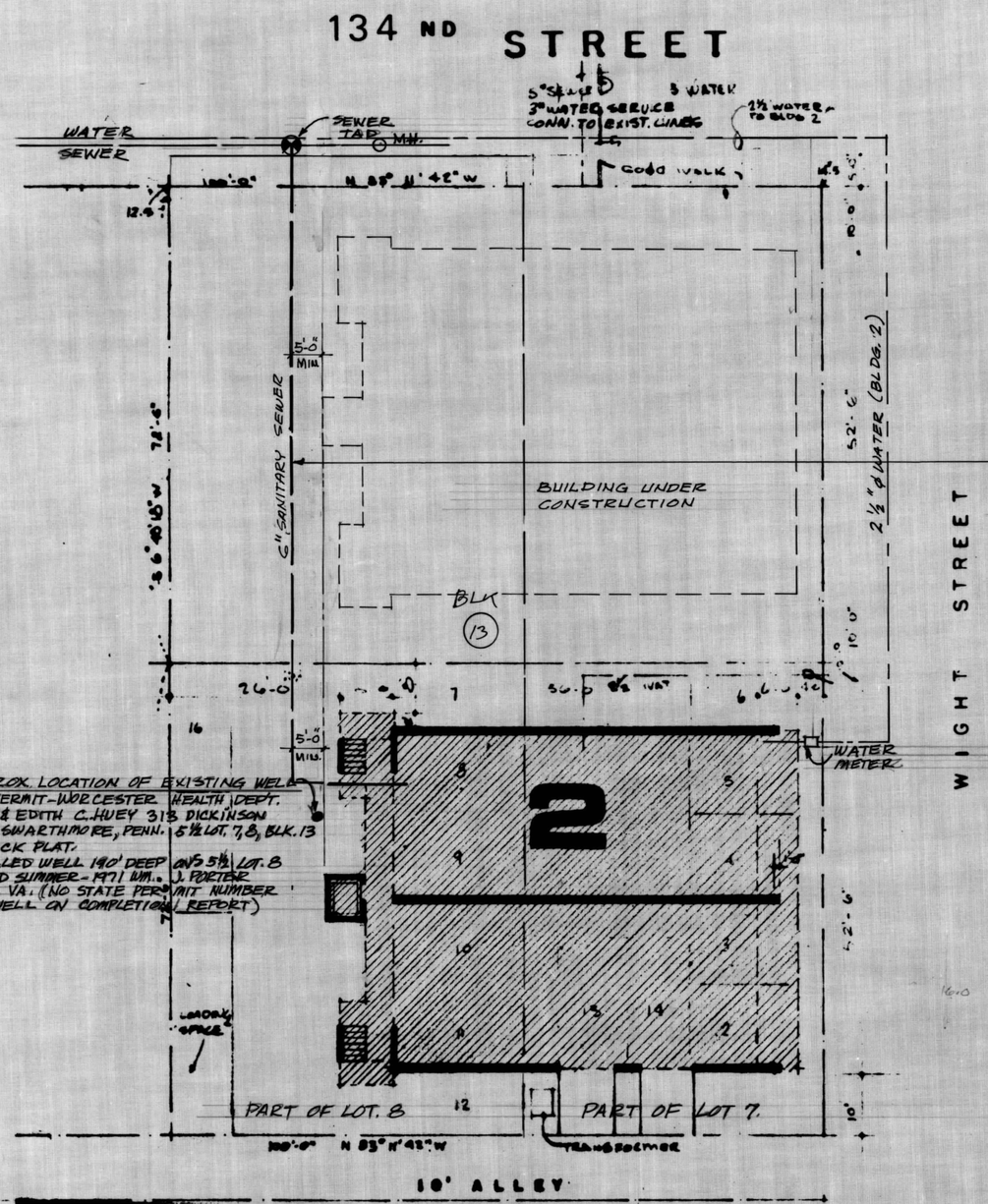
FWH 30/10 Filed 12-20-72



UNIT AREA. 710.6 ⊡ 706.0 ⊡

COMMON ELEMENTS — & WALLS AS NOTED

DEED OF EASEMENT FOR SEWER GRANTED BY ROBERT W. HUDSON AND RECORDED BY LIBER. 377 AND FOLIO 123 AT LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

DATA BLOCK 13
1/2 OF LOTS 7 & 8 7.250 ⊡

Approved for Public Water & Sewer

12-18-72 — Date

H. Fritz — County Health Officer

General Notes:

1. Whenever the word "common" or "common element" is referred to in these plats, it shall mean "general common element" as described in the "Horizontal Property Act", Art. 21, Sec. 117 A to 142, Replacement Volume 1966 Edition, of the Annotated Code of Maryland.
2. These drawings, consisting of three sheets, are considered to be the master plats for the creation of this condominium and are the results of physical review after the construction of the project by Nelson, Tilghman Associates, Architects-Engineers. Any reference to a specific item or items of construction not noted, is based on the plans for construction, itemized 1 through 3, prepared by Nelson, Tilghman Associates, 19 November 1971. Any reference to a specific item or items for the underground facilities or utilities is based on that found and as related by the builder.
3. The elevations shown on these drawings are based on the mean low water of the Atlantic Ocean as established and published by the U.S.C. & G.S., and is further datum for Ocean City, Md.
4. Both types of shading are common elements such as walls and west balconies and stairs and elevators.
5. Each Unit shown hereon is designated by numbers.
6. The dimensions of the buildings as shown are measured to the outside exterior walls and are as field checked by the surveyor. The remaining dimensions are as shown on plans and are rough dimensions and may vary in construction; that existence and/or location of details or material is not guaranteed by these plans.
7. All conduits and wall outlets and all other utility lines, regardless of location, shall be part of the Common Element.
8. The boundaries of the Common Element for each Unit are inside face of walls, floors and ceiling.
9. All of the Common Element areas to be maintained by the Concominium Association.
10. The boundaries of Condominium Unit is the interior face of all walls.
11. The area of each unit is computed between the face of the walls and the face of the balcony walls and railing.

These documents consist of Sheets A-1 Site Plan, A-2 Floor Plans and A-3 Elevations.

ARCHITECTURAL CERTIFICATE

I hereby certify that the Condominium shown on these 3 sheets of this set of Condominium Plats for Breakwater II are correct; that they are a subdivision of the building shown on the 3 sheets filed as a part of this Condominium.

11 Sept. 72 — Date

Lowell E. Nelson, Md. 1651 R.
LOWELL E. NELSON, A.I.A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE CONDOMINIUM BUILDING SHOWN ABOVE IS LOCATED IN ACCORDANCE WITH ABOVE LOCATION SURVEY.

W. Frederick Gore
W. FREDERICK GORE

MASTER PLAN APPROVAL
MAYOR & CITY COUNCIL
Ocean City, Worcester County
Maryland

Harry W. Kelly — Mayor
William H. Purnell — Council President

We certify that the regulations of Article 17, Sections 59 and 59 B of the Annotated Code of Maryland 1957 Edition have been complied with concerning the making of a plat setting of markers and the existence of prior preliminary plats

DONAL DEVELOPMENT COMPANY, INC.

Allen D. Brufsky — Allen D. Brufsky, President

ARCHITECTURAL REGISTRATION BOARD 1651-R STATE OF MARYLAND

ATLANTIC OCEAN

MSA CSU 2157-752-1

SHEET NO. A-1 OF 3

nelson — tilghman · associates

REVISIONS — DATE 11 Sept 72

SHEET TITLE: SITE PLAN

OFFICE NO.

BREAKWATER II
CONDOMINIUM
OCEAN CITY, MARYLAND

architects · engineers
301 585-4644 815 thayer ave
silver spring maryland 20910

LOWELL E. NELSON
ENGINEERS AND REGISTRATION

Maryland State Archives