

OWNER'S DEDICATION

STURBRIDGE DEVELOPMENT COMPANY, A MARYLAND CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS CONDOMINIUM PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, RESERVE AREAS FOR FUTURE DEDICATION AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS TO PUBLIC USE...

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY, EXCEPT THE FOLLOWING:

- 1. DEED OF TRUST TO HENRY A. BERLINER, JR. AND MARION J. MINKER, JR. AS TRUSTEES FOR THE BENEFIT OF SECOND NATIONAL FEDERAL SAVINGS BANK DATED JUNE 19, 1990 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5114 AT FOLIO 682.
2. REVOLVING LOAN INDEMNITY SECOND DEED OF TRUST TO HENRY A. BERLINER, JR. AND MARION J. MINKER, JR. AS TRUSTEES FOR THE BENEFIT OF SECOND NATIONAL FEDERAL SAVINGS BANK AND RECORDED AMONG THE LAND RECORDS IN LIBER 5114 AT FOLIO 628.

ALL PARTIES IN INTEREST THERETO HAVE HERETO AFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS CONDOMINIUM PLAT.

STURBRIDGE DEVELOPMENT COMPANY

Signature of Michael K. De Stefano, President, dated 3/20/94

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

SECOND NATIONAL FEDERAL SAVINGS BANK

Signature of Martin J. Miller, Jr., Substitute Trustee, dated 3/20/94

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

REISTERTOWN FEDERAL SAVINGS BANK

Signature of Suzann M. Stephens, Sr. VP, Substitute Trustee, dated 3/25/94

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT, CONSISTING OF 4 SHEETS IS CORRECT, THAT IT IS A CONDOMINIUM SUBDIVISION OF THE MOORINGS ON THE MAGOTHY, PHASE 11, UNITS 23-25 AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 47, PAGES 14 AND 15 AS PLAT NOS. E-2514 AND E-2515 AND THAT IT IS PART OF THE LANDS CONVEYED BY NSA SERVICE CORPORATION...

I FURTHER CERTIFY THAT THIS PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE CONSTRUCTED FROM THEM.

I FURTHER CERTIFY THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD SURVEY METHODS AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Signature of Charles A. Shreve, III, Surveyor, dated 3-17-94

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF BOUNDARIES HAVE BEEN COMPLIED WITH.

Signature of Charles A. Shreve, III, Surveyor, dated 3-17-94

Signature of Michael K. De Stefano, President - Sturbridge Development Company, dated 3/20/94

PRIVATE ROAD/PARKING COURTS STATEMENT

MARTINGALE LANE IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS AND PARKING FOR UNITS 1 THROUGH 32. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE DRIVEWAYS, PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES AND THE FACILITIES WITHIN THE PRIVATE ROADWAY. THESE FACILITIES ARE NOT ELIGIBLE FOR COUNTY MAINTENANCE OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.

GENERAL NOTES

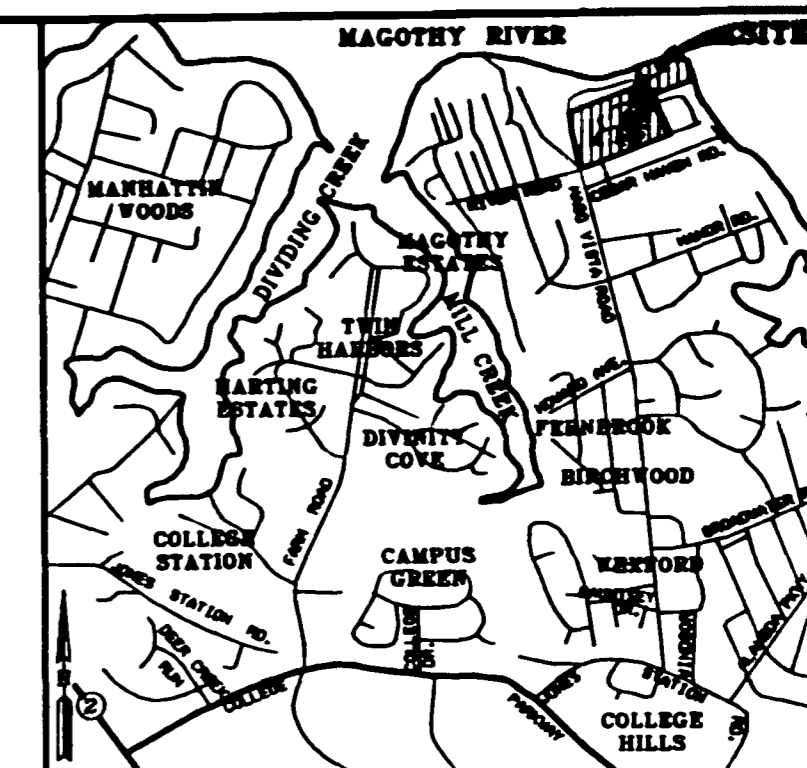
- 1. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES AS ESTABLISHED FROM ANNE ARUNDEL COUNTY, MARYLAND, OFFICE OF PLANNING AND ZONING TRAVERSE CONTROL STATIONS.
2. ALL FLOOR ELEVATIONS SHOWN ON FOOTPRINT PLANS REFER TO U.S.C. & G. VERTICAL DATUM 1929 ADJUSTMENT.
3. THIS PLAT IS SUBJECT TO THE SIXTH AMENDMENT TO THE DECLARATION OF THE MOORINGS ON THE MAGOTHY CONDOMINIUM DATED OCTOBER 15, 1990 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 5194 AT FOLIO 657.
4. THIS SUBDIVISION IS SUBJECT TO A REFORESTATION AGREEMENT DATED APRIL 19, 1990 BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND AND STURBRIDGE DEVELOPMENT COMPANY.
5. THIS PLAT IS SUBJECT TO THE SIXTEENTH AMENDMENT TO THE AMENDED DECLARATION OF THE MOORINGS ON THE MAGOTHY CONDOMINIUM.
6. THIS CONDOMINIUM PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 27, TITLE 3 OF ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS CONDOMINIUM PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

AREA TABULATION

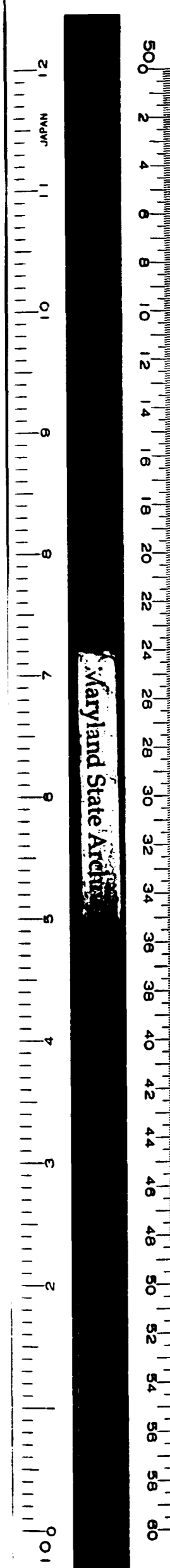
Table with 2 columns: Description and Area. Includes rows for 'TOTAL AREA PREVIOUS DEDICATIONS (PHASES 1 THROUGH 10, AND 14 THROUGH 18, COMMON USE AREA, PRIVATE STREET AND RECREATION AREAS)', 'TOTAL AREA PHASE 11 (FOR UNITS 23-25)', 'TOTAL AREA FUTURE PHASES 12 THRU 13', 'TOTAL SITE AREA', and 'PHASE 11: TOTAL NUMBER OF CONDOMINIUM TOWNHOUSE UNITS' and 'TOTAL NUMBER OF PARKING SPACES'.

COASTAL FLOODPLAIN AND HIGH HAZARD STATEMENT

PORTIONS OF THIS PROPERTY ARE AFFECTED BY THE COASTAL FLOODPLAIN AND/OR COASTAL HIGH HAZARD AREA, AS ESTABLISHED ON FLOOD INSURANCE RATE MAP NO. 240008-0028-C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD ELEVATION RANGE BETWEEN ELEVATION 8.0 AND 10.0 FEET, FIRST FLOOR ELEVATIONS OF ALL STRUCTURES BUILT WITHIN SUCH AREAS OR LOTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 21, TITLE 1.



VICINITY MAP SCALE: 1" = 2000'



GREENHORNE & O'MARA, INC. 2866 RIVA RD. SUITE 100 ANNAPOLIS, MARYLAND 21401 (410) 286-0066

WAIVER NOTES RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PLAT NO. \_\_\_\_\_

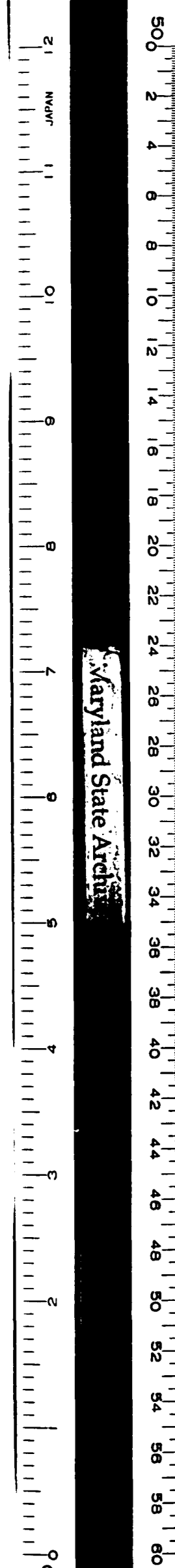
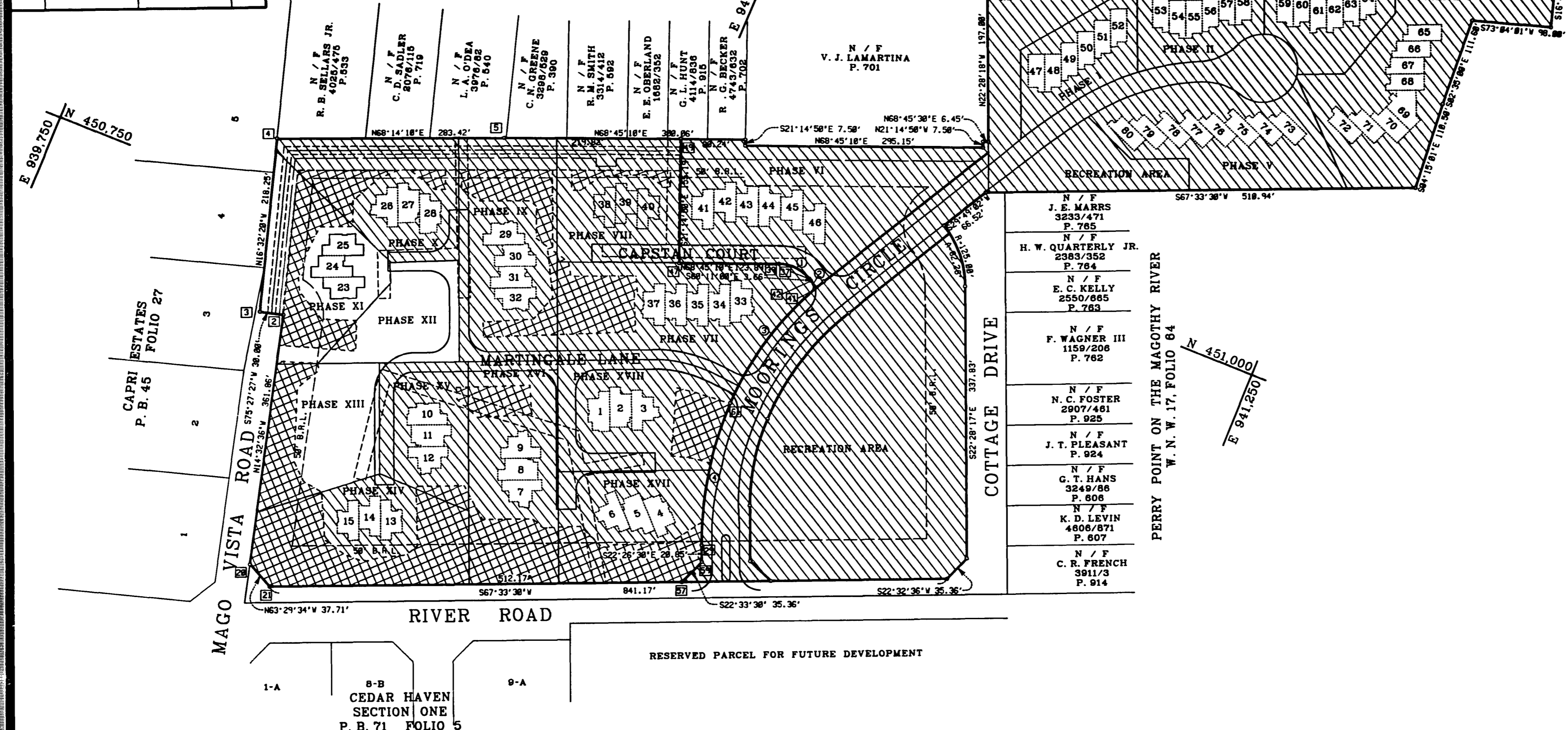
Approved: FOR PUBLIC WATER AND SEWER HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND. Signature of Health Officer dated 3/17/94. Approved: PLANNING and CODE ENFORCEMENT ANNE ARUNDEL COUNTY, MARYLAND. Signature of Director of Planning and Code Enforcement dated 4/6/94.

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 74-048 CONDOMINIUM PLAT MOORINGS ON THE MAGOTHY PHASE XI UNITS 23, 24, & 25 Tax Map 32: Blocks 11 & 12; Parcel 391 3rd District Anne Arundel County, Maryland Scale: As Shown Sheet 1 Of 4 March 1994

Handwritten notes and numbers at the bottom right corner.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E3664-E3667; Plat Book E70, pp. 14-17, MSA\_S1489\_196. Date available 1994/04/05. Printed 11/01/2018.

COORDINATE TABLE			CURVE TABLE							
NO	NORTH	EAST	NO	RADIUS	DELTA	ARC	CHD. BEAR.	DIST	NO	
2	450.623.923	948.183.849	2	1	48.00'	51°03'50"	42.78'	S85°42'55"E	41.38'	1
3	450.616.390	948.074.818	3	2	24.00'	27°13'18"	11.48'	S46°34'25"E	11.30'	2
4	450.625.696	948.012.683	4	3	381.06'	26°39'54"	177.34'	S14°17'01"W	175.75'	3
5	450.938.692	948.275.898	5	4	441.98'	23°23'34"	188.42'	S10°44'43"E	179.17'	4
20	450.320.986	948.182.438	20							
21	450.384.157	948.216.181	21							
29	450.551.593	948.695.172	29							
37	450.987.516	948.693.750	37							
39	450.918.687	948.652.488	39							
41	450.897.932	948.785.127	41							
42	450.985.696	948.696.925	42							
47	450.865.712	948.537.824	47							
49	451.018.356	948.488.783	49							
57	450.499.675	948.689.567	57							
59	450.532.325	948.783.138	59							
61	450.727.618	948.661.767	61							



SEE PLAT 1 OF 4 FOR NOTICE TO TITLE EXAMINERS, OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE AND OTHER NOTATIONS.

**GREENHORNE & O'MARA, INC.**  
 ENGINEERS - ARCHITECTS - PLANNERS - SCIENTISTS - SURVEYORS - PHOTOGRAMMETRISTS  
 2666 RIVA RD. SUITE-100 ANNAPOLIS, MARYLAND 21401  
 (410) 266-0066  
 GREENBELT, MD - ATLANTA, GA - BALTIMORE, MD - CULPEPER, VA - DENVER, CO - FAIRFAX, VA  
 BALANCE, DC - EXPORT, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

STATE OF MARYLAND  
 ALFRED SHAPIRO  
 CHARLES J. STEPHENS  
 R.L.S. MD. 8800  
 WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT  
 STURBRIDGE DEVELOPMENT COMPANY  
 MICHAEL K. DE STEFANO PRESIDENT  
 SECOND NATIONAL FEDERAL SAVING BANK  
 MARTIN JOHN MILLER, JR. TRUSTEE  
 REISTERTOWN FEDERAL SAVING BANK  
 Suzanne M. Stephens  
 SUZANNE M. STEPHENS, SR. VP. TRUSTEE

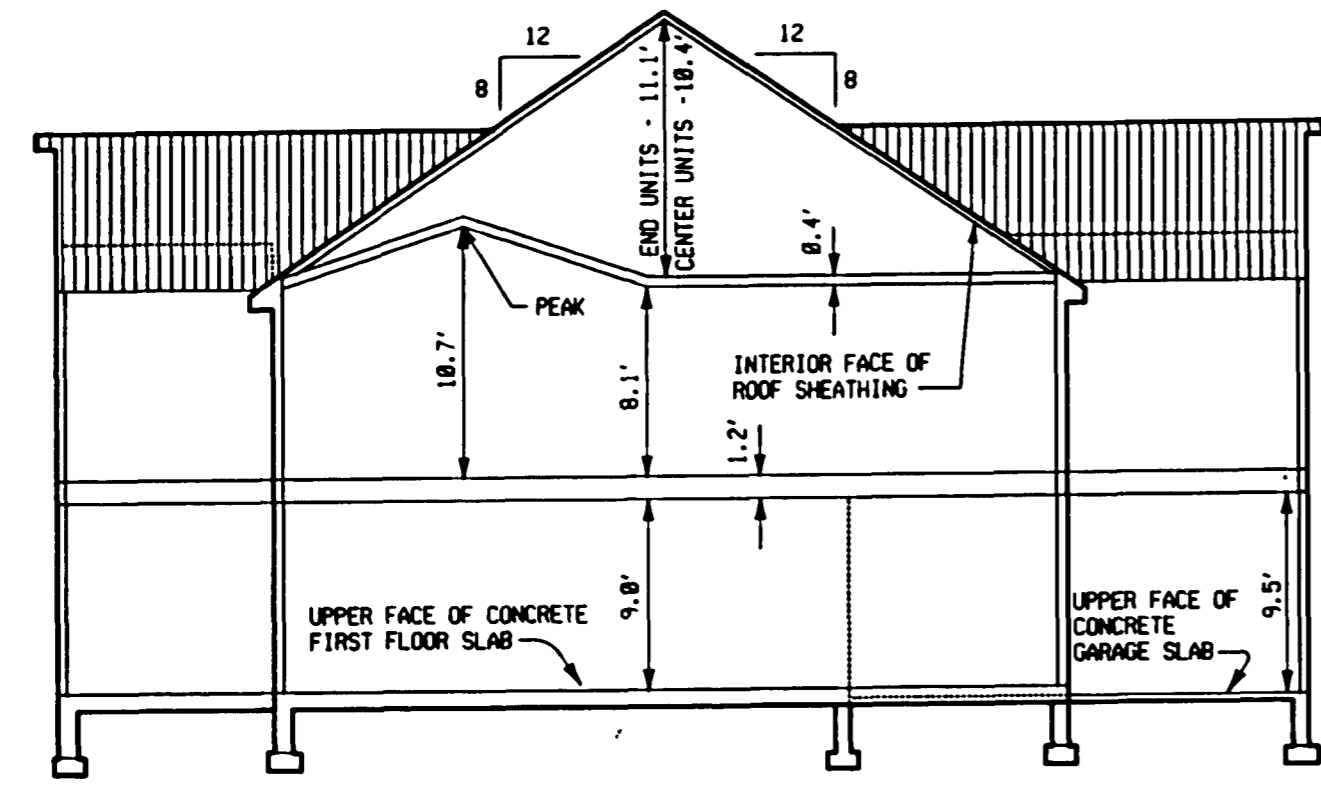
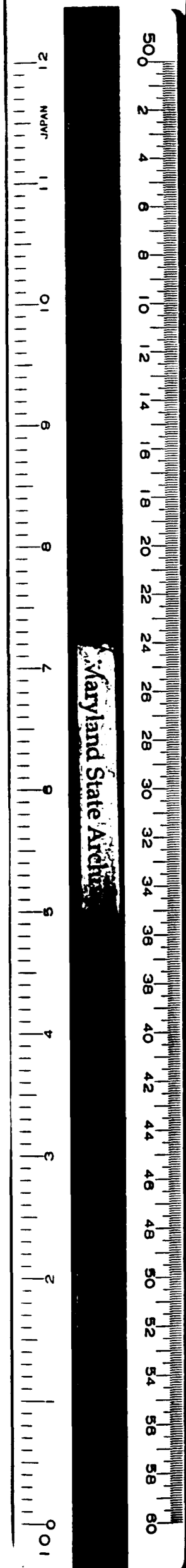
HATCHED AREA PREVIOUSLY PLATTED & RECORDED  
 REFORESTATION / CONSERVATION EASEMENTS

Approved: FOR PUBLIC WATER AND SEWER  
 HEALTH DEPARTMENT of ANNE ARUNDEL COUNTY, MARYLAND  
 Health Officer  
 Approved: PLANNING and CODE ENFORCEMENT  
 ANNE ARUNDEL COUNTY, MARYLAND  
 Director of Planning and Code Enforcement

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 74-048  
 CONDOMINIUM PLAT  
**MOORINGS ON THE MAGOTHY**  
 PHASE XI  
 UNITS 23, 24, & 25  
 Tax Map 32; Blocks 11 & 12; Parcel 391  
 3rd District Anne Arundel County, Maryland  
 Scale: 1" = 100' Sheet 2 Of 4 March 1994

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MSA 8801-1536-2A-898-P



TYPICAL CROSS SECTION  
Scale: 1" = 10'

NOTE :  
DIMENSIONS SHOWN HEREON ARE EXTERIOR

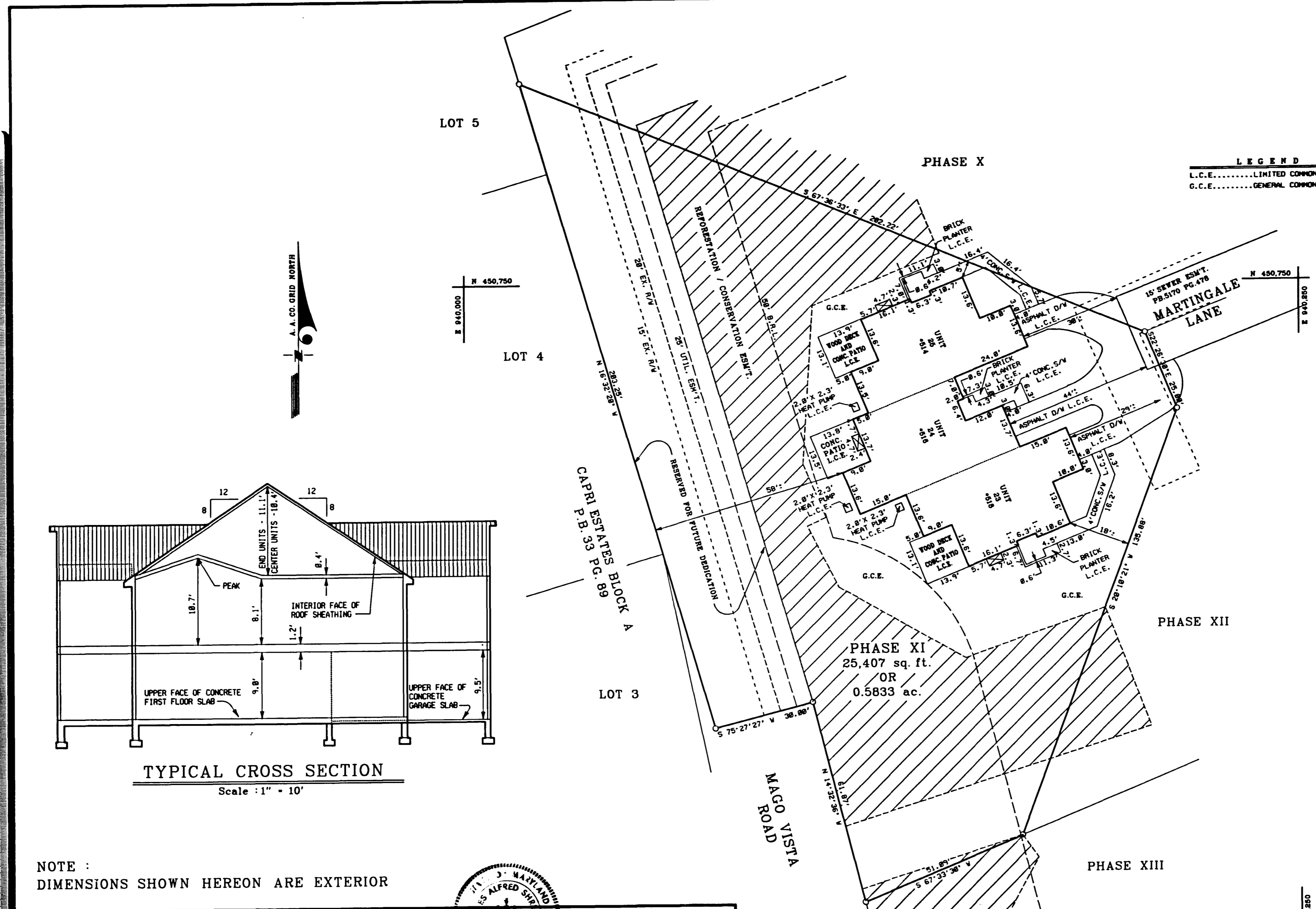
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**GREENHORNE & O'MARA, INC.**  
ENGINEERS - ARCHITECTS - PLANNERS - SCIENTISTS - SURVEYORS - PHOTOGRAMMETRISTS  
2666 RIVA RD. SUITE-100 ANNAPOLIS, MARYLAND 21401  
(410) 266-0066  
GREENBELT, MD - ATLANTA, GA - BALTIMORE, MD - CULPEPER, VA - DENVER, CO - FAIRFAX, VA  
BALTIMORE, MD - EXETER, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

**ALFRED SHIPLEY**  
REGISTERED PROFESSIONAL SURVEYOR  
DATE: 3-17-94  
WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT  
STURBRIDGE DEVELOPMENT COMPANY  
MICHAEL K. DE STEFANO PRESIDENT DATE: 3/20/94  
SECOND NATIONAL FEDERAL SAVING BANK  
MARTIN JOHN MILLER, JR. SUB. TRUSTEE DATE: 3/24/94  
REISTERTOWN FEDERAL SAVING BANK  
Suzann M. Stephens DATE: 3/25/94  
SUZANN M. STEPHENS, SR. VP. TRUSTEE  
RECORDED IN BOOK 70 PAGE 16 PLAT NO. 14

APPROVED FOR PUBLIC WATER AND SEWER  
HEALTH DEPARTMENT of ANNE ARUNDEL COUNTY, MARYLAND  
Date: 2/12/94  
Health Officer  
APPROVED  
PLANNING and CODE ENFORCEMENT  
ANNE ARUNDEL COUNTY, MARYLAND  
Date: 4/2/94  
Director of Planning and Code Enforcement

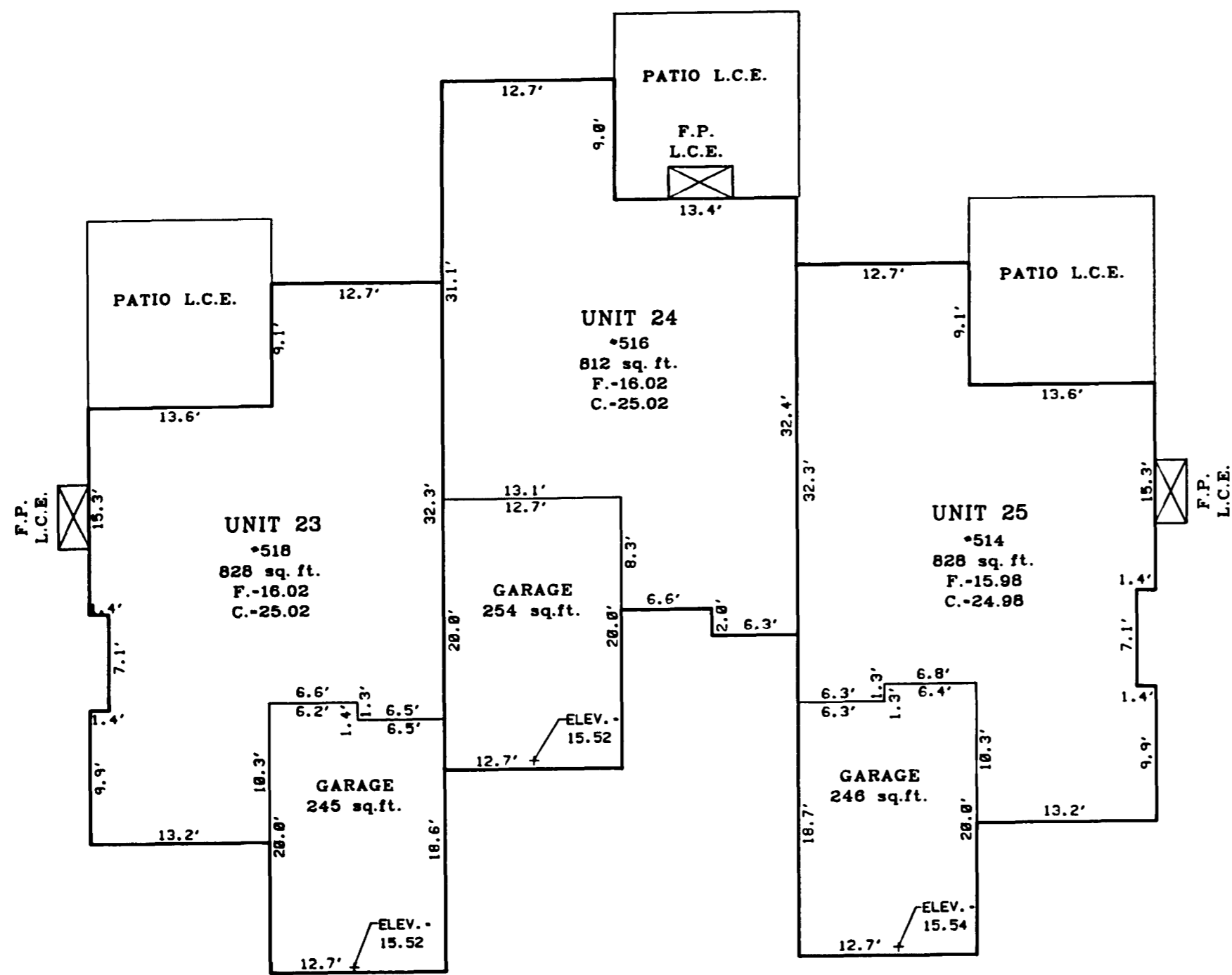
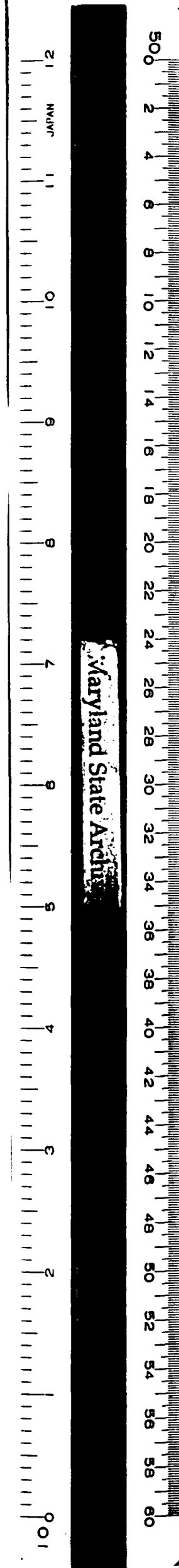
SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 94-048  
CONDOMINIUM PLAT  
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Scale: 1" = 20' Sheet 3 Of 4 March 1994  
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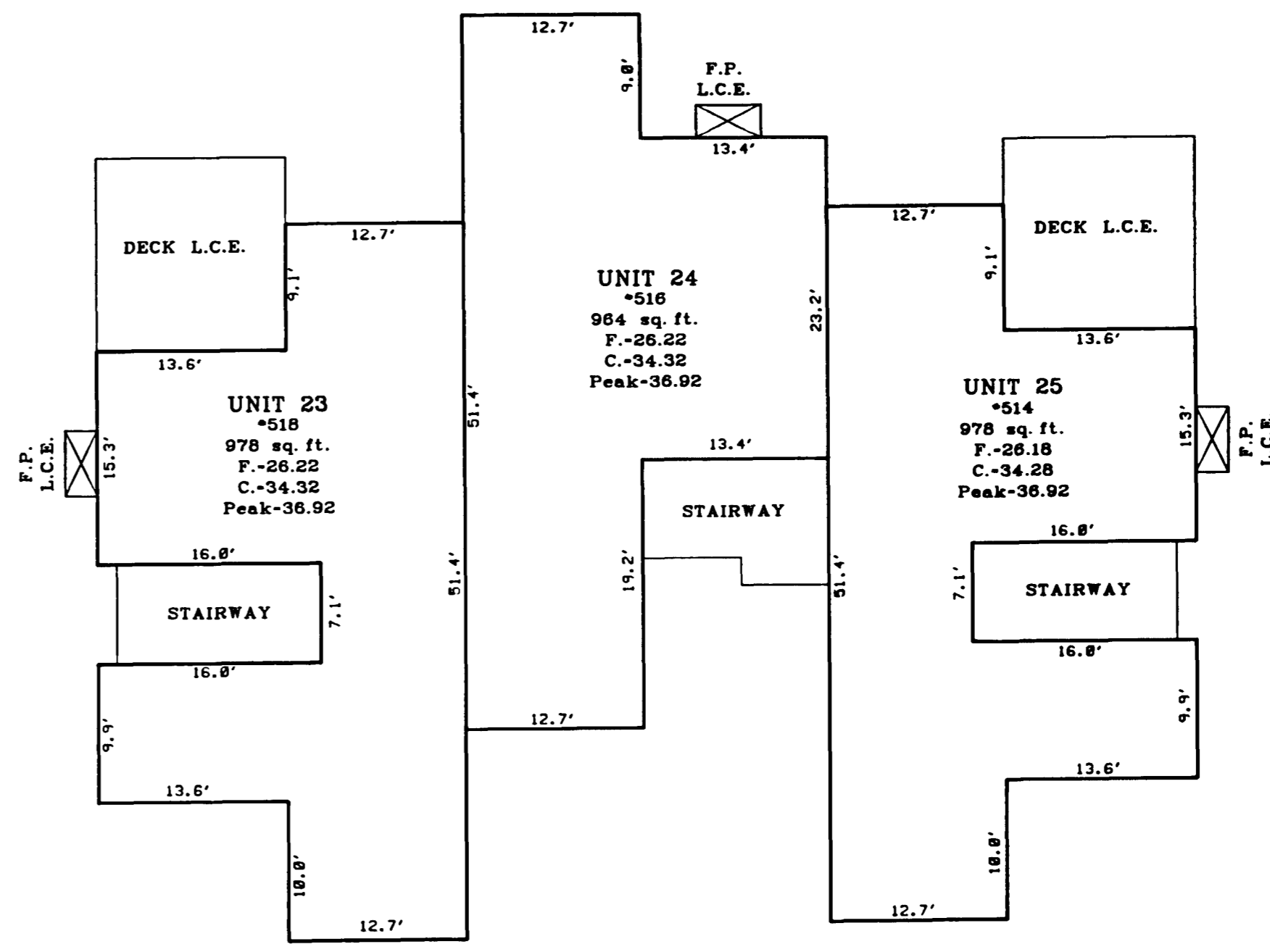
LEGEND  
L.C.E. .... LIMITED COMMON ELEMENT  
G.C.E. .... GENERAL COMMON ELEMENT

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ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E3664-E3667; Plat Book E70, pp. 14-17, MSA\_S1489\_196. Date available 1994/04/05. Printed 11/01/2018.



FIRST FLOOR-FRONT  
INTERIOR DIMENSIONS



SECOND FLOOR-FRONT  
INTERIOR DIMENSIONS

LEGEND  
 F.....FLOOR ELEVATION  
 C.....CEILING ELEVATION  
 SQ. FT.....SQUARE FEET  
 L. C. E.....LIMITED COMMON ELEMENT  
 F. P.....FIRE PLACE

SEE PLAT 1 OF 4 FOR NOTICE TO TITLE EXAMINERS,  
OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE AND  
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STATE OF MARYLAND  
 ALFRED SH...  
 CHARLES A. STEPHENS, III  
 R.L.S. MD. REG. #442  
 WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT  
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 MICHAEL K. DE STEFANO PRESIDENT  
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 MARTIN JOHN MULLER, JR. SUB. TRUSTEE  
 REISTERTOWN FEDERAL SAVING BANK  
 SUZANN M. STEPHENS, SR. VP. TRUSTEE

Approved: HEALTH DEPARTMENT of ANNE ARUNDEL COUNTY, MARYLAND  
 Health Officer  
 Approved: PLANNING and CODE ENFORCEMENT ANNE ARUNDEL COUNTY, MARYLAND  
 Director of Planning and Code Enforcement

SUBD. NO. 81-044 Site Zip Code : 21012 PROJ. NO. 94-048  
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 MSA 854 409-1300 A-896-P