





(3) (4) 21.70 0.35 BALCONY- LIMITED COMMON ELEMENT UNIT C FOR EXCLUSIVE USE OF UNIT D 19.72 UNIT D 19.72 UNIT B 19.72 21.70 (6) 2 NO FLOOR

GENERAL NOTES

- The condominium premises is part of the tract of land shown on a plat entitled "Amended Firral Plat of Edgewater Village, Section 4, Plat I" which plat is recorded in the land records of Harford County in Plat Book 27 Folio 98
- 2. All vertical elevations are based on mean sea level established by U.S.C. €G. survey - 1929. Horizontal controls are based on Maryland State Grid System.
- 3. All portions of land and improvements shown hereon, except those designated as units are common elements. The owner of each unit shall own an undivided interest in the common elements as set forth in the Master Deed.
- 4. All conduits and wire and all other utility lines, regardless of location, shall constitute port of the common elements.
- 5. Parking spaces, garages, lowns, povements, trees and all other landscoping within twenty (20) feet of the outside walls of each multifamily building and walkways and driveways exclusively serving each separate building are limited common elements for the exclusive use of such buildings, provied however, should any two buildings be located less than forty (40) feet from each other, then, in such event, the perimeter of the limited common elements of each such building shall be the midlines between such buildings .
- G. Interior dimensions and elevations shown have been taken to the unfinished surface of the ceilings, floors and perimeter walls which form a part of the structural elements of the building. Interior partition walls within the condominium units have not been shown.
- 7. These Condominium Plats, numbering 3 sheets have been compiled from Architectural Plans and As-Built dimensions.

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C	801 •
D	974 *

* Total of both floors * * Includes Stairway

UNIT AREAS SQUARE FEET

774

WHITMAN, REQUARDT AND ASSOCIATES ENGINEERS BALTIMORE, MARYLAND

CONFIRMATORY SUNRISE CONDOMINIUM PLAT 15T ELECTION DISTRICT, HARFORD COUNTY, MARYLAND

SHEET 3 OF 3 DATE: JUNE 17, 1976 GRAPHIC SCALE: