

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 DEEDED 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. 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 602.
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 SAID LAND RECORDS IN LIBER 5114 AT FOLIO 620.

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

STURBRIDGE DEVELOPMENT COMPANY

Robert P. De Stefano 7/10/91
 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. 7/10/91
 HENRY A. BERLINER JR. DATE
 TRUSTEE

Marion J. Minker Jr. 7/10/91
 MARION J. MINKER JR. DATE
 TRUSTEE

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 17, UNITS 4 - 6 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 IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI, SECTIONS 11-105 (A) THRU (D) AND SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1988 AS AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS AND THAT THE 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.

Charles A. Sheeys III 7-10-91
 CHARLES A. SHEEYS III DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 9403

THE PROPERTY SHOWN HEREON IS PART OF THE LANDS DESCRIBED IN A CONVEYANCE FROM M&A SERVICE CORPORATION, A MARYLAND CORPORATION TO STURBRIDGE DEVELOPMENT COMPANY, A MARYLAND CORPORATION BY DEED DATED JUNE 19, 1990 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY MARYLAND IN LIBER 5114 AT FOLIO 598.

PRIVATE ROAD/PARKING COURTS STATEMENT

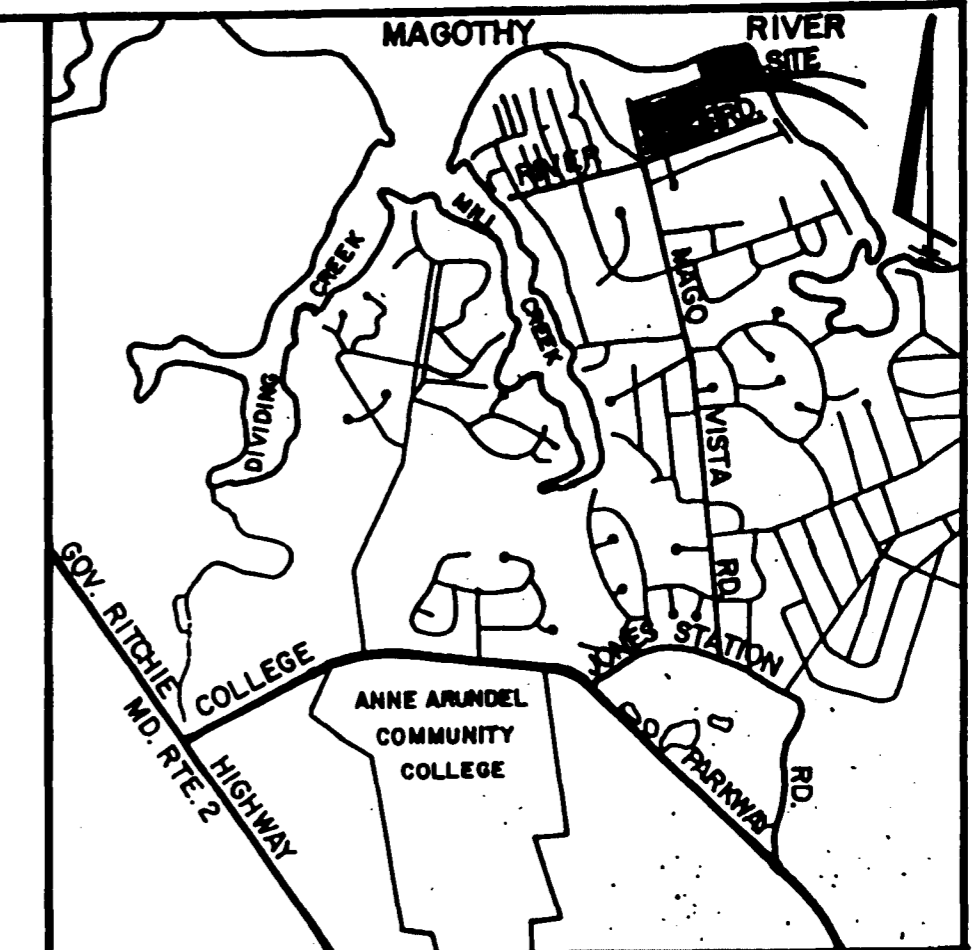
MARTINGALE LANE IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS AND PARKING FOR UNITS 1 THROUGH 32. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE DRIVEWAYS, PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES AND THE FACILITIES WITHIN THE 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

TOTAL AREA PREVIOUS DEDICATIONS (PHASES 1 THRU 6, & 18 COMMON USE AREA, PRIVATE STREET AND RECREATION AREAS)	8.4657 ACRES
TOTAL AREA PHASE 17 (FOR UNITS 4 - 6)	0.5664 "
TOTAL AREA FUTURE PHASES 7 THRU 16	6.0017 "
TOTAL SITE AREA	15.0338 ACRES
PHASE 17:	
TOTAL NUMBER OF CONDOMINIUM TOWNHOUSE UNITS:	3
TOTAL NUMBER OF PARKING SPACES:	6



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 SEVENTH AMENDMENT TO THE DECLARATION OF THE MOORINGS ON THE MAGOTHY CONDOMINIUM.

THE PURPOSE OF THIS PLAT IS TO CORRECT STREET ADDRESSES ONLY

FIRST REVISION

APPROVED: (FOR PUBLIC SEWER AND WATER)

HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND

Thomas C. Anderson 7-10-91
COUNTY HEALTH OFFICER DATE

APPROVED: OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND

Walter R. Keene 7/11/91
PLANNING AND ZONING OFFICER DATE



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.

2666 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21401
(301) 286-0086

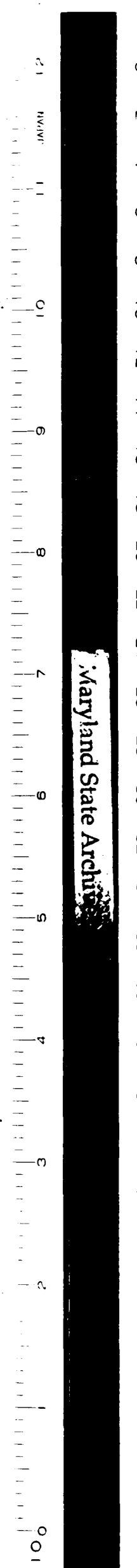
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CONDOMINIUM PLAT
SUBDIVISION NO. 81-044 PROJECT NO. 91-142
TAX MAP 32, BLOCKS 11 & 12, PARCEL 391

MOORINGS ON THE MAGOTHY
PHASE XVII UNITS 4, 5 & 6

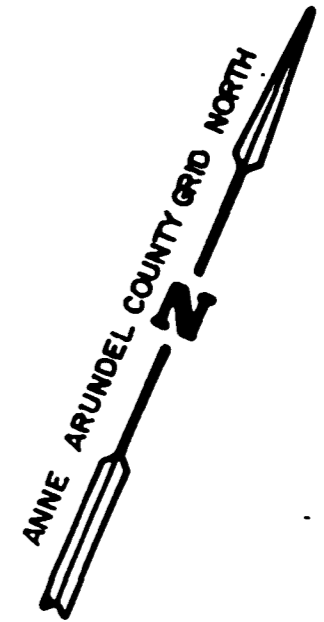
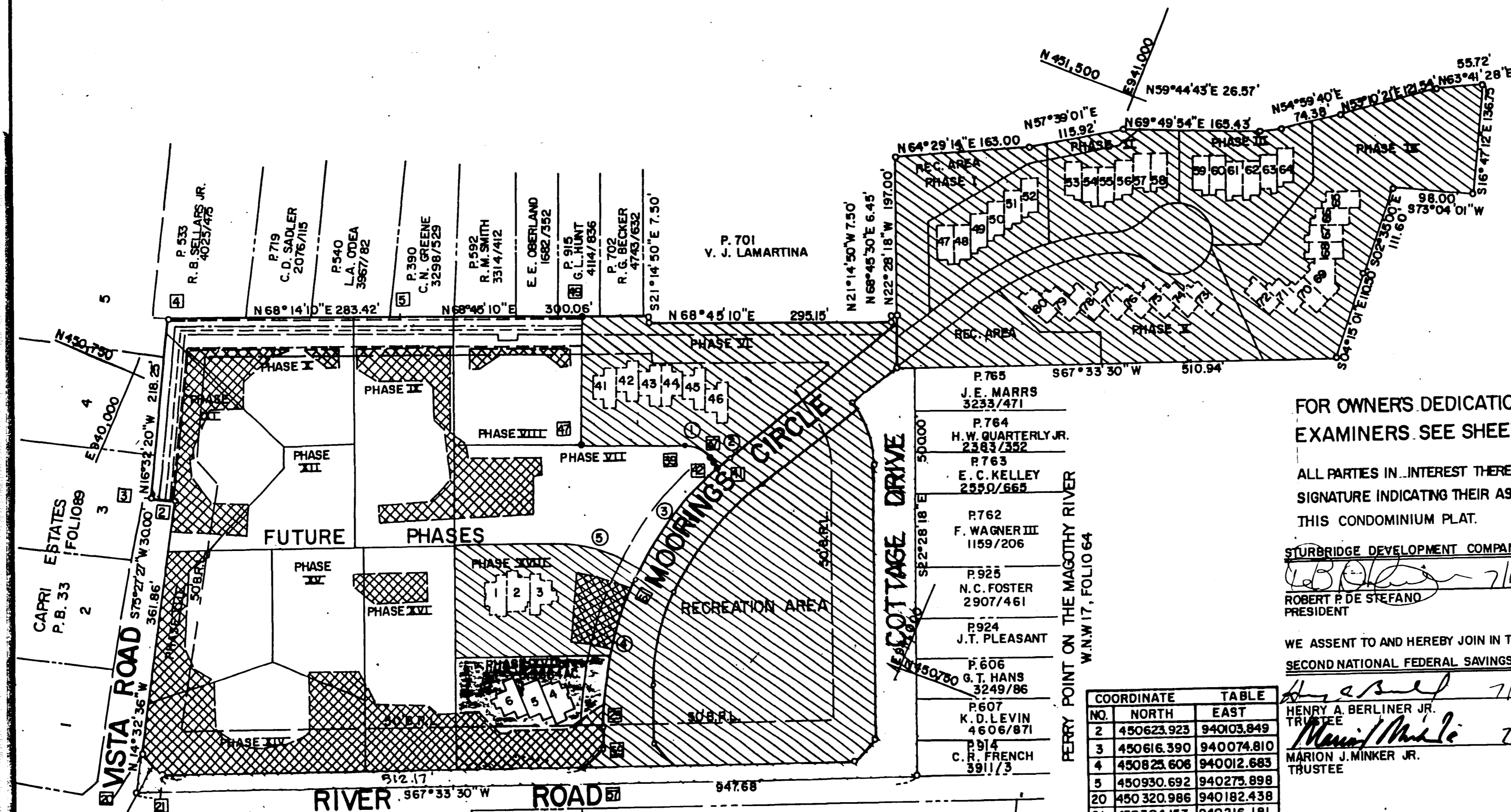
3RD. DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE AS SHOWN SHEET 1 OF 4 JULY, 1991

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E2862-E2865; Plat Book E54, pp. 12-15, MSA_S1489_1212. Date available 1991/07/12. Printed 11/01/2018.



Maryland State Architects

MAGOTHY RIVER



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 CONDOMINIUM PLAT.

STURBRIDGE DEVELOPMENT COMPANY
 [Signature] 7/10/91
 ROBERT P DE STEFANO DATE
 PRESIDENT

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

SECOND NATIONAL FEDERAL SAVINGS BANK
 [Signature] 7/10/91
 HENRY A BERLINER JR. DATE
 TRUSTEE
 [Signature] 7/10/91
 MARION J MINKER JR. DATE
 TRUSTEE

NO.	NORTH	EAST
2	450623.923	94003.849
3	450616.390	940074.810
4	450825.606	940012.683
5	450930.692	940275.898
20	450320.986	940182.438
21	450304.157	940216.181
29	450551.593	940695.172
37	450907.516	940693.750
39	450910.607	940652.488
41	450897.932	940705.127
42	450905.696	940696.925
47	450865.712	940537.024
49	451010.356	940480.783
57	450499.675	940689.567
59	450532.325	940703.130
61	450727.618	940661.767

NO.	RADIUS	DELTA	ARC	CHD BEAR.	DISTANCE
(1)	48.00'	51°03'50"	42.78'	S 85°42'55" E	41.38'
(2)	24.00'	27°13'10"	11.40'	S 46°34'25" E	11.30'
(3)	381.06'	26°39'54"	177.34'	S 14°17'0" W	178.75'
(4)	441.90'	23°23'34"	180.42'	S 10°44'43" E	179.17'
(5)	170.00'	27°03'59"	80.31'	N 81°05'30" E	79.56'

THE PURPOSE OF THIS PLAT IS TO CORRECT STREET ADDRESSES ONLY

FIRST REVISION

RESERVED PARCEL FOR FUTURE DEVELOPMENT
PLAN
 SCALE 1" = 100'

HATCHED AREA PREVIOUSLY PLATED & RECORDED
 REFORESTATION / CONSERVATION EASEMENTS

FOR SURVEYOR'S CERTIFICATION SEE SHEET I OF 4.

[Signature] 7-10-91
 CHARLES A. WILSON
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 8442

APPROVED: (FOR PUBLIC SEWER AND WATER)
 HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
 THOMAS C. ANDREWS by [Signature] 7-10-91
 COUNTY HEALTH OFFICER DATE

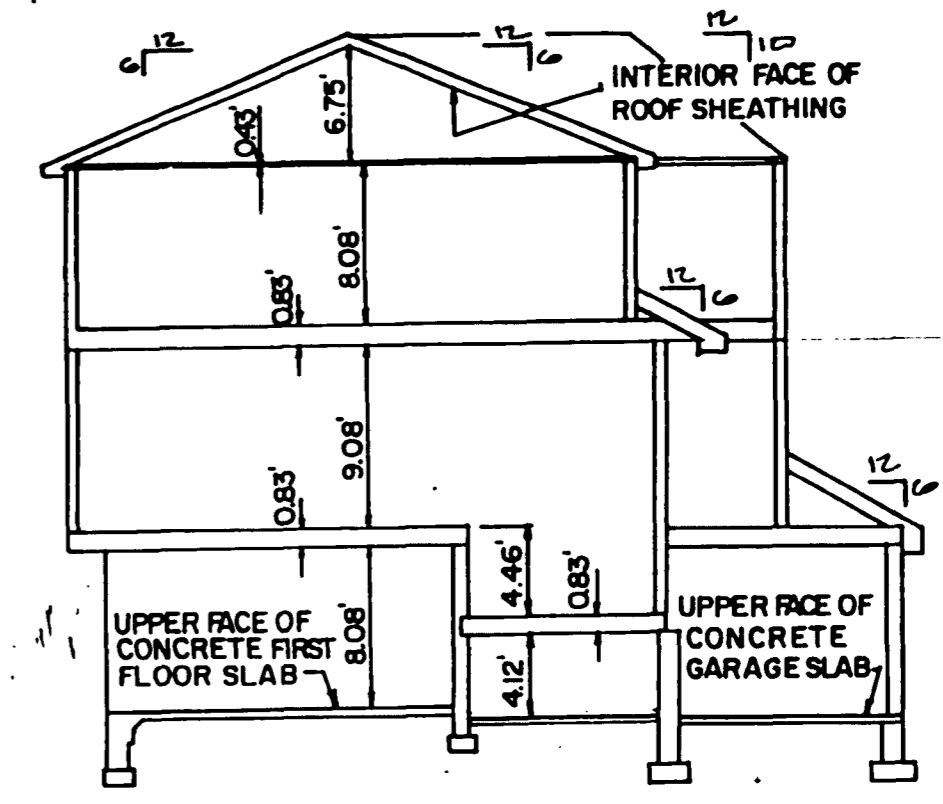
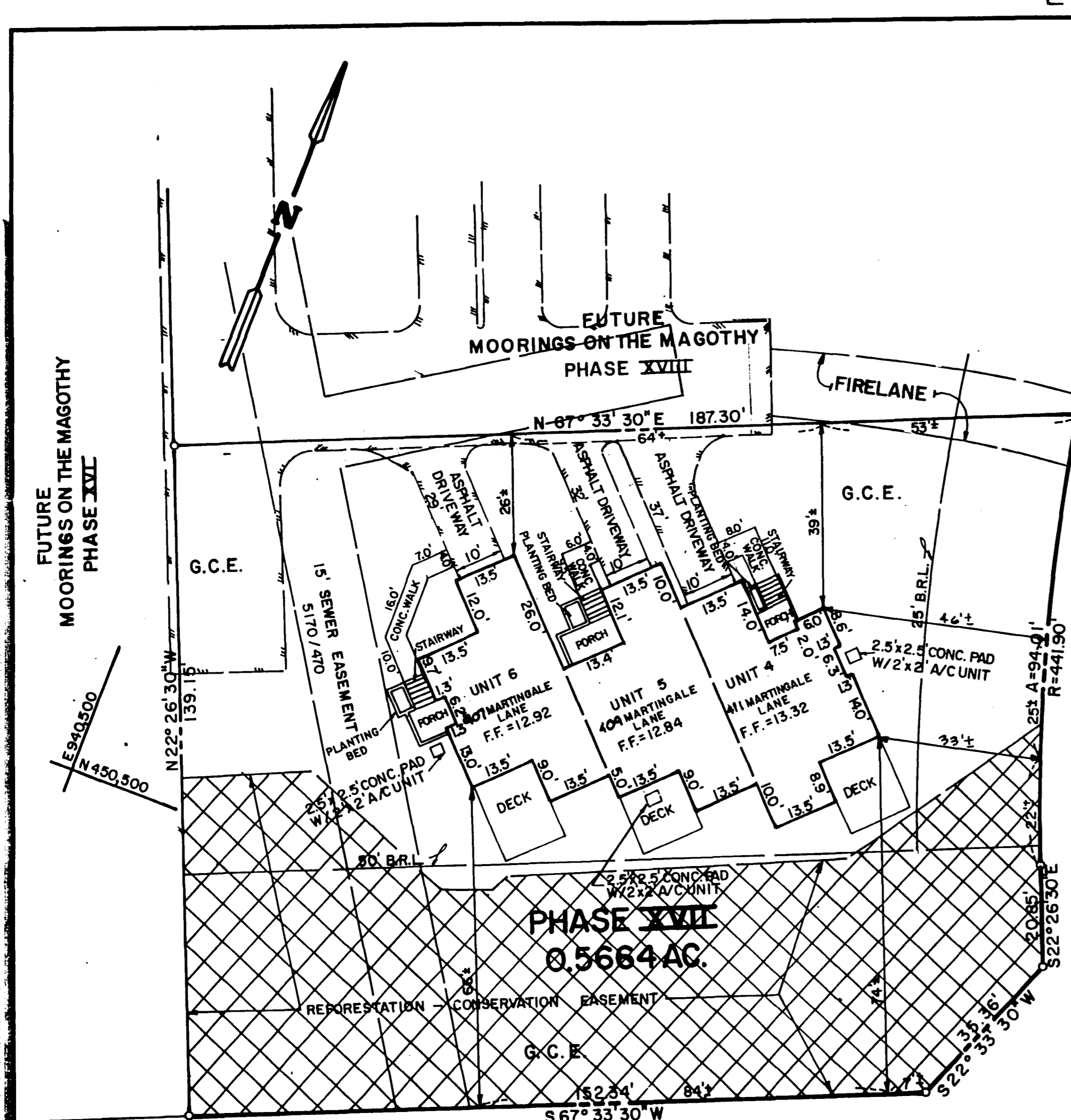
APPROVED:
 OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND
 [Signature] 7/11/91
 PLANNING AND ZONING OFFICER DATE



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
 2666 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21401
 (301) 266-0068
 ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • GREENBELT, MD
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 1300K E-54 PAGE 13

CONDOMINIUM PLAT PROJECT NO. 91-142
 SUBDIVISION NO. 81-044 TAX MAP 32, BLOCKS 11 & 12, PARCEL 391
MOORINGS ON THE MAGOTHY
 PHASE XVII UNITS 4, 5 & 6
 3RD. DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
 SCALE AS SHOWN SHEET 2 OF 4 JULY, 1991

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TYPICAL CROSS-SECTION
SCALE: 1" = 10'

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

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STURBRIDGE DEVELOPMENT COMPANY
 Robert P. DeStefano 7/10/91
 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. 7/10/91
 HENRY A. BERLINER JR. DATE
 TRUSTEE
 Marion J. Minker Jr. 7/10/91
 MARION J. MINKER JR. DATE
 TRUSTEE

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.

Charles A. Shreeve Jr. 7-10-91
 CHARLES A. SHREEVE JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 44242 AND 50

THE PURPOSE OF THIS PLAT IS TO CORRECT STREET ADDRESSES ONLY

LEGEND

LIMITED COMMON ELEMENTS (L.C.E.)

- DECK
- STAIRWAY
- WALKS
- DRIVEWAY
- PLANTING BED
- AIR CONDITIONING UNIT (A/C)

APPROVED: (FOR PUBLIC SEWER AND WATER)
 HEALTH DEPARTMENT OF
 ANNE ARUNDEL COUNTY, MARYLAND
Thomas C. Andrews by Susan L. De 7-10-91
 COUNTY HEALTH OFFICER DATE

APPROVED:
 OFFICE OF PLANNING AND ZONING
 ANNE ARUNDEL COUNTY, MARYLAND
Wendy Shreeve 7/10/91
 PLANNING AND ZONING OFFICER DATE

PLAN

SCALE: 1" = 20'

DIMENSIONS SHOWN ARE EXTERIOR
 G.C.E. - GENERAL COMMON ELEMENT



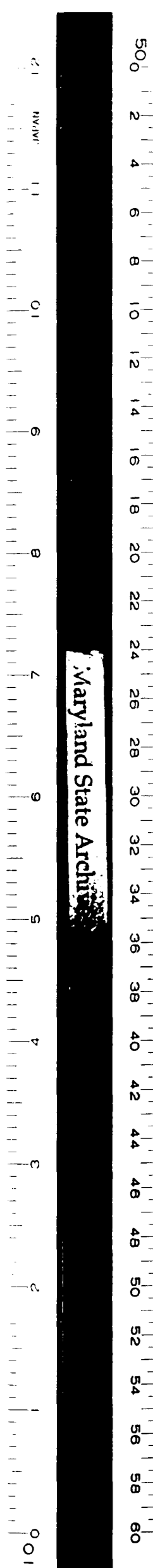
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 GREENSBORO, NC • MONROE, MI • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WILLISTON PARK, NY

FIRST REVISION
CONDOMINIUM PLAT
 SUBDIVISION NO. 81-044 PROJECT NO. 91--142
 TAX MAP 32, BLOCKS 11 & 12, PARCEL 391
MOORINGS ON THE MAGOTHY
PHASE XVII UNITS 4, 5 & 6
 3RD. DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
 SCALE AS SHOWN SHEET 3 OF 4 JULY, 1991



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

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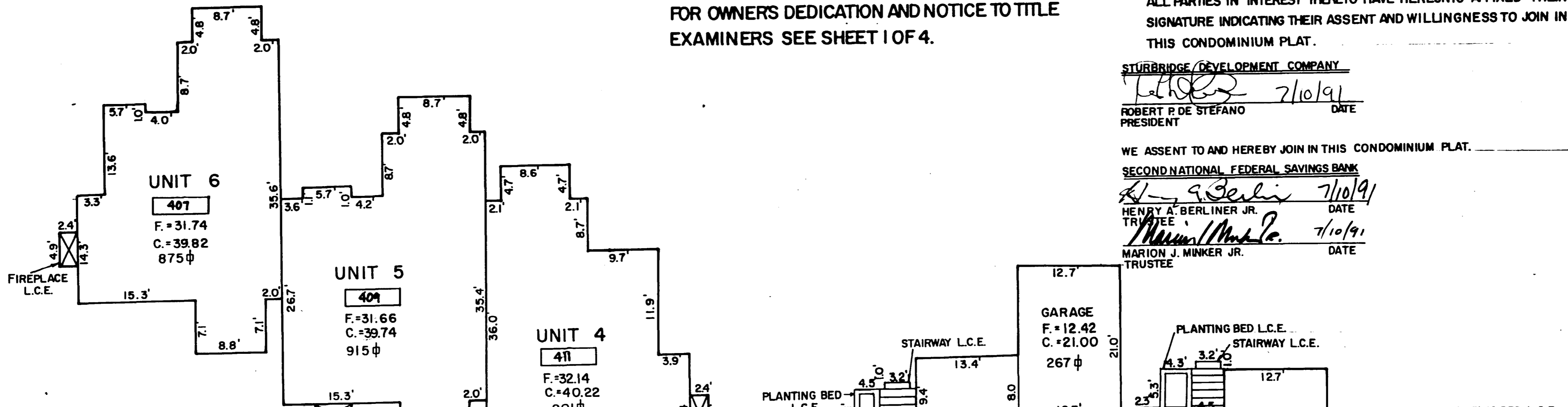
STURBRIDGE DEVELOPMENT COMPANY

[Signature] 7/10/91
ROBERT P. DE STEFANO DATE
PRESIDENT

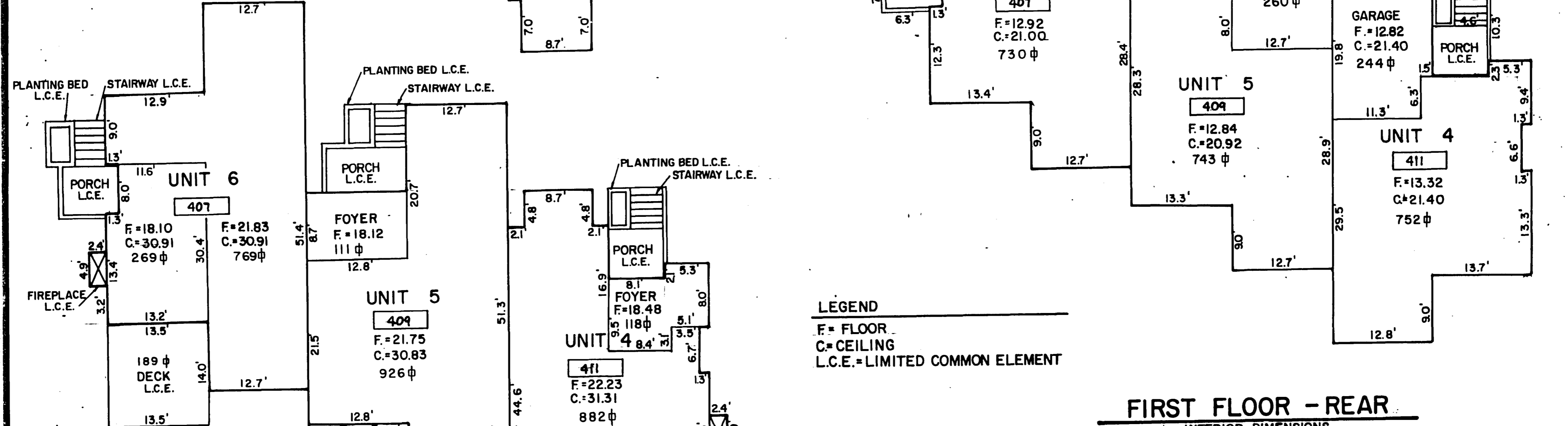
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SECOND NATIONAL FEDERAL SAVINGS BANK

[Signature] 7/10/91
HENRY A. BERLINER JR. DATE
TRUSTEE
[Signature] 7/10/91
MARION J. MINKER JR. DATE
TRUSTEE



THIRD FLOOR-REAR INTERIOR DIMENSIONS



FIRST FLOOR-REAR INTERIOR DIMENSIONS

SECOND FLOOR-REAR INTERIOR DIMENSIONS

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

FOR SURVEYOR'S CERTIFICATION SEE SHEET 1 OF 4.
[Signature] 7-10-91
CHARLES A. SHREEVE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 12485

THE PURPOSE OF THIS PLAT IS TO CORRECT STREET ADDRESSES ONLY

FIRST REVISION

APPROVED: (FOR PUBLIC SEWER AND WATER)
HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
[Signature] 7-10-91
COUNTY HEALTH OFFICER DATE

APPROVED:
OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND
[Signature] 7/11/91
PLANNING AND ZONING OFFICER DATE

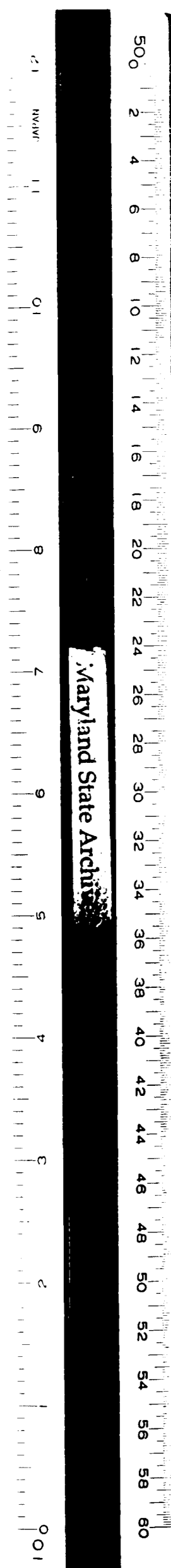
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CONDOMINIUM PLAT
SUBDIVISION NO. 81-044 PROJECT NO. 91-14-2
TAX MAP 32, BLOCKS 11 & 12, PARCEL 391
MOORINGS ON THE MAGOTHY
PHASE XVII UNITS 4, 5 & 6
3RD. DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 10' SHEET 4 OF 4 JULY, 1991

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Maryland State Architect