

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, 1998 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 HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS CONDOMINIUM PLAT.

STURBRIDGE DEVELOPMENT COMPANY

Signature of Michael K. De Stefano, President, dated 1/11/94

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

SECOND NATIONAL FEDERAL SAVINGS BANK

Signature of Martin J. Miller, Jr., Substitute Trustee, dated 1/19/94

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

REISTERTOWN FEDERAL SAVINGS BANK

Signature of Suzann M. Stephens, Sr. VP, Trustee, dated 1/19/94

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 14, UNITS 13-15 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 MBA SERVICE CORPORATION, A MARYLAND CORPORATION TO STURBRIDGE DEVELOPMENT COMPANY, A MARYLAND CORPORATION BY DEED DATED JUNE 19, 1998, RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5114 AT FOLIO 598.

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. Shreeve, III, Surveyor, dated 1/11/94. Includes professional seal for Surveyor No. 9442.

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.

Signature of Charles A. Shreeve, III, dated 1/11/94

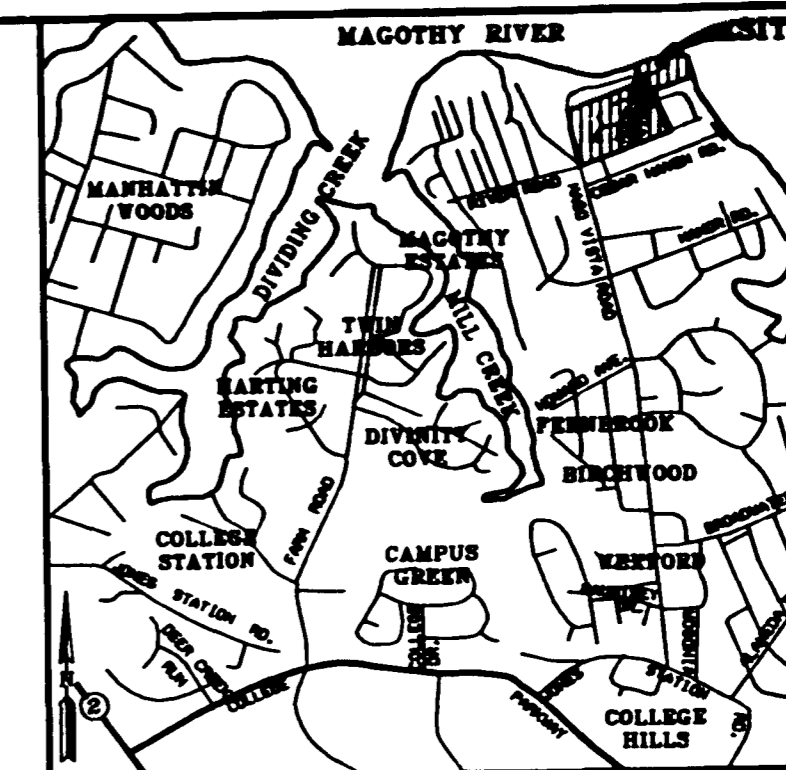
Signature of Michael K. De Stefano, President - Sturbridge Development Company, dated 1/11/94

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, 1998 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, 1998 BY AND BETWEEN ANNE ARUNDEL COUNTY, MARYLAND AND STURBRIDGE DEVELOPMENT COMPANY.
5. THIS PLAT IS SUBJECT TO THE FIFTEENTH AMENDMENT TO THE AMENDED DECLARATION OF THE MOORINGS ON THE MAGOTHY CONDOMINIUM.



VICINITY MAP SCALE: 1" = 2000'

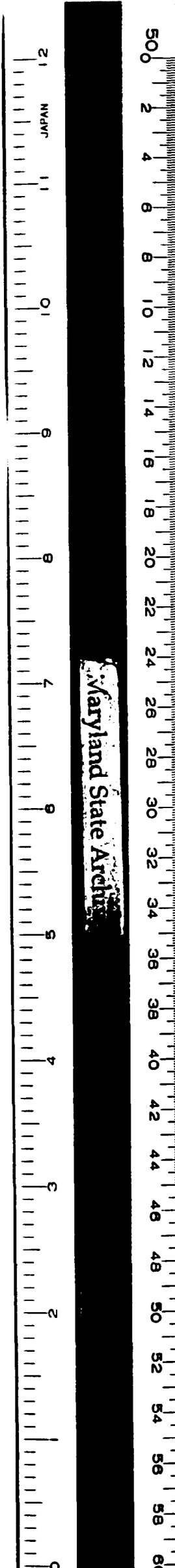
AREA TABULATION

Table with 2 columns: Description and Area. Includes rows for previous dedications, phase 14 area, future phases, and total site area (15.0338 acres).

Table with 2 columns: Description and Count. Includes rows for phase 14 units (3) and parking spaces (6).

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.



GREENHORNE & O'MARA, INC. 2666 RIVA RD. SUITE-100 ANNAPOLIS, MARYLAND 21401 (410) 266-0066

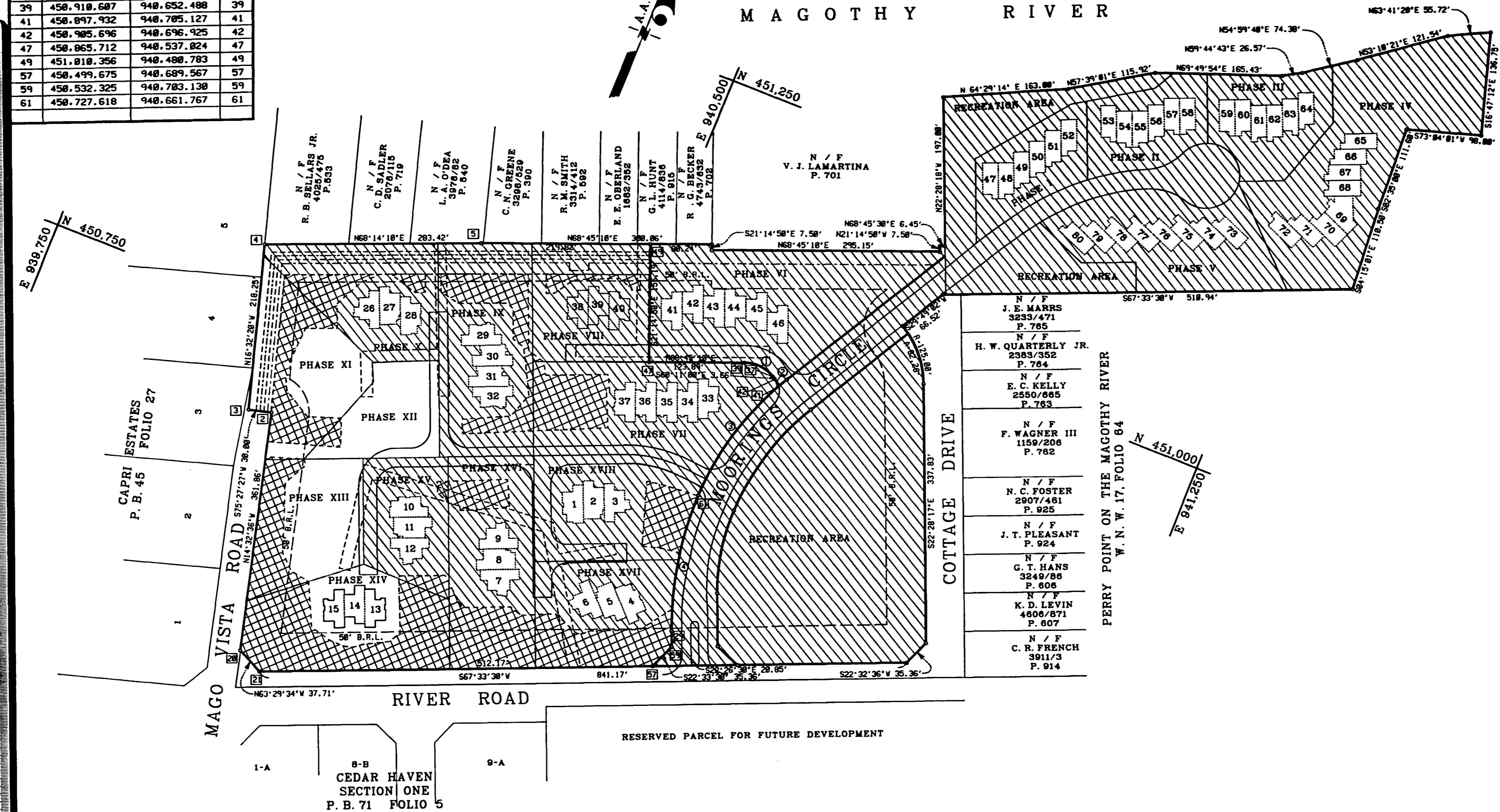
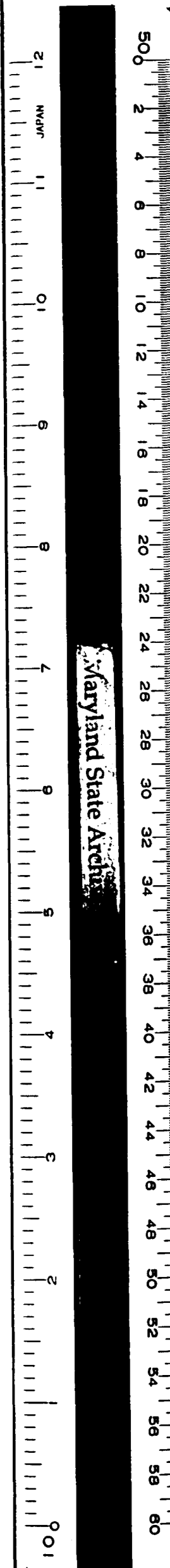
WAIVER NOTES RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

Approved: FOR PUBLIC WATER AND SEWER HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND. Includes signatures and dates for Health Officer and Planning and Code Enforcement Officer.

Subd. No. 81-044 SITE ZIP CODE: 21012 PROJ. NO. 94-011 CONDOMINIUM PLAT MOORINGS ON THE MAGOTHY PHASE XIV UNITS 13, 14, & 15

1994 JAN 27 PM 3:23

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	450.616.398	948.074.818	3	2	24.00'	27° 13' 18"	11.48'	S46° 34' 25" E	11.38'	2
4	450.825.686	948.012.683	4	3	381.06'	26° 39' 54"	177.34'	S14° 17' 01" V	175.75'	3
5	450.938.692	948.275.898	5	4	441.90'	23° 23' 34"	188.42'	S18° 44' 43" E	179.17'	4
20	450.328.986	948.182.438	20							
21	450.384.157	948.216.181	21							
29	450.551.593	948.695.172	29							
37	450.907.516	948.693.758	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
 GREENSBORO, NC - ATLANTA, GA - BALTIMORE, MD - CULPEPER, VA - DENVER, CO - FARMINGDALE, NY
 HALLANDALE, FL - KENNESAW, GA - ROCKVILLE, MD - WEST PALM BEACH, FL

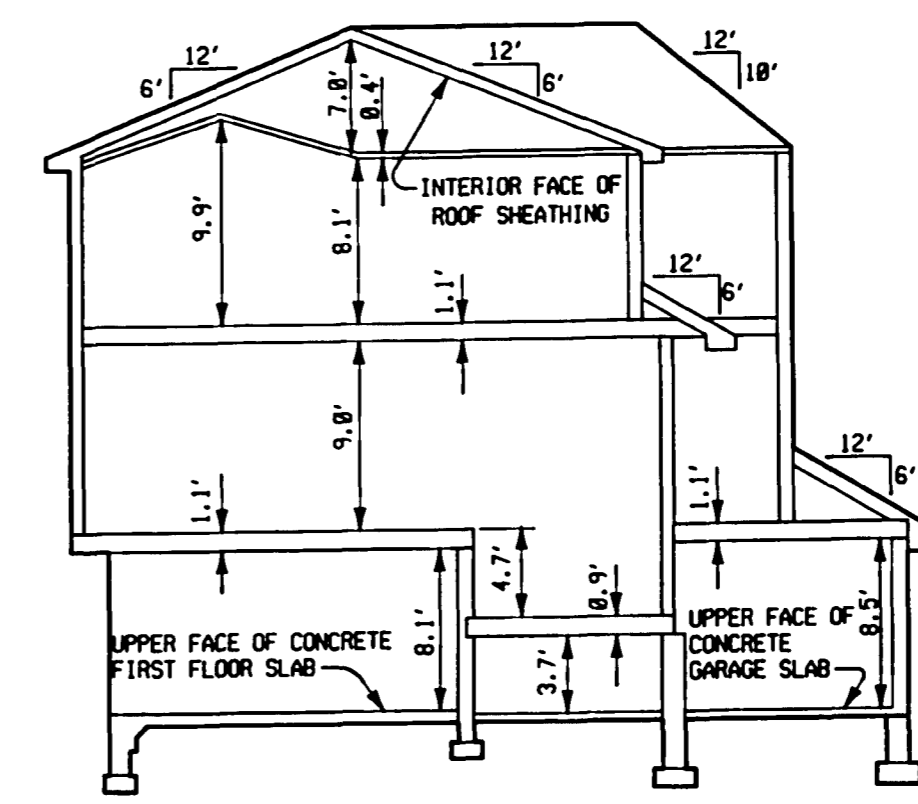
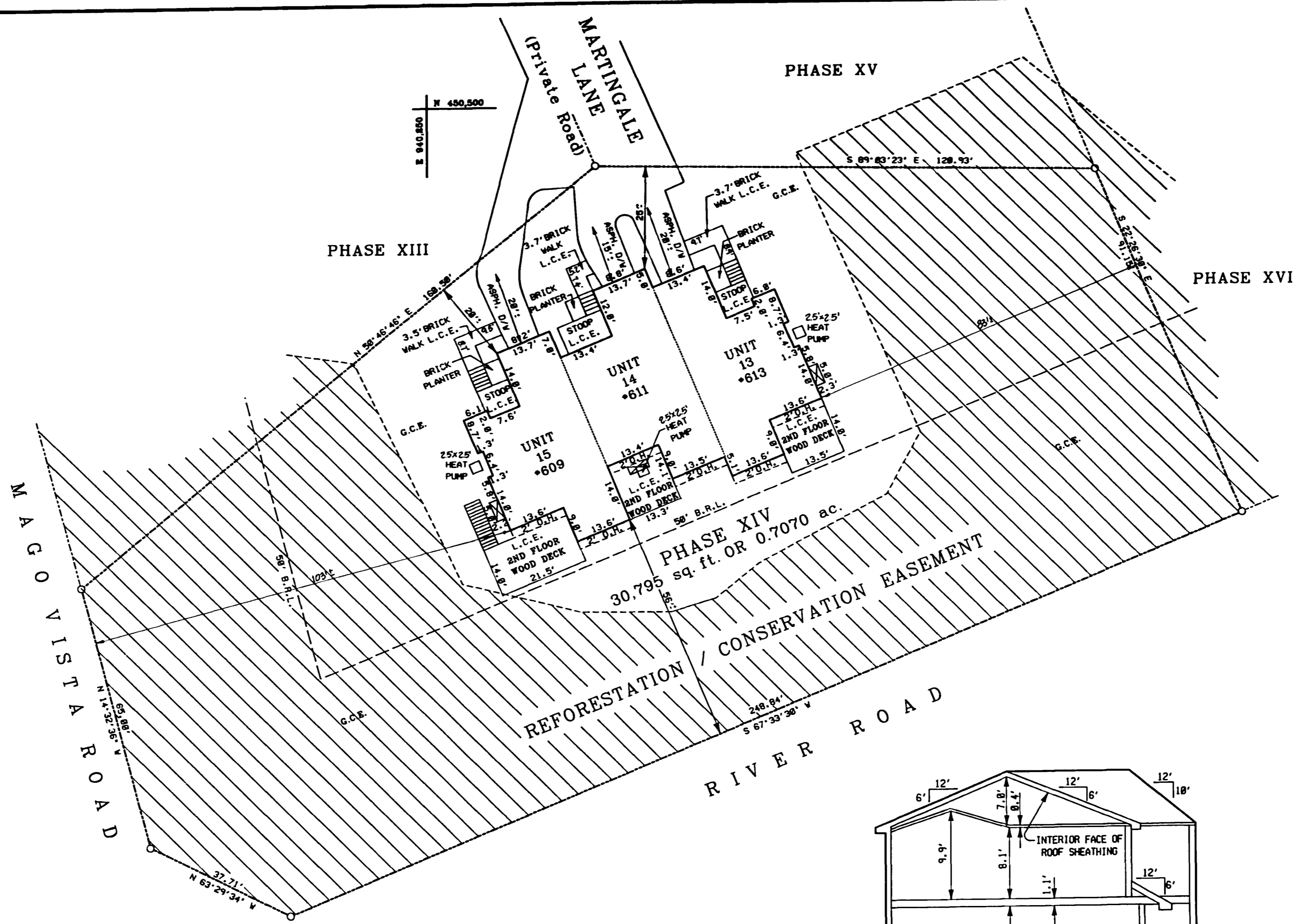
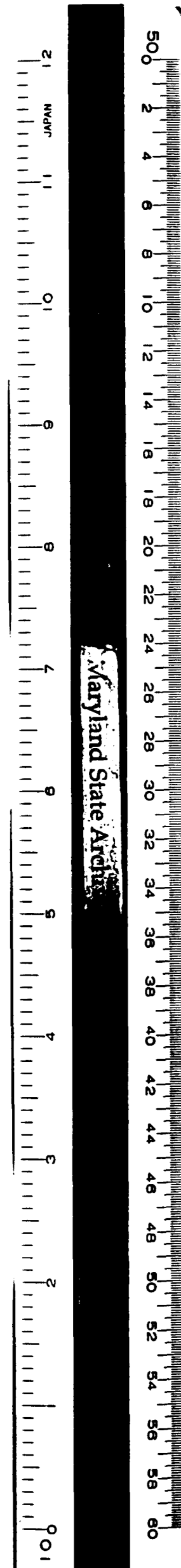
STATE OF MARYLAND
 CHARLES A. SHREEVE II, NATIONAL LAND SURVEYOR
 R.L.S. MD. REG. #9442
 WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT
 STURBRIDGE DEVELOPMENT COMPANY
 MICHAEL K. DE STEFANO PRESIDENT
 SECOND NATIONAL FEDERAL SAVING BANK
 MARTIN JOHN MILLER, JR. SR. TRUSTEE
 REISTERTOWN FEDERAL SAVING BANK
 SUZANN H. STEPHENS, SR. VP. TRUSTEE
 RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

HATCHED AREA PREVIOUSLY PLATTED & RECORDED
 REFORESTATION / CONSERVATION EASEMENTS

Approved: FOR PUBLIC WATER AND SEWER
 HEALTH DEPARTMENT of ANNE ARUNDEL COUNTY, MARYLAND
 Approved: _____ Date: 1/10/94
 Approved: _____ Date: 1/24/94
 Approved: _____ Date: 1/24/94
 Approved: _____ Date: 1/24/94

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 94-01
CONDOMINIUM PLAT
MOORINGS ON THE MAGOTHY
 PHASE XIV
 UNITS 13, 14, & 15
 Tax Map 32: Blocks 11 & 12: Parcel 391
 3rd District Anne Arundel County, Maryland
 Scale: 1" = 100' Sheet 2 Of 4 January 1994

1994 JAN 27 PM 3:24



TYPICAL CROSS SECTION
Scale: 1" = 10'

LEGEND
L.C.E. LIMITED COMMON ELEMENT
G.C.E. GENERAL COMMON ELEMENT

NOTE :
DIMENSIONS SHOWN HEREON ARE EXTERIOR

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
 CHESAPEAKE, MD - ATLANTA, GA - BALTIMORE, MD - COLLETSVILLE, VA - DENVER, CO - FAIRFAX, VA
 BALANCE, NC - EXPORT, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

STATE OF MARYLAND
 CHARLES ALFRED SHREVE
 REGISTERED PROFESSIONAL SURVEYOR
 No. 1402

DATE 1/10/94
 CHARLES A. SHREVE IN R.L.S. MD. REG. #9442

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT
 STURBRIDGE DEVELOPMENT COMPANY

DATE 1/10/94
 MICHAEL K. DE STEFANO PRESIDENT SECOND NATIONAL FEDERAL SAVING BANK

DATE 1/10/94
 MARTIN JOHN WELLS, JR. SUB. TRUSTEE REISTERTOWN FEDERAL SAVING BANK

DATE 1/21/94
 SUZANN M. STEPHENS SR. VP. TRUSTEE

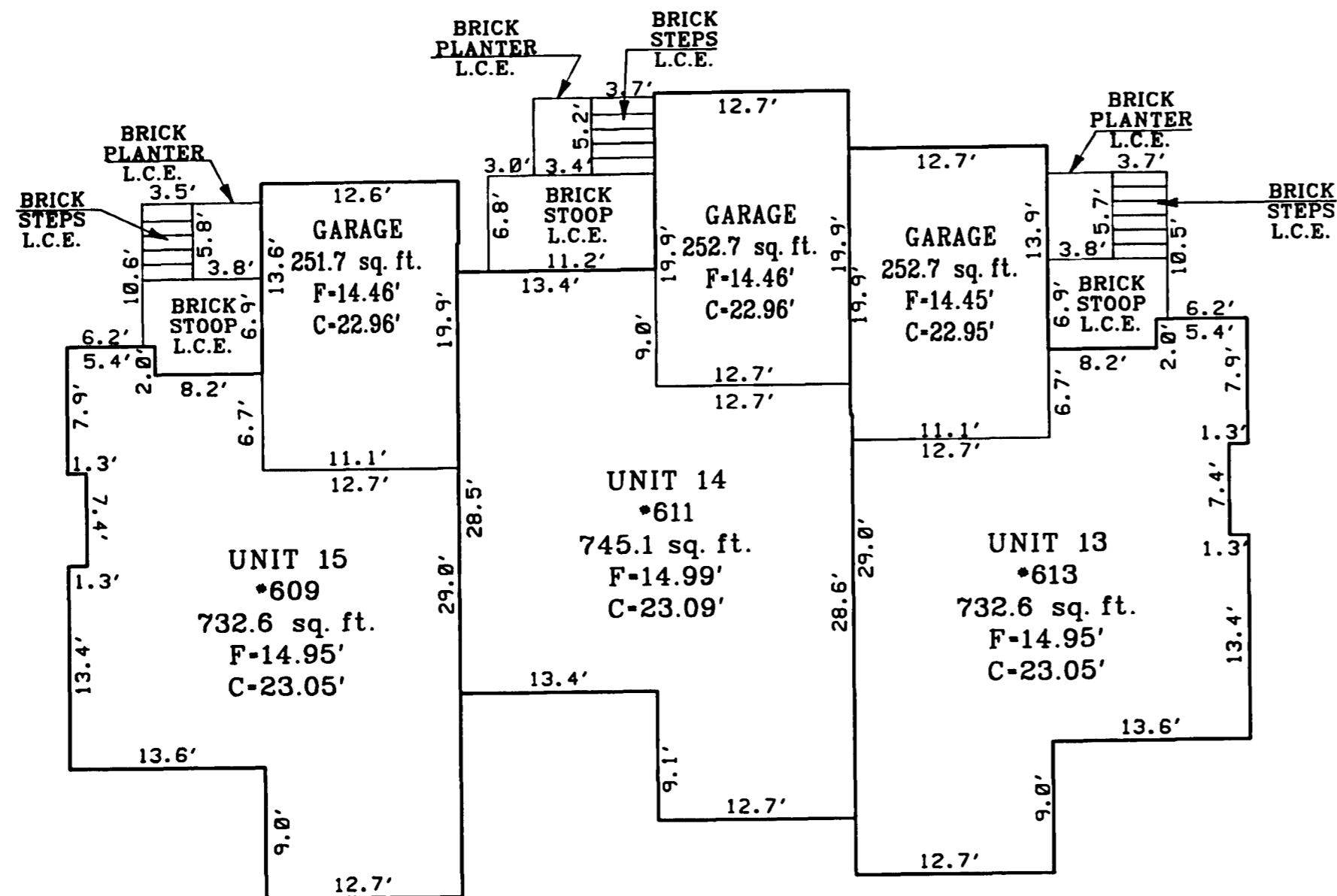
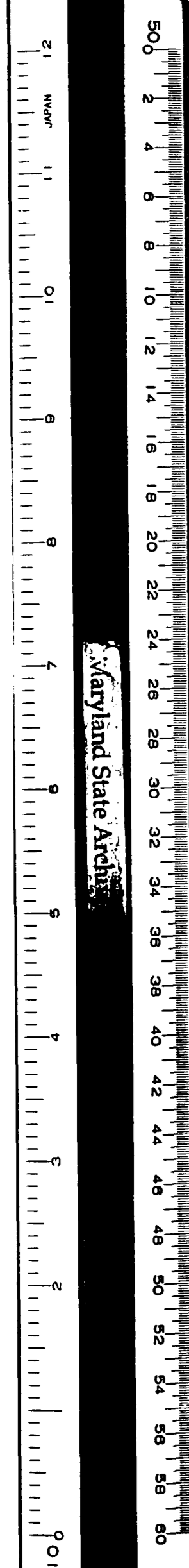
RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

Approved: FOR PUBLIC WATER AND SEWER
 HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY MARYLAND
 Date 1/12/94

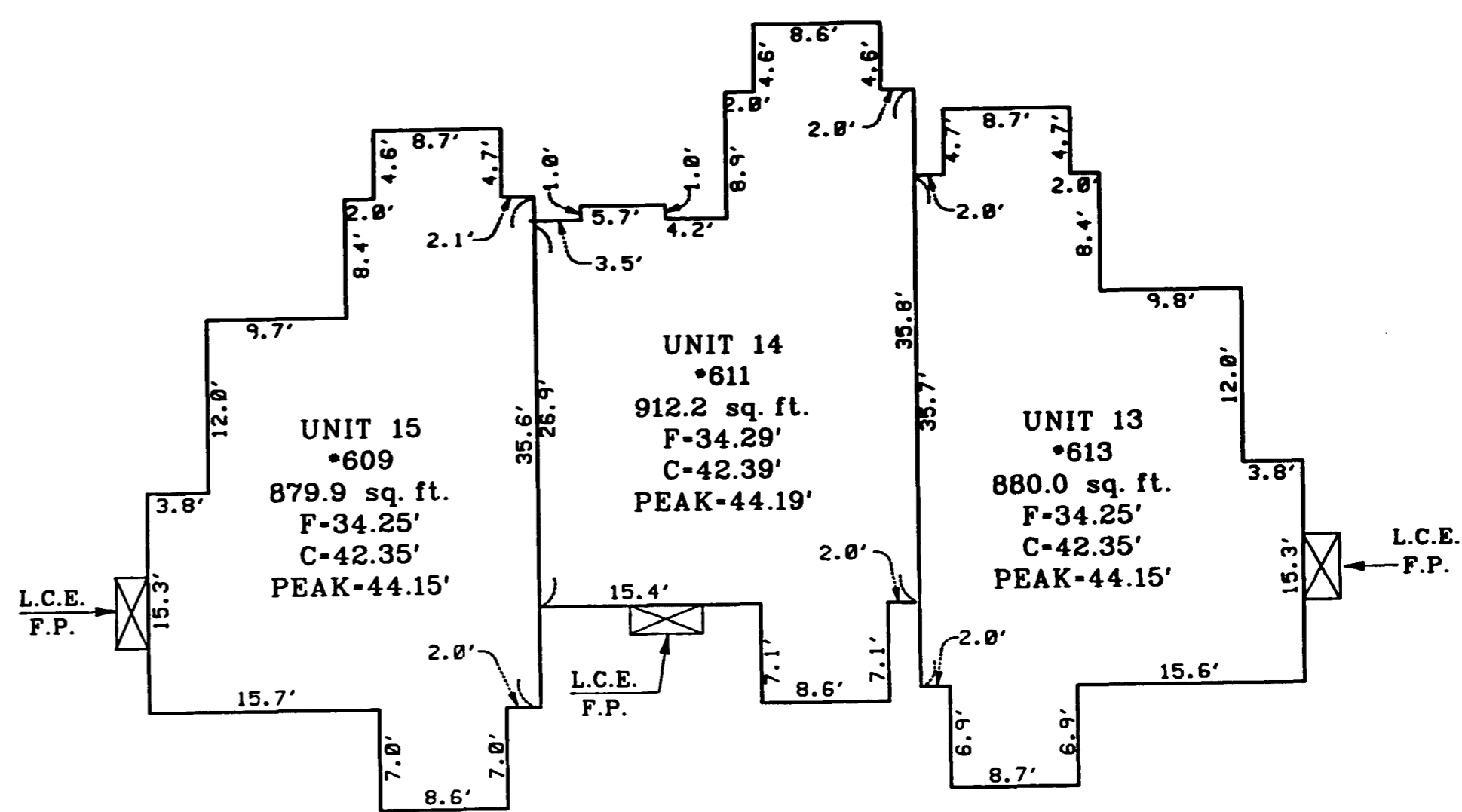
Approved: PLANNING and CODE ENFORCEMENT ANNE ARUNDEL COUNTY, MARYLAND
 Date 1/24/94

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 94-011
 CONDOMINIUM PLAT
MOORINGS ON THE MAGOTHY
 PHASE XIV
 UNITS 13, 14, & 15
 Tax Map 32: Blocks 11 & 12: Parcel 391
 3rd District Anne Arundel County, Maryland
 Scale: 1" = 20' Sheet 3 of 4 January 1994

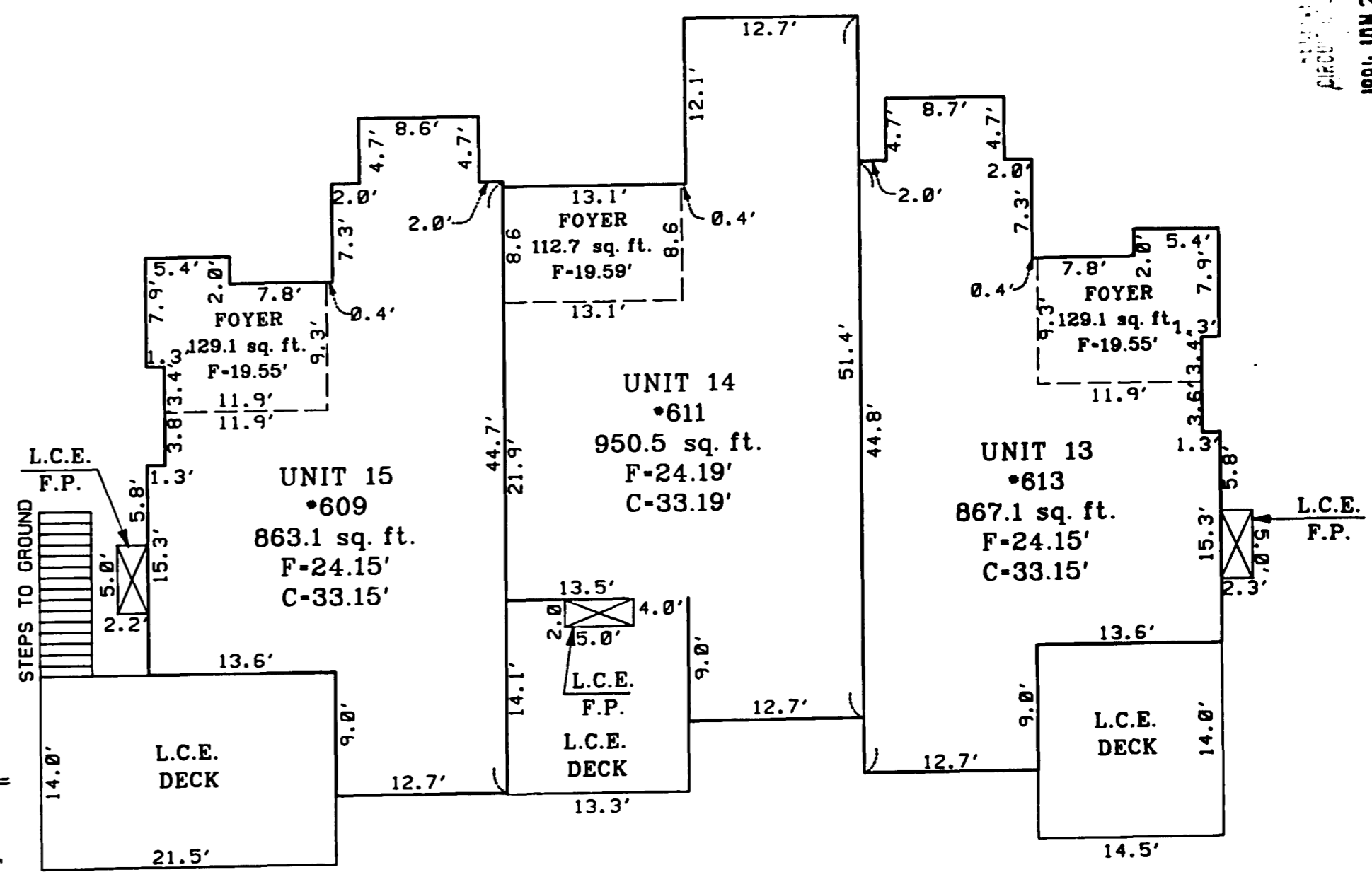
1994 JAN 27 PM 3:24



FIRST FLOOR-FRONT
INTERIOR DIMENSIONS



THIRD 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 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 - CHARLOTTE, NC - DENVER, CO - FARMINGDALE, NY
 BALTIMORE, MD - EXPERT, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

STATE OF MARYLAND
 CHARLES A. SHREVE, III, REGISTERED PROFESSIONAL SURVEYOR
 R.L.S. NO. REG. #9468
 WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT
 STURBRIDGE DEVELOPMENT COMPANY
 MICHAEL R. DE STEFANO, PRESIDENT, SECOND NATIONAL FEDERAL SAVING BANK, 1/11/94
 MARTIN JOHN MILLER, JR., SUB. TRUSTEE, REISTERTOWN FEDERAL SAVING BANK, 1/14/94
 SUZANN M. STEPHENS, SR. VP. TRUSTEE, 1/12/94
 RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

Approved FOR PUBLIC WATER AND SEWER
 HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY MARYLAND
 Health Officer, 1/12/94
 Approved: PLANNING AND CODE ENFORCEMENT ANNE ARUNDEL COUNTY, MARYLAND
 Planning and Code Enforcement Officer, 1/22/94

SUBD. NO. 81-044 PROJ. NO. 94-011
CONDOMINIUM PLAT
MOORINGS ON THE MAGOTHY
 PHASE XIV
 UNITS 13, 14, & 15
 Tax Map 32; Blocks 11 & 12; Parcel 391
 3rd District Anne Arundel County, Maryland
 Scale: 1" = 10' Sheet 4 Of 4 January 1994
 MSA 55U 1484-4 A-891-P

RECORDED
 ANNE ARUNDEL COUNTY
 1994 JAN 27 PM 3:25