY
WORCESTER COUNTY, MARYLAND





VICINITY MAP
(NOT TO SCALE)

SITE DATA

1.	OWNER:	SUNSET ISLAND LLC 506 MAIN STREET SUITE 300 GAITHERSBURG, MD 20878
2.	SURVEYOR:	BECKER MORGAN GROUP 312 WEST MAIN STREET, SUITE 300 SALISBURY, MARYLAND 21801 PHONE: 410.546.9100 FAX: 410.546.5824
3.	CURRENT ZONING:	BMUD
4.	DEED REFERENCE(S):	SVH 3388/581
5.	TAX MAP/PARCEL:	MAP 114 - GRID 7 - PARCEL 6684
6.	SITE AREA:	16,752 sq.ft. (0.38 ACRES)
7.	EXISTING USE:	RESIDENTIAL
8.	FLOOD ZONES:	ZONE A6, EL. 6.0' PER FEMA FIRM COMMUNITY PANEL 245207 0002F DATED MARCH 4, 1986.

NOTES:

1. THE PROPERTY AS SHOWN HEREON IS HEREBY SUBJECTED TO THE CONDOMINIUM REGIME FOR THE SUNSET ISLAND LAND CONDOMINIUM (THE "CONDOMINIUM") IN ACCORDANCE WITH TITLE 11, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (1996), AS AMENDED.
2. THE DIMENSIONS AND AREAS OF THE LAND UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION FOR THE SUNSET ISLAND 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 150, 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, 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 FOR THE CONDOMINIUM. THERE ARE TWO HUNDRED EIGHTEEN (218) LAND UNITS WITHIN THE CONDOMINIUM. EACH UNIT IS DESIGNATED ALPHA-NUMERICALLY, AS FOLLOWS: "LUS-F-49", "LUS-F-51", etc.,"LUT-M", "LUT-N", etc., "LU-CA5", "LU-CA6", etc. AND SO FORTH.
6. THE COMMON ELEMENTS SHALL BE AS SHOWN ON THIS CONDOMINIUM PLAT AS LAND UNITS SHOWING THE ALPHA-NUMERIC DESIGNATION LU-CA#.

MAYOR AND CITY COUNCIL TOWN OF OCEAN CITY

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.

Edward L. Hanson — 11/27/13
MAYOR, TOWN OF OCEAN CITY — DATE

Lloyd Mart — 12-6-13
PRESIDENT, TOWN OF OCEAN CITY TOWN COUNCIL — DATE

T. Blaine Smith — 11/27/13
ZONING ADMINISTRATOR — DATE

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS REVISED 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 SYSTEM.

Robert Mitchell, R.S. — 11/15/13
APPROVING AUTHORITY WORCESTER COUNTY — DATE

OWNER'S CERTIFICATION

I CERTIFY THAT SUNSET ISLAND, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT THE REVISED LAND CONDOMINIUM UNITS AS SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.

T. A. Natelli — 11/4/13
SUNSET ISLAND, LLC — DATE
THOMAS A. NATELLI (MANAGING MEMBER)

SURVEYORS CERTIFICATION

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

10/31/13
CHARLES G. DENNIG, JR. — DATE
PROFESSIONAL LAND SURVEYOR No. 21318

Exp. 6/29/14

P.202709

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

Dover
738 S Governors Ave
Dover, DE 19903
302.734.7950

Salisbury
312 West Main St. Suite 300
Salisbury, MD 21801
410.546.9100

Wilmington
307 A Street
Wilmington, DE 19801
302.888.2600

www.beckermorgan.com

PROJECT TITLE

SUNSET ISLAND
LAND CONDOMINIUM
REVISED LAND UNITS

TENTH TAX DISTRICT
67th STREET, OCEAN CITY
WORCESTER COUNTY, MARYLAND

SHEET TITLE

COVER SHEET

ISSUE BLOCK

MARK	DATE	DESCRIPTION

2/4/3

PROJECT NO.:	2002244.01
DATE:	10/16/2013
SCALE:	N.T.S.
DRAWN BY:	CGD

SHEET
1 OF 2

M&A S1257-8775-1

Maryland State Archives