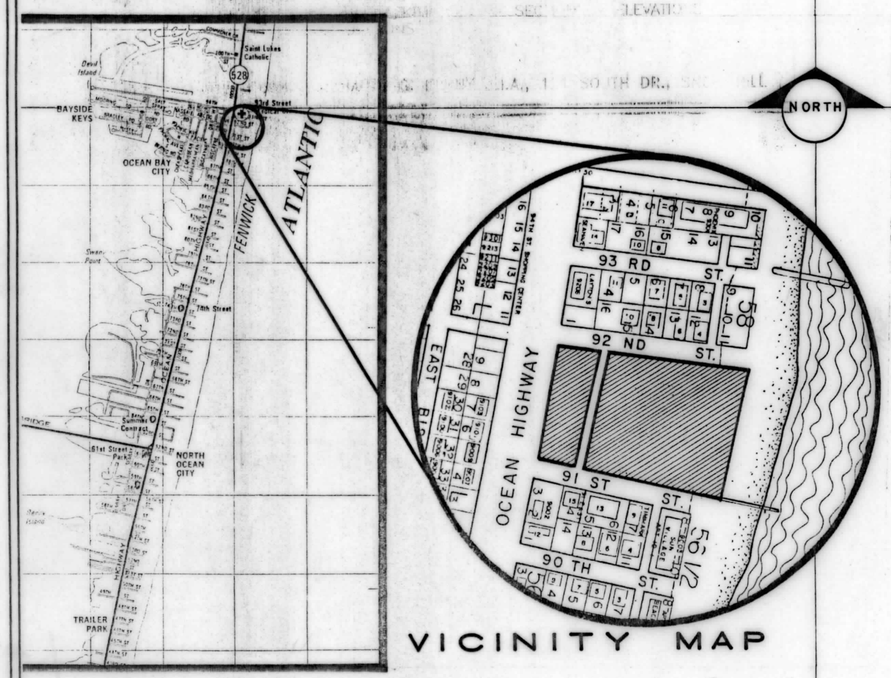
RHO 129/66

RHO 129/66

# PRINCESS ROYALE RESORT CONDOMINIUM

## PLAT OF CONDOMINIUM SUBDIVSION, PHASE 1
OCEAN CITY
WORCESTER COUNTY
MARYLAND




VICINITY MAP

### OWNERS CERTIFICATION

91st STREET JOINT VENTURE, A MARYLAND PARTNERSHIP, OWNER OF THE PROPERTY SHOWN ON THIS PLAT OF CONDOMINIUM SUBDIVISION (SHEETS 1 THRU 17), HEREBY CERTIFIES THAT THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INSOFAR AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

91st STREET JOINT VENTURE
BY: JOINT VENTURE HOLDING, INC., GENERAL PARTNER

4/5/91 BY: Malcolm C. Brown
DATE PRESIDENT

### APPROVED FOR PUBLIC WATER AND SEWAGE SYSTEMS

4/2/91 Richard L. Wells P.E.
date: WORCESTER COUNTY HEALTH DEPARTMENT

### PLAN APPROVAL
MAYOR and CITY COUNCIL
TOWN OF OCEAN CITY, MARYLAND

Roland E. Powell — Richard W. Meehan
MAYOR — COUNCIL PRESIDENT

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 APEALS. THIS APPLICATION AND RECORDS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE UNDERSIGNED.

M.B.L. 4/19/91 — K. Blair Smith
date — ZONING ADMINISTRATOR, TOWN OF OCEAN CITY, MARYLAND

### NOTES

1. THIS CONDOMINIUM PLAT IS MADE SOLELY FOR THE PURPOSE OF COMPLIANCE WITH SECTION 11-105 OF THE MARYLAND CONDOMINIUM ACT. THUS, COMMON ELEMENTS ARE SHOWN DIAGRAMMATICALLY ONLY TO THE EXTENT FEASIBLE, AND MEASURED DIMENSIONS AND FLOOR AREAS ARE CORRECT ONLY TO REASONABLE TOLERANCE, CAUTION IS URGED IN REGARD TO USING THIS PLAT FOR PURPOSES FOR WHICH IT IS NOT INTENDED, SUCH AS DETERMINING THE NATURE OR DESIGN OF THE STRUCTURAL OR OTHER COMPONENTS OF THE BUILDING OR THEIR EXACT DIMENSIONS OR LOCATION.
2. THIS PLAT INDICATES THE OULTINE OF CERTAIN COMPONENTS THAT ARE PART OF THE UNITS, IT IS NOT INTENDED TO SHOW THE EXACT LOCATION OR DIMENSIONS OF THESE COMPONENTS OR ALL OF THEM.
3. FLOOR AREAS OF UNITS ARE BASED ON THE PORTION OF THE FLOOR THAT IS PART OF THE UNIT; ACCORDINGLY, THE AREAS THAT ARE PART OF THE COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS SUCH AS THE BALCONIES, WALKWAYS, THE STRUCTURAL WALLS, COLUMNS, VOIDS, ETC., ARE NOT PART OF THE AREA COMPUTATIONS.
4. THE ELEVATION OF THE BOTTOM AND TOP BOUNDARIES OF EACH UNIT IS AN AVERAGE ELEVATION AND SUBJECT TO MINOR VARIANCES. IT IS STATED IN FEET ABOVE MEAN LOW WATER, ATLANTIC OCEAN, OCEAN CITY, MARYLAND U.S.C.G.S. DATUM.

### SURVEYORS CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR, LICENSED IN THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT: THIS PLAT OF CONDOMINIUM SUBDIVISION SHEETS 1 thru 17, INCLUSIVE TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED FROM THEM.

4-2-91 — Russell Gillin Jr.
date

STATE OF MARYLAND — RUSSELL LEE GILLIN JR. — No. 10558 — REGISTERED PROFESSIONAL LAND SURVEYOR

### CONSENT OF TRUSTEES

THE UNDERSIGNED TRUSTEES, TRUSTEES PURSUANT TO A CERTAIN DEED OF TRUST, DATED OCTOBER 10, 1988, AND RECORDED IN LIBER 1491, FOLIO 71, AMONG THE LAND RECORDS OF WORCESTER COUNTY, MADE BY 91st STREET JOINT VENTURE, GRANTOR THEREIN, AND MARYLAND NATIONAL BANK, NATIONAL ASSOCIATION, BENEFICIARY, DO HEREBY CONSENT TO THE TERMS OF THE PLAT OF CONDOMINIUM SUBDIVISION OF PRINCESS ROYALE RESORT CONDOMINIUM AND SUBORDINATE THE AFORESAID DEED OF TRUST TO THE LEGAL OPERATION AND EFFECT OF THE PLAT.

TRUSTEES:

William E. Eyring, Jr.
WILLIAM E. EYRING, JR.

Hunter F. Calloway
HUNTER F. CALLOWAY

### DRAWING SCHEDULE:

| SHEET NO. | SHEET DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | SITE PLAN |
| 3 | FUTURE PHASE |
| 4 | FIRST FLOOR GROUND LEVEL PLAN |
| 5 | FIRST FLOOR MEZZANINE PLAN |
| 6 | SECOND FLOOR PLAN |
| 7 | THIRD FLOOR PLAN |
| 8 | FOURTH FLOOR PLAN |
| 9 | FIFTH FLOOR PLAN |
| 10 | SIXTH FLOOR and ROOF PLAN |
| 11 | SEVENTH, EIGHTH and NINTH FLOOR PLAN |
| 12 | TENTH FLOOR and ROOF PLAN |
| 13 | PARKING GARAGE, GROUND LEVEL and FIRST LEVEL PLAN |
| 14 | PARKING GARAGE, SECOND, THIRD, FOURTH and ROOF LEVEL PLAN |
| 15 | MAIN BUILDING SECTIONS – ELEVATIONS |
| 16 | MAIN BUILDING and PARKING GARAGE SECTIONS – ELEVATIONS |
| 17 | UNIT AREA COMPUTATIONS |

UNIT TYPE LEGEND
CU = COMMERCIAL UNIT
SU = SUITE UNIT
EU = EXECUTIVE UNIT

Drawing Prepared in the office of HARRY G. KENNY A.I.A., 121 SOUTH DR., SNOW HILL, MD. 21863

DATE: JANUARY 1991

CAD FILE: BORDER COVERSHEET LAYER

Job NO. 85001

SHEET 1 OF 17

PRINCESS ROYALE RESORT CONDOMINIUM

REC FEE 42.50
MISC FEE 42.50
TOTAL 85.00
CHECK 85.00
00 APR 91 9:00 P2:03

MSA CE1 3120 – 2157-3120

Maryland State Archives