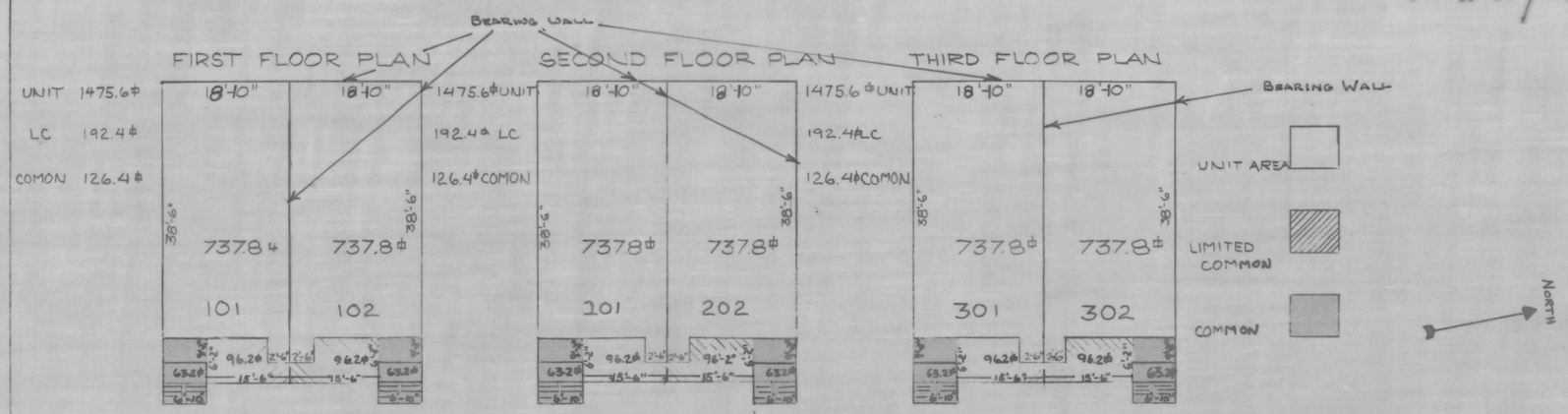
FWH 33/29 filed 5-10-73



ELEVATIONS

FIRST FLOOR ELEVATION	17.95	ABOVE MEAN LOW WATER
SECOND FLOOR ELEVATION	26.99	ABOVE MEAN LOW WATER
THIRD FLOOR ELEVATION	36.05	ABOVE MEAN LOW WATER
TOP PARAPET ELEVATION	45.32	ABOVE MEAN LOW WATER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLATS OF THE CONDOMINIUM SHOWN ARE CORRECT; THAT IT IS A SUBDIVISION OF THE BUILDING LOCATED ON LOT NO. 24 OF BLOCK; 3 AS SHOWN ON A PLAT ENTITLED FENWICK, MARYLAND IN OCEAN CITY, WOR. CO., MARYLAND AS RECORDED IN PLAT BOOK CWR-3, FOLIO-23 AMONG THE LAND RECORDS FOR WORCHESTER COUNTY, MARYLAND AND ALL LAND CONVEYED TO 123RD LIMITED PARTNERSHIP BY DEED DATED 3-9-72 AS RECORDED ON 3-10-72 IN LIBER FWH 342 AT FOLIO 355-357 AMONG THE OFFICIAL LAND RECORDS AND SAID BUILDING HAS BEEN ERECTED IN ACCORDANCE WITH THE SAID PLATS OF CONDOMINIUM.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 0.1148 ACRES OF LAND.

THE TOTAL AREA OF THE UNITS INSIDE THE BUILDING IS 4426.80 SQUARE FEET.

S Ruffin Maddox Jr.
REGISTERED SURVEYOR, MARYLAND

STATE OF MARYLAND — S. RUFFIN MADDOX, JR. — NO. 8324 — REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS DEDICATION

123 LTD PARTNERSHIP,

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF HORIZONTAL PROPERTY REGIME AS SET FORTH IN ARTICLE 21, SECTION 117-A OF THE ANNOTATED CODE OF MARYLAND (1957), 1966 REPLACEMENT VOLUME.

Richard W. Moore
John F. Buchanan Jr.
GENERAL PARTNERS 123 LTD PARTNERSHIP

ARCHITECT'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN OF THE CONDOMINIUM SHOWN ON THESE PLATS IS CORRECT; THAT IT IS SUBDIVISION OF A SINGLE BUILDING IN OCEAN CITY, MD. AS SHOWN ON PLAT FILED AS PART OF THIS PLAN OF CONDOMINIUM.

W.C.H.

Harry W Kelly
MAYOR OCEAN CITY, WORCESTER CO, MD

Roland E. Powell
PRESIDENT, CITY COUNCIL

REGISTERED ENGINEER ARCHITECT

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS — 1796-R — STATE OF MARYLAND

5/9/73

APPROVED FOR PUBLIC WATER SUPPLY & SEWERAGE SYSTEMS
WORCESTER CO. HEALTH DEPT.
DATE 5/10/73
SIGNATURE John R. Fowler, R.I.

NOTES

1. BUILDING IS A THREE STORY STRUCTURE CONTAINING SIX CONDOMINIUM UNITS.
2. EACH CONDOMINIUM UNIT AS SHOWN HEREON IS DESIGNATED BY NUMBER. A TYPICAL EXAMPLE IS SHOWN ON PLAT A-1.
3. BEARING WALLS AS DELINEATED HEREON ARE COMMON AREAS.
4. LIMITED COMMON AREAS, DESIGNATED HEREON AS PER LEGEND
5. THE DIMENSIONS OF EACH CONDOMINIUM UNIT. ARE MEASURED FROM THE UNFINISHED SURFACE OF WALLS, FLOORS AND CEILINGS. THE AREAS OF EACH UNIT ARE COMPUTED ACCORDINGLY IN SQUARE FOOTAGE.
6. ALL CONDUITS AND WIRE OUTLETS AND ALL OTHER UTILITY LINES, REGARDLESS OF LOCATION, SHALL CONSTITUTE PART OF THE COMMON ELEMENTS. THE STAIRWAYS ALSO CONSTITUTE PART OF THE COMMON ELEMENTS.
7. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE MASTER DEED.
8. BOLD LINES SHOWN HEREON INDICATE BEARING WALLS OR STRUCTURAL ELEMENTS.

RECORDED: _____

CONDOMINIUM PLAT BOOK: _____

PLATE NO.: _____

("AS BUILT")

SHEET S1 OF 1
PLAT OF CONDOMINIUM AND PLANS OF BUILDING
OCEAN CITY, WORCESTER CO
MARYLAND
MACDONALD + ENGLEHART
ARCHITECT
OXON HILL, MD
SCALE: AS NOTED
DATE SEPT. 19, 1972

SEA POWER CONDOMINIUM

MSA CSU 2157-803-1
#2310

Maryland State Archives