FWH 44/1 Filed 6-28-74

GENERAL NOTES:

1. FOUR SEASONS CONDOMINIUM IS SITUATED ON LOTS 13, 14 AND 15 OF BLOCK 13, ("REVISED & REASSEMBLED PLAT NO. 4 OF FENWICK, MARYLAND, APR. 29, 1966, PLAT BK. E.W.R., FOLIO 1/40 , AND IS BOUNDED BY ASSAWOMAN DRIVE ALONG THE WEST PROPERTY LINE (145.0') AND 133 RD STREET, (FORMERLY MELSON STREET) ALONG THE SOUTH PROPERTY LINE (100.00'), A 20.0' ALLEY ALONG THE EAST PROPERTY LINE (145.0') AND (INSERT) IN OCEAN CITY, WORCESTER COUNTY, MARYLAND, CONSISTING OF TWENTY (20) CONDOMINIUM UNITS, TEN (10)-THREE (3) BEDROOM UNITS AND TEN (10)-TWO (2) BEDROOM UNITS.

(INSERT) AND A 10' ALLEY ALONG THE NORTH PROPERTY LINE (100),

2. 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" OF THE ANNOTATED CODE OF MARYLAND.

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. AND G. S. AND IS THE 1929 DATUM FOR OCEAN CITY, MARYLAND.

4. ANY REFERENCE TO A SPECIFIC ITEM OR ITEMS FOR THE UNDERGROUND FACILITIES OR UTILITIES IS BASED ON THAT FOUND AT THE SITE.

DRAWING LIST:

NO.	DESCRIPTION
A-1	GENERAL NOTES
A-2	GENERAL NOTES
A-3	SITE PLAN, LOCATION PLAN AND AREA PLAN
A-4	FOUNDATION PLAN
A-5	FIRST FLOOR PLAN
A-6	SECOND FLOOR PLAN
A-7	THIRD FLOOR PLAN
A-8	FOURTH FLOOR PLAN
A-9	FIFTH FLOOR PLAN
A-10	ELEVATIONS
A-11	SECTIONS

ARCHITECT'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLATS, CONSISTING OF ELEVEN, (11), SHEETS, DRAWINGS A-1 THRU A-11, ARE CONSIDERED TO BE THE MASTER PLATS FOR THE CREATION OF THIS CONDOMINIUM, AND ARE THE RESULTS OF PHYSICAL MEASUREMENTS BY THOMAS FRANCIS COUZENS, A.I.A., M.S.A., ASSOCIATES, AFTER THE CONSTRUCTION OF THE PROJECT. ALL DATA AS BOUND HEREIN CONFORMS WITH ALL MARYLAND CODES; AND I CERTIFY THAT THESE DRAWINGS CONSTITUTE A FULL AND EXACT COPY OF THE PLAN OF THE BUILDING AS BUILT, WERE PREPARED IN ACCORDANCE WITH ART. 21, SEC. 11-112 OF THE ANNOTATED CODE OF MD., 1957 ED. (1973 REPLACEMENT VOL.).

ARCHITECT: Thomas Francis Couzens, AIA, MSA. MD. REG. CERT.: 1885-A

APPROVED FOR PUBLIC WATER SUPPLY AND SANITARY SEWERS, WORCESTER COUNTY HEALTH DEPARTMENT:

DATE: 6/25/74 BY: James R. Trader, R.S.

REGISTERED LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE IMPROVEMENTS AS SHOWN ON THIS SITE PLAN AND THE LOCATION OF THE BUILDING ARE BY ACTUAL FIELD SURVEY WITH NO ENCROACHMENT THEREON.

STATE OF MARYLAND — REGISTERED LAND SURVEYOR

REGISTERED LAND SURVEYOR: L. Allen Evans MD. REG. CERT. NO.:

I (WE) CERTIFY THAT THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108, REPLACEMENT VOLUME, 1973 EDITION OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, AS AMMENDED, HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THIS PLAT.

OWNER (S): Melvin J. Stefanowicz Susan N. Stefanowicz

APPROVED: MAYOR AND CITY COUNCIL, OCEAN CITY, WORCESTER COUNTY, MARYLAND:

O.C. 7-24-74 Mun. Bldgs. 6-25-74

MAYOR: Harry W. Kelly

PRESIDENT, CITY COUNCIL: Roland E. Powell

M.C.A., Jr. 6/25/74

BUILDING DATA:

1. TOTAL NUMBER OF UNITS 20
   NUMBER OF THREE BEDROOM UNITS 10
   NUMBER OF TWO BEDROOM UNITS 10

2. ALL FIVE (5) FLOORS ARE IDENTICAL CONSISTING OF 2 - 2 BEDROOMS AND 2 - 3 BEDROOMS.

INDIVIDUAL UNIT AREAS:

1. THREE BEDROOM UNIT ------ (58.33' X 14.5') + (24.33' X 11.0') = 1,113.415 SQ. FT.
2. TWO BEDROOM UNIT -------- (45.00' X 15.0') + (19.67' X 10.5') = 881.535 SQ. FT.

TOTAL SITE AREA:

1. (100.0' X 145.0') ---------- 14,500.000 SQ. FT.

DRAWN BY T.C. / CHECKED BY T.C.	BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 1885-A STATE OF MARYLAND	AIA	four seasons condominium	A 1
1 7 MAY 74			THOMAS FRANCIS COUZENS, A.I.A. ARCHITECT	
REVISIONS	7 MAR '74		Baltimore MARYLAND Ocean City	37172

MSA CSU 2157-944-1

Maryland State Archives