

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, SUCH LANDS TO BE DEDED TO ANNE ARUNDEL COUNTY AS MAY BE APPROPRIATE, UPON REQUEST.

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

- 1. DEED OF TRUST TO HENRY A. BERLINER, JR. AND MARION J. NINKER, JR. AS TRUSTEES FOR THE BENEFIT OF SECOND NATIONAL FEDERAL SAVINGS BANK DATED JUNE 19, 1980 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. NINKER, JR. AS TRUSTEES FOR THE BENEFIT OF SECOND NATIONAL FEDERAL SAVINGS BANK AND RECORDED AMONG SAID LAND RECORDS IN LIBER 5114 AT FOLIO 628.

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

STURBRIDGE DEVELOPMENT COMPANY

Signature of Robert P. De Stefano, President, dated 6-22-92.

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

SECOND NATIONAL FEDERAL SAVINGS BANK

Signature of Henry A. Berliner Jr., Trustee, dated 6/22/92.

Signature of John Miller, Trustee, dated 6/22/92.

PRIVATE ROAD/PARKING COURTS STATEMENT

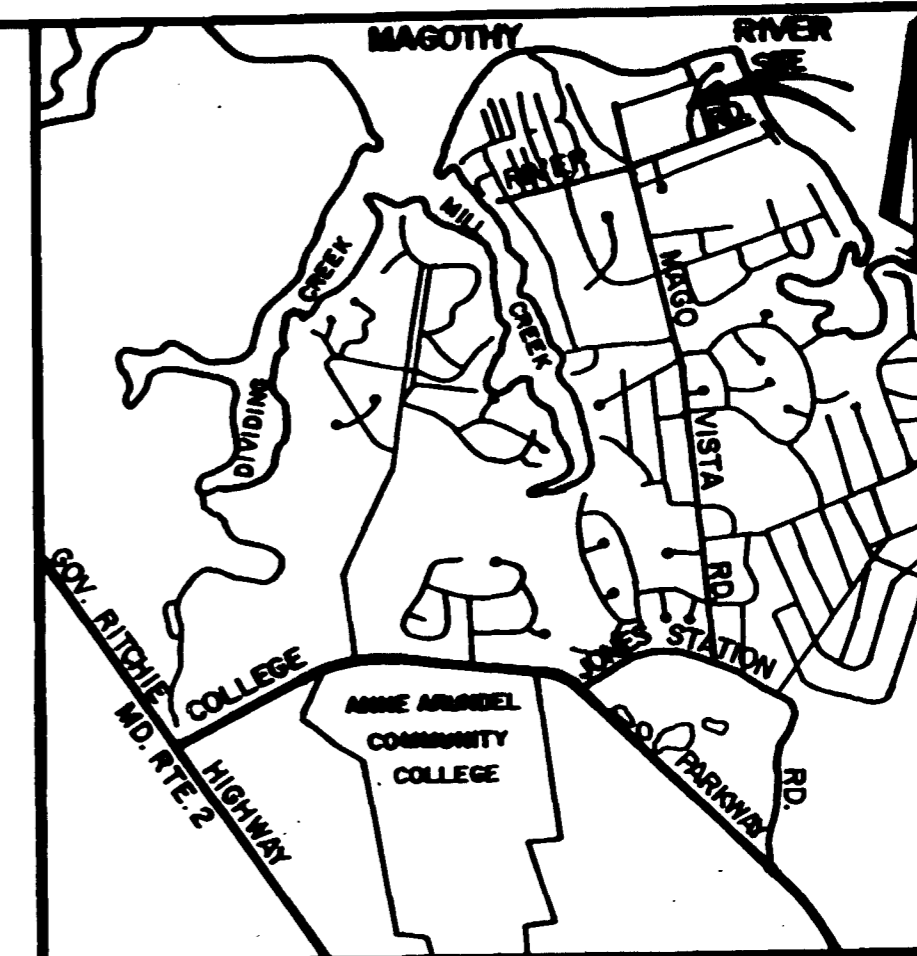
MARTINGALE LANE IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS AND PARKING FOR UNITS 1 THROUGH 32. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE DRIVEWAYS, PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES AND THE FACILITIES WITHIN THE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

COASTAL FLOOD PLAIN AND HIGH HAZARD STATEMENT

PORTIONS OF THIS PROPERTY ARE AFFECTED BY THE COASTAL FLOOD PLAIN 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.

AREA TABULATION

Table with 2 columns: Description and Area. Includes rows for Total Area Previous Dedications (9.7383 acres), Total Area Phase 9 (0.7812 acres), Total Area Future Phases 7, 8 & 10 thru 15 (4.5143 acres), Total Site Area (15.0338 acres), and Phase 9 unit counts (4 units, 8 parking spaces).



VICINITY MAP SCALE: 1" = 2,000'

GENERAL NOTES

- 1. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES AS ESTABLISHED FROM ANNE ARUNDEL COUNTY, MD OFFICE OF PLANNING AND ZONING TRAVERSE CONTROL STATIONS.
2. ALL FLOOR ELEVATIONS SHOWN ON FOOT PRINT 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 CO.
5. THIS PLAT IS SUBJECT TO THE TENTH AMENDMENT TO THE DECLARATION OF THE MOORINGS ON THE MAGOTHY CONDOMINIUM.

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 9, UNITS 29 - 32 AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 47, PAGES 14 & 15 AS PLAT NOS. E-2514 & E-2515 AND THAT IT IS PART OF THE LANDS CONVEYED BY MBA SERVICE CORPORATION, A MARYLAND CORPORATION TO STURBRIDGE DEVELOPMENT COMPANY, A MARYLAND CORPORATION BY DEED DATED JUNE 19, 1990, RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5114 FOLIO 588.

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. Sweeney III, Surveyor, dated 6-10-92.

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 MARKERS HAVE BEEN COMPLIED WITH.

Signatures of Charles A. Sweeney III and another individual, dated 6-10-92 and 6-12-92.

APPROVED: (FOR PUBLIC SEWER AND WATER) HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND. Signature of County Health Officer, dated 6/22/92.

APPROVED: OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND. Signature of Planning and Zoning Officer, dated 6-23-92.



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS GREENHORNE & O'MARA, INC. 2666 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21401 (301) 266-0066

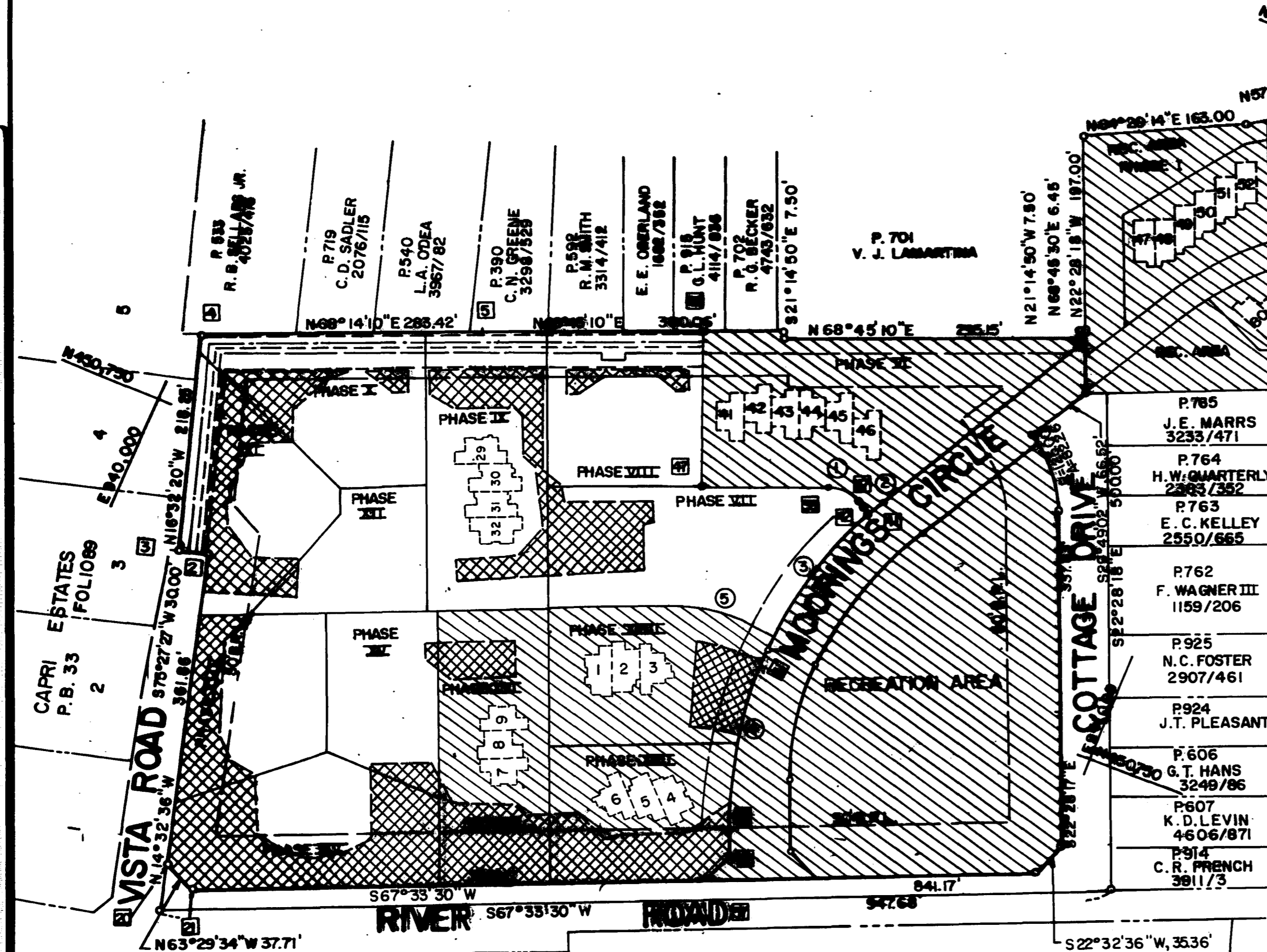
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CONDOMINIUM PLAT SUBMISSION NO. 81-044 PROJECT NO. 92-101 TAX MAP 32, BLOCKS 11 & 12, PARCEL 391 MOORINGS ON THE MAGOTHY PHASE IX UNITS 29, 30, 31 & 32 3RD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND SCALE AS SHOWN SHEET 1 OF 4 JUNE, 1992

MAGOTHY RIVER

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Maryland State Architects



PERRY POINT ON THE MAGOTHY RIVER
W.N.W. 17, FOLIO 64

- P.785 J.E. MARRS 3293/471
- P.764 H.W. QUARTERLY JR. 2383/352
- P.763 E.C. KELLEY 2550/665
- P.762 F. WAGNER III 1159/206
- P.925 N.C. FOSTER 2907/461
- P.924 J.T. PLEASANT
- P.606 G.T. HANS 3248/86
- P.607 K.D. LEVIN 4606/871
- P.914 C.R. FRENCH 3811/3

FOR OWNERS DEDICATION AND NOTICE TO TITLE EXAMINERS SEE SHEET I OF 4.

ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURE INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

STURBRIDGE DEVELOPMENT COMPANY
Robert P. De Stefano
ROBERT P. DE STEFANO 6-22-92
PRESIDENT DATE

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.
SECOND NATIONAL FEDERAL SAVINGS BANK
Henry A. Berliner Jr.
HENRY A. BERLINER JR. DATE
TRUSTEE
John Miller
JOHN MILLER DATE
TRUSTEE SUBSTITUTE

NO.	NORTH	EAST
2	480623.923	94003.849
3	480616.390	940074.810
4	480825.688	940012.683
5	480980.692	940275.898
20	480320.986	940182.438
21	480304.157	940216.181
29	480551.593	940695.172
37	480907.516	940693.750
39	480910.607	940652.488
41	480897.932	940705.127
42	480905.686	940896.925
47	480865.712	940537.024
49	481010.356	940480.783
57	480498.675	940889.567
59	480352.323	940703.130
61	480727.618	940661.767

CHORD	DELTA	ARC	CHORD BEARING	DISTANCE
48.00'	177°50'	42.78'	S 177°50' E	41.38'
24.00'	87°15'	11.40'	S 87°15' E	11.30'
384.55'	177°20'	177.20'	S 177°20' E	173.75'
481.55'	170°02'	210.00'	S 170°02' E	179.17'
178.00'	87°15'	68.51'	S 87°15' E	79.95'

HATCHED AREA PREVIOUSLY PLATED & RECORDED
REFORESTATION / CONSERVATION EASEMENTS

FOR SURVEYORS CERTIFICATION SEE SHEET I

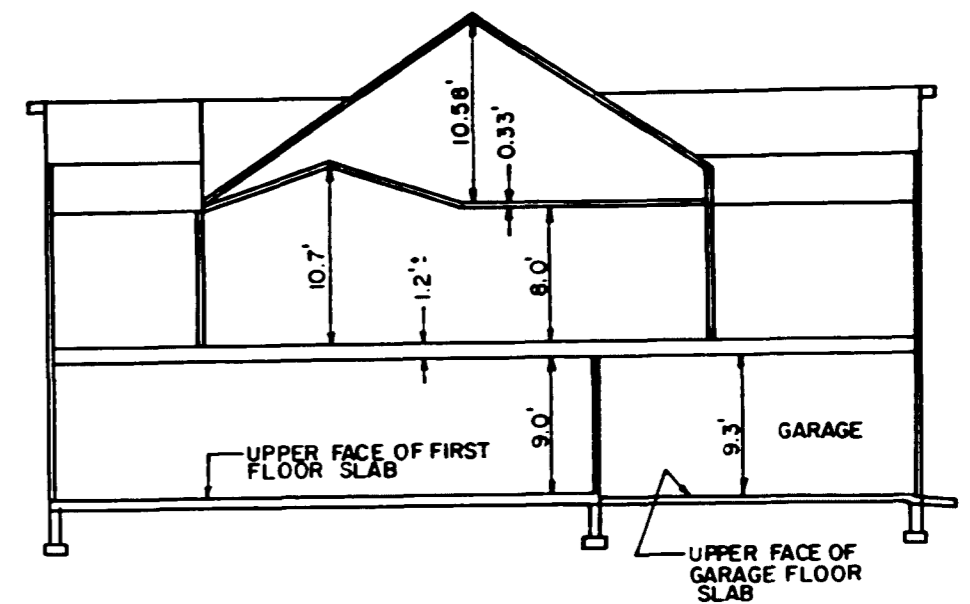
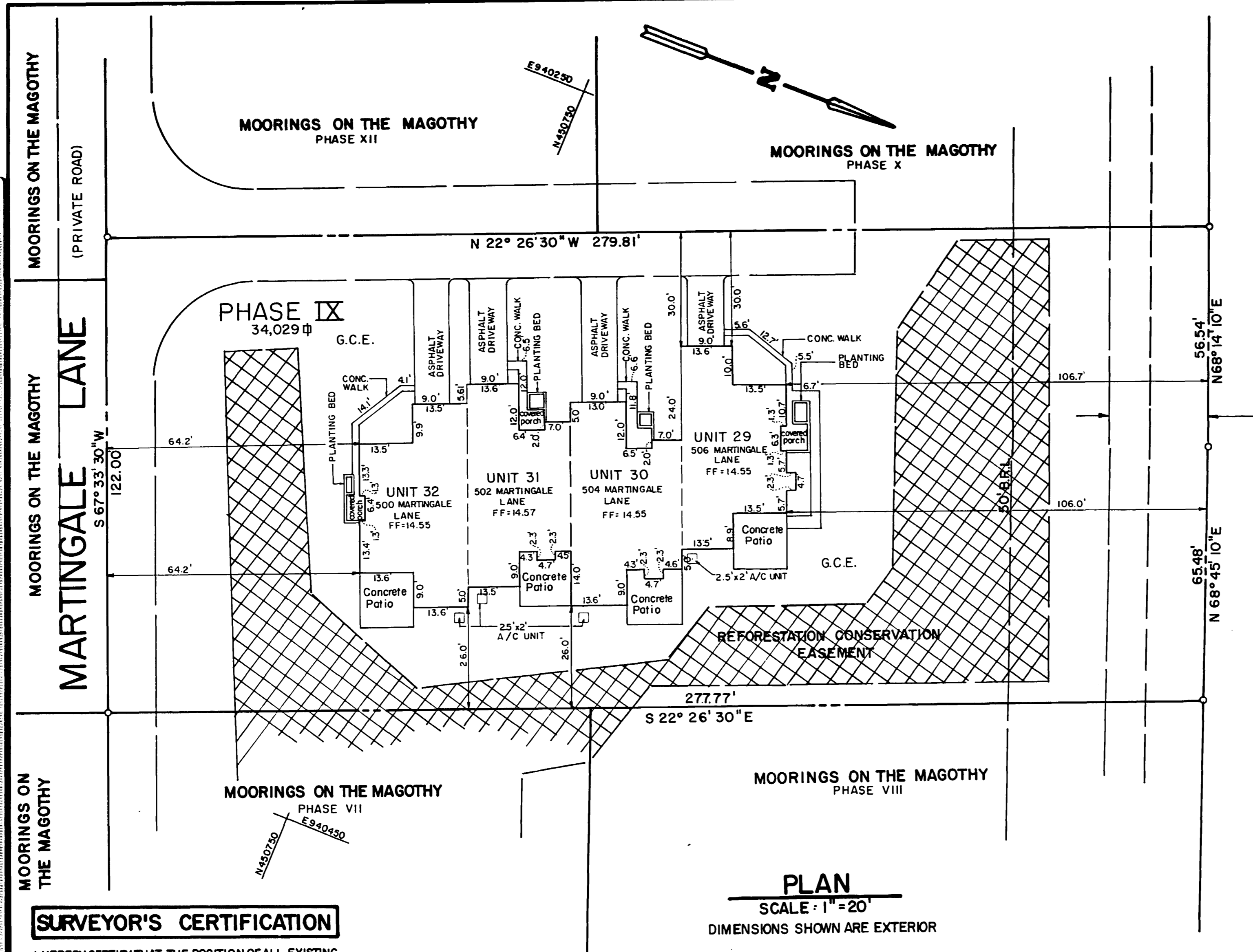
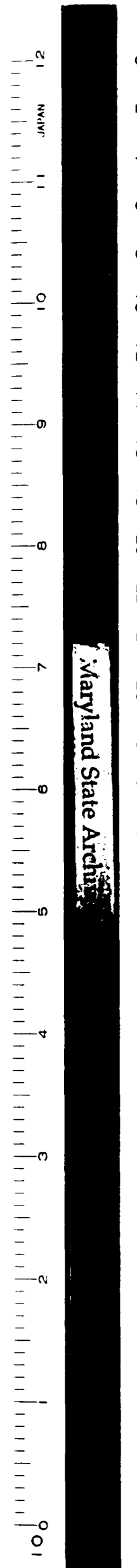
[Signature]
DATE 6-10-92

APPROVED: (FOR PUBLIC SEWER AND WATER) HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
[Signature]
DATE 6/22/92

APPROVED: OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND
[Signature]
DATE 6-23-92

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2086 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21403
(301) 266-8888
ARANDA, BA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FARMERS, VA • GREENBELT, MD
GREENSBORO, NC • MONROE, LA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WILMINGTON, DE

CONDOMINIUM PLAT
SUBDIVISION NO. 81-044 PROJECT NO. 92-101
TRAMP 32, BLOCKS 11 & 12, PARCEL 39A
MOORINGS ON THE MAGOTHY
PHASE IX UNITS 29, 30, 31 & 32
3RD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE AS SHOWN SHEET 2 OF 4 JUNE, 1992



TYPICAL CROSS-SECTION SCALE: 3/32" = 1'-0"

FOR OWNER'S DEDICATION AND NOTICE TO TITLE EXAMINERS SEE SHEET 1 OF 4.

ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURE INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

Signature of Robert P. De Stefano, President of Sturbridge Development Company, dated 6-7-92.

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT SECOND NATIONAL FEDERAL SAVINGS BANK

Signature of Henry A. Berliner Jr., Trustee, dated 6/12/92.

Signature of John Miller, Trustee Substitute, dated 6/16/92.

- LEGEND
LIMITED COMMON ELEMENTS (L.C.E.)
CONCRETE PATIO
STAIRWAY
WALKS
DRIVEWAY
PLANTING BED
AIR CONDITIONING UNIT (A/C)
G.C.E.- GENERAL COMMON ELEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Signature of Charles A. Shreeve, Professional Land Surveyor, dated 6-10-92.

APPROVED: (FOR PUBLIC SEWER AND WATER) HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND. Signature of County Health Officer, dated 6/11/92.

APPROVED: OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND. Signature of Planning and Zoning Officer, dated 6-23-92.



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CONDOMINIUM PLAT
SUBDIVISION NO. 81-044 PROJECT NO. 92-101
TAX MAP 32, BLOCKS 11 & 12, PARCEL 391
MOORINGS ON THE MAGOTHY
PHASE IX UNITS 29, 30, 31 & 32
ANNE ARUNDEL COUNTY, MARYLAND
JUNE, 1992
SHEET 3 OF 4

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E3109-E3112; Plat Book E59, pp. 9-12, MSA_S1489_43. Date available 1992/06/24. Printed 11/01/2018.

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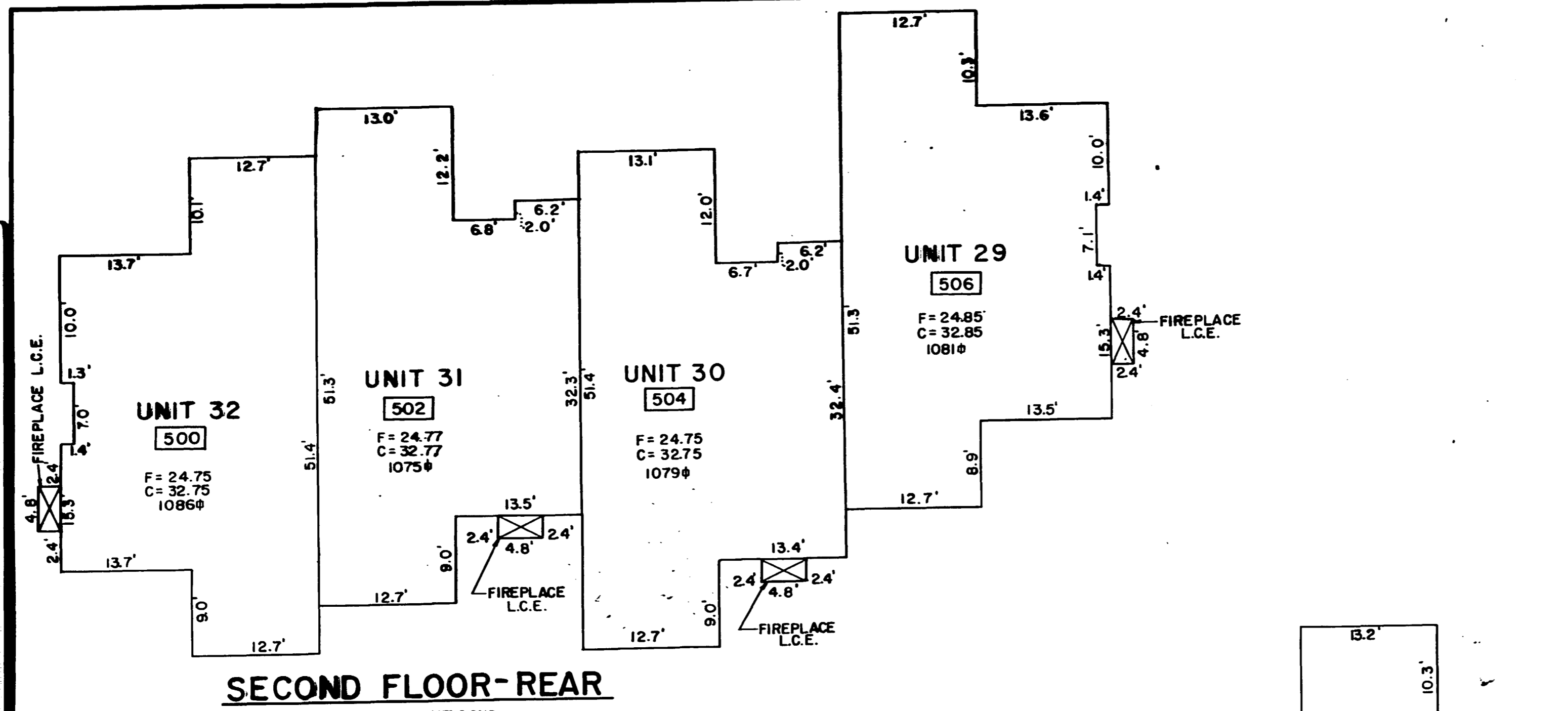
STURBRIDGE DEVELOPMENT COMPANY
Robert P. De Stefano 6-22-92
ROBERT P. DE STEFANO DATE
PRESIDENT

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT
SECOND NATIONAL FEDERAL SAVINGS BANK

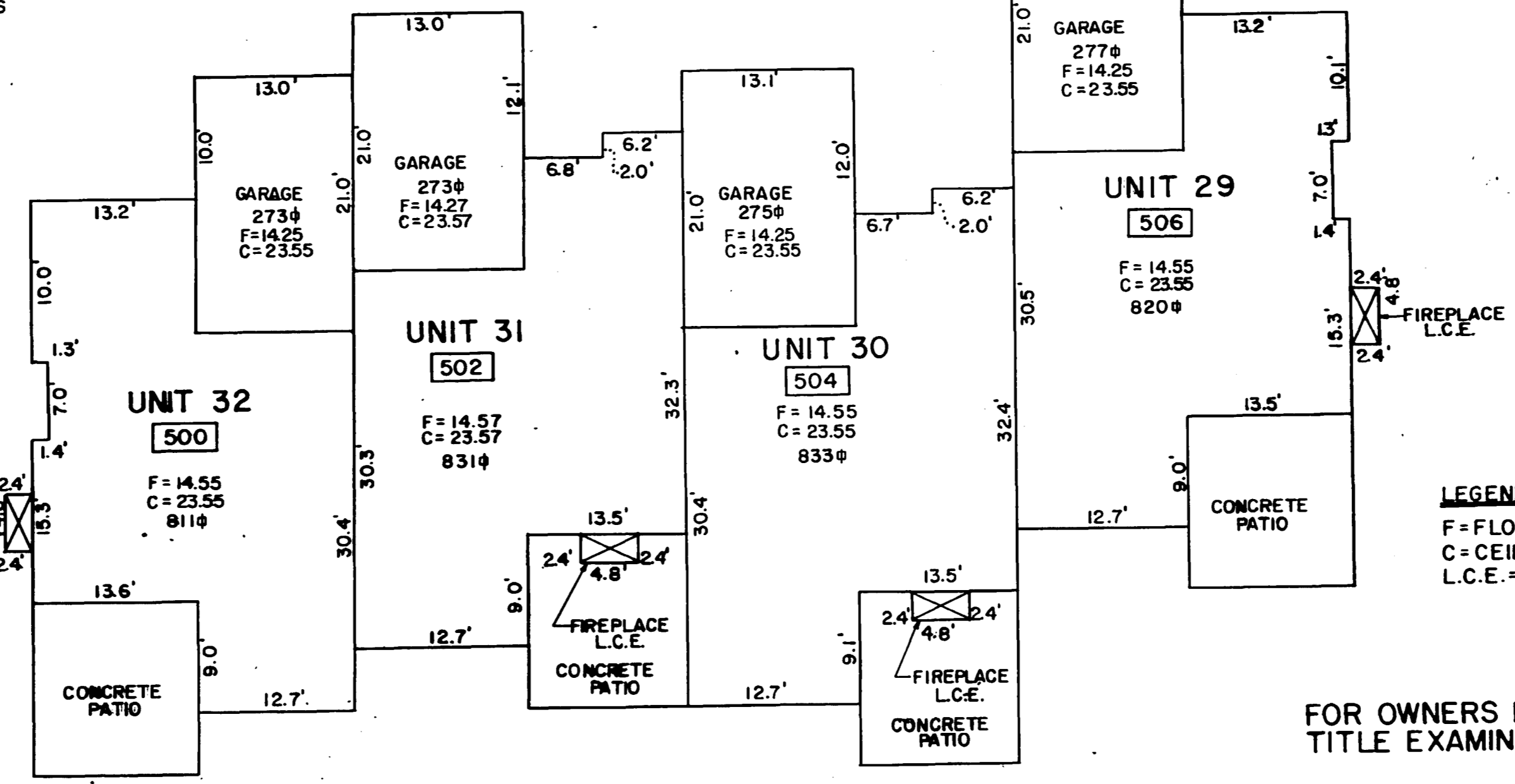
Henry A. Berliner Jr. 6/22/92
HENRY A. BERLINER JR. DATE
TRUSTEE
John Miller
JOHN MILLER DATE
TRUSTEE

FOR SURVEYOR'S CERTIFICATION
SEE SHEET 1 OF 4

Charles A. Firestein 6-10-92
CHARLES A. FIRESTEIN DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 9344
NATIONAL LAND SURVEYORS ASSOCIATION



SECOND FLOOR-REAR
INTERIOR DIMENSIONS



FIRST FLOOR-REAR
INTERIOR DIMENSIONS

LEGEND
F = FLOOR
C = CEILING
L.C.E. = LIMITED COMMON ELEMENT

FOR OWNERS DEDICATION AND NOTICE TO
TITLE EXAMINERS SEE SHEET OF 1 OF 4

APPROVED: (FOR PUBLIC SEWER AND WATER)
HEALTH DEPARTMENT OF
ANNE ARUNDEL COUNTY, MARYLAND
Quinn M. Code 6-23-92
COUNTY HEALTH OFFICER DATE

APPROVED:
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND
Quinn M. Code 6-23-92
PLANNING AND ZONING OFFICER DATE



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CONDOMINIUM PLAT
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TAX MAP 32, BLOCKS 11 & 12, PARCEL 391
MOORINGS ON THE MAGOTHY
PHASE IX UNITS 29, 30, 31 & 32
3RD. DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 10' SHEET 4 OF 4 JUNE, 1992

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E3109-E3112; Plat Book E59, pp. 9-12, MSA_S1489_43. Date available: 1992/06/24. Printed 11/01/2018.

Maryland State Architect

