

# SPINNAKER CONDOMINIUM

HORIZONTAL PROPERTY REGIME  
OCEAN CITY  
WORCESTER COUNTY, MARYLAND

ARCHITECTS  
DONALD B. RATCLIFFE, A.I.A.

I CERTIFY THAT THESE PLANS, COMPRISED OF SHEETS 1 THRU 12 INCLUSIVE, WERE PREPARED IN ACCORDANCE WITH ARTICLE 21, SECTION 11-112 OF THE MARYLAND CODE, 1957 EDITION (1973 REPLACEMENT VOLUME) SHOW THE PLAN FOR A PROPERTY REGIME FOR THE PARCELS SHOWN HEREON. THAT SAID PLANS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, THE DIMENSIONS, AREA AND LOCATION OF EACH UNIT THEREIN AND THE DIMENSIONS, AREA AND LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH UNIT. OTHER COMMON ELEMENTS, BOTH LIMITED AND GENERAL, ARE SHOWN GRAPHICALLY INSOFAR AS POSSIBLE, AND AS DESCRIBED IN DETAILS, DIMENSIONS AND FIGURES, BASED ON FIELD SURVEY AND MEASUREMENT OF SAID PROPERTY AND BUILT.

DATE 30 May 74  
SURVEYOR L. Kenneth Carter  
(SEAL)  
DATE 5-20-74  
ARCHITECT Donald B. Ratcliffe  
(SEAL)



LARMAR CORPORATION, A MD. CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFIES THAT THESE PLANS SHOWING THE LAND & BUILDINGS OF THE SPINNAKER CONDOMINIUMS COMPLY WITH THE REQUIREMENTS OF SEC. 3-108, INCLUSIVE OF ART. 21 OF THE MD. CODE 1957 EDITION (1973 REPLACEMENT VOL.) IN SO FAR AS SAME CONCERN THE MAKING OF SAID PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, AND THE EXISTENCE OF PRIOR PRELIMINARY PLANTS, SHEETS 1 THRU 12.

APPROVED: FOR PUBLIC SYSTEMS  
DATE: 6/4/74  
AUTHORIZED SIGNATURE: James H. Fisher, P.E.  
C. HEALTH DEPT.

ELEMENTS:  
COMMON AREAS ELEMENT   
UNIT AREA ELEMENT

MASTER PLAN APPROVAL:  
MAYOR AND CITY COUNCIL OF OCEAN CITY

MAYOR Harry W Kelly  
COUNCIL PRESIDENT Richard E. Powell  
MCA 6-3-74

WE CERTIFY THAT SHEET NOS. 1 THRU 12 OF SPINNAKER CONDOMINIUM ACCURATELY REPRESENT A PLAN OF HORIZONTAL PROPERTY REGIME FOR ALL OF THE LAND SHOWN ON THE FINAL LOCATION TOPO SURVEY (SHEET NO. 3) AND FOR THE BUILDING SHOWN THEREON AND ON THE OTHER HERETOFORE DESIGNATED SHEETS: THAT ALL DIRECTIONS SHOWING SIZE AND LOCATION OF THE IMPROVEMENTS AS BUILT AND PROPERTY LINES ARE BASED ON ACCURATE FIELD SURVEYS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON SAID LOT AND THESE PLATS GRAPHICALLY DEPICT THE IMPROVEMENTS AS ERECTED.

DATE 30 May 74  
SURVEYOR L. Kenneth Carter  
(SEAL)  
ARCHITECT Donald B. Ratcliffe  
(SEAL)



INDEX OF DRAWINGS	
SHEET NO.	TITLE
1	COVER
2	SP1 SITE PLAN
3	SP2 SITE AND UTILITY PLAN (SURVEY)
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	THIRD FLOOR PLAN
7	FOURTH FLOOR PLAN
8	FIFTH FLOOR PLAN
9	ROOF PLAN
10	EAST ELEVATION - WEST ELEVATION
11	NORTH ELEVATION - SOUTH ELEVATION
12	FOUNDATION PLAN

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