

**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 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 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 THE LAND RECORDS IN LIBER 5114 AT FOLIO 62B.

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

STURBRIDGE DEVELOPMENT COMPANY

*Michael K. DeStefano* 9/7/93  
 MICHAEL K. DE STEFANO DATE  
 PRESIDENT

WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT.

SECOND NATIONAL FEDERAL SAVINGS BANK

*Martin J. Miller, Jr.* 9/6/93  
 MARTIN J. MILLER, JR. DATE  
 SUBSTITUTE 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 7, UNITS 33-37 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, 1990, 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.

*Charles A. Shreve, III* 9-6-93  
 CHARLES A. SHREVE, III DATE  
 R.L.S., MD. REG. NO. 9442

THE REQUIREMENTS OF SECTION 3-109, 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.

*Charles A. Shreve, III* 9-6-93  
 CHARLES A. SHREVE, III DATE  
 R.L.S., MD. REG. NO. 9442

*Michael K. DeStefano* 9/7/93  
 MICHAEL K. DE STEFANO DATE  
 PRESIDENT - STURBRIDGE DEVELOPMENT COMPANY

**PRIVATE ROAD/PARKING COURTS STATEMENT**

CAPSTAN COURT IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS AND PARKING FOR UNITS 33 THROUGH 46. 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 FOURTEENTH AMENDMENT TO THE AMENDED DECLARATION OF THE MOORINGS ON THE MAGOTHY CONDOMINIUM.

**AREA TABULATION**

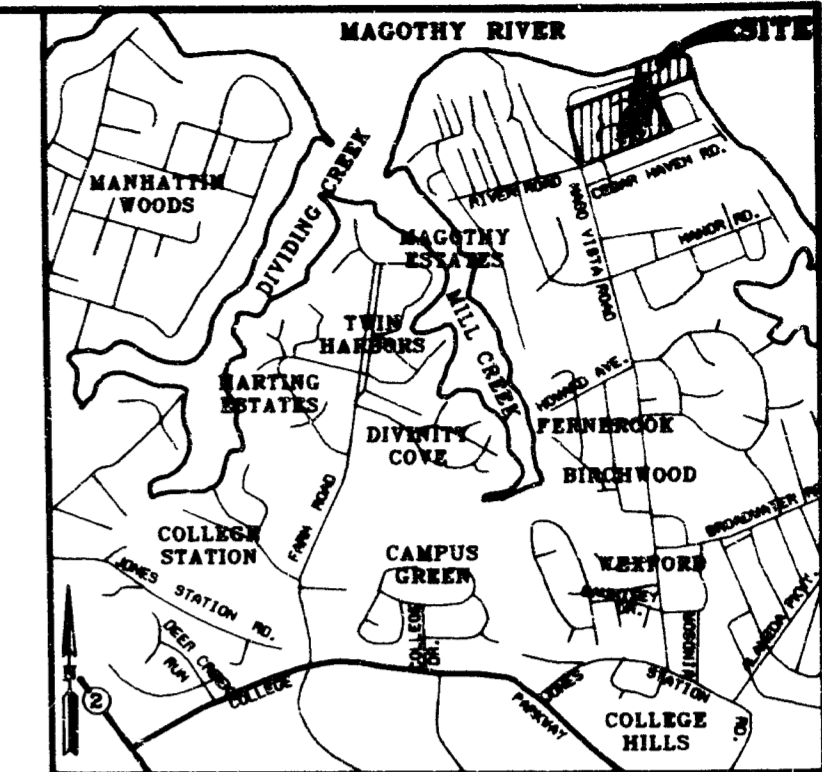
TOTAL AREA PREVIOUS DEDICATIONS (PHASES 1-6, 8-10, AND 15 THROUGH 18, COMMON USE AREA, PRIVATE STREET AND RECREATION AREAS)	12.0603 ACRES
TOTAL AREA PHASE 7 (FOR UNITS 33-37)	0.8193 ACRES
TOTAL AREA FUTURE PHASES 11 THRU 14	2.1542 ACRES
<b>TOTAL SITE AREA</b>	<b>15.0338 ACRES</b>

PHASE 7:

TOTAL NUMBER OF CONDOMINIUM TOWNHOUSE UNITS	5
TOTAL NUMBER OF PARKING SPACES	10

**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.**  
 2666 RIVA RD. SUITE 100 ANNAPOLIS, MARYLAND 21401  
 (410) 266-0066  
 GREENBELT, MD - ATLANTA, GA - BALTIMORE, MD - CULPEPER, VA - DENVER, CO - FAIRFAX, VA  
 RALEIGH, NC - EXFORD, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

**WAIVER NOTES**

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

Approved: FOR PUBLIC WATER AND SEWER  
 HEALTH DEPARTMENT of  
 ANNE ARUNDEL COUNTY, MARYLAND  
*Richard C. Lee* 9/7/93  
 Health Officer Date

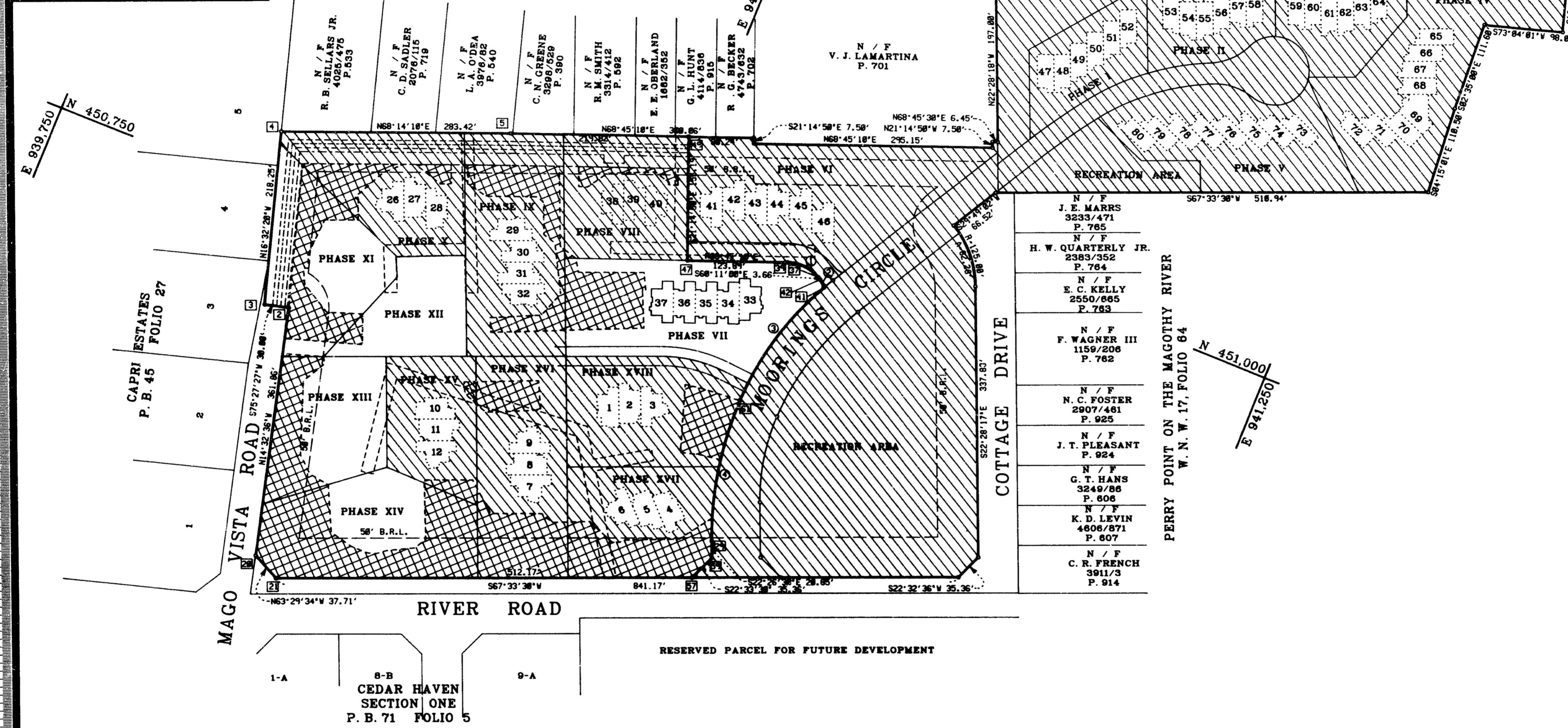
Approved:  
 OFFICER OF PLANNING and ZONING  
 ANNE ARUNDEL COUNTY, MARYLAND  
*[Signature]* 9/7/93  
 Director of Planning & Code Enforcement Date

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 93-153  
**CONDOMINIUM PLAT**  
**MOORINGS ON THE MAGOTHY**  
 PHASE VII  
 UNITS 33, 34, 35, 36, & 37  
 Tax Map 32: Blocks 11 & 12; Parcel 391  
 3rd District Anne Arundel County, Maryland  
 Scale: As Shown Sheet 1 of 4 September 1993

MSA 551-1489-1455 -) A-882-P

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E3502-E3505; Plat Book E67, pp. 2-5, MSA, S1489\_1455. Date available 1993/09/16. Printed 11/01/2018.

COORDINATE TABLE				CURVE TABLE						
NO	NORTH	EAST	NO	RADIUS	DELTA	ARC	CHD. BEAR.	DIST	NO	
2	450.623.923	940.103.849	2	1	48.00'	51°03'50"	42.78'	S85°42'55"E	41.38'	1
3	450.616.390	940.074.810	3	2	24.00'	27°13'10"	11.40'	S46°34'25"E	11.30'	2
4	450.825.606	940.012.683	4	3	381.06'	26°39'54"	177.34'	S14°17'01"W	175.75'	3
5	450.930.692	940.275.898	5	4	441.90'	23°23'34"	180.42'	S10°44'43"E	179.17'	4
20	450.320.986	940.182.438	20							
21	450.304.157	940.216.181	21							
29	450.551.593	940.695.172	29							
37	450.907.516	940.693.750	37							
39	450.910.607	940.652.488	39							
41	450.897.932	940.705.127	41							
42	450.905.696	940.696.925	42							
47	450.865.712	940.537.024	47							
49	451.010.356	940.480.783	49							
57	450.499.675	940.689.567	57							
59	450.532.325	940.703.130	59							
61	450.727.618	940.661.767	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  
 RALEIGH, NC - RYDPORT, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

CHARLES A. SHREVE III  
 R.L.S. MD. REG. #9442  
 DATE 9/6/93  
 WE ASSENT TO AND HEREBY JOIN IN THIS CONDOMINIUM PLAT  
 STURBRIDGE DEVELOPMENT COMPANY  
 MICHAEL K. DE STEFANO PRESIDENT DATE 9/6/93  
 SECOND NATIONAL FEDERAL SAVING BANK  
 MARTIN JOHN MILLER, JR. DATE 9/6/93  
 SUBSTITUTE TRUSTEE  
 RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PLAT NO. \_\_\_\_\_

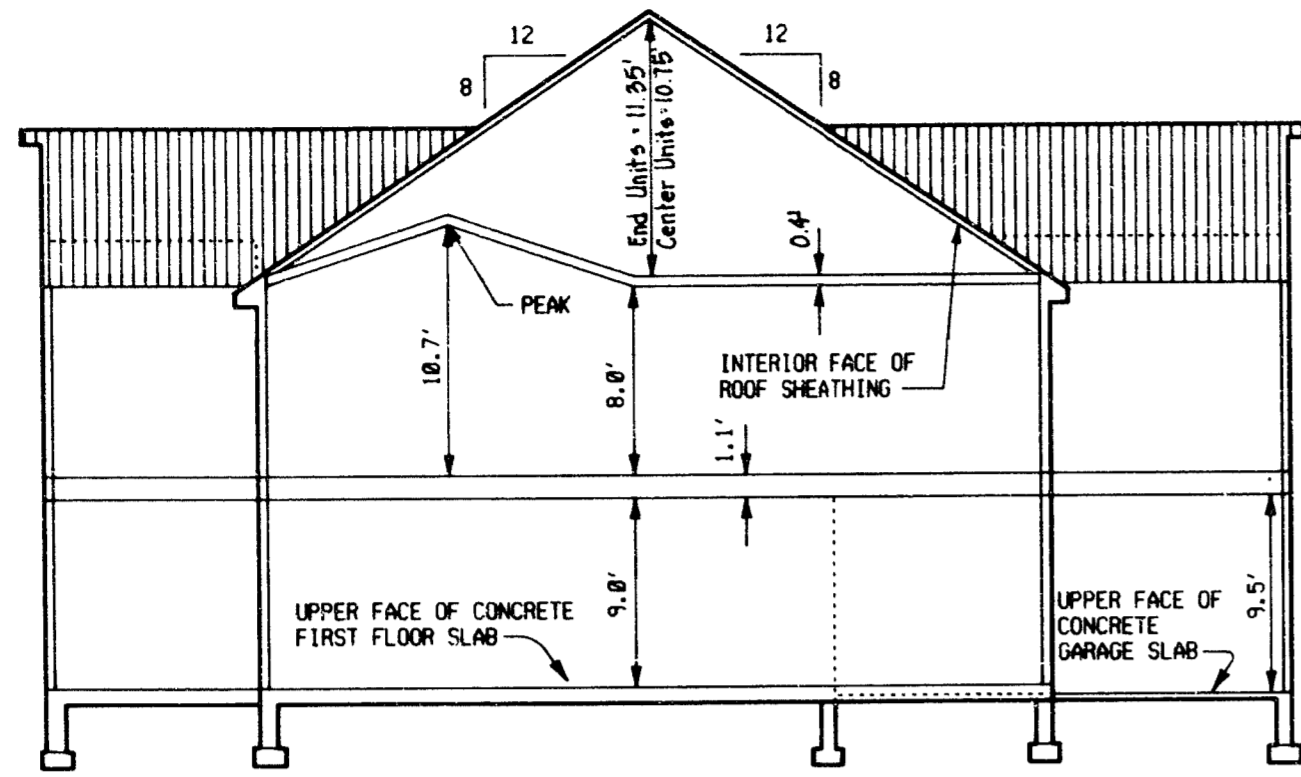
HATCHED AREA PREVIOUSLY PLATTED & RECORDED  
 REFORESTATION / CONSERVATION EASEMENTS

Approved: FOR PUBLIC WATER AND SEWER  
 HEALTH DEPARTMENT of ANNE ARUNDEL COUNTY, MARYLAND  
 Director of Planning & Code Enforcement DATE 9/7/93

Approved: OFFICER of PLANNING and ZONING  
 ANNE ARUNDEL COUNTY, MARYLAND  
 Director of Planning & Code Enforcement DATE 9/6/93

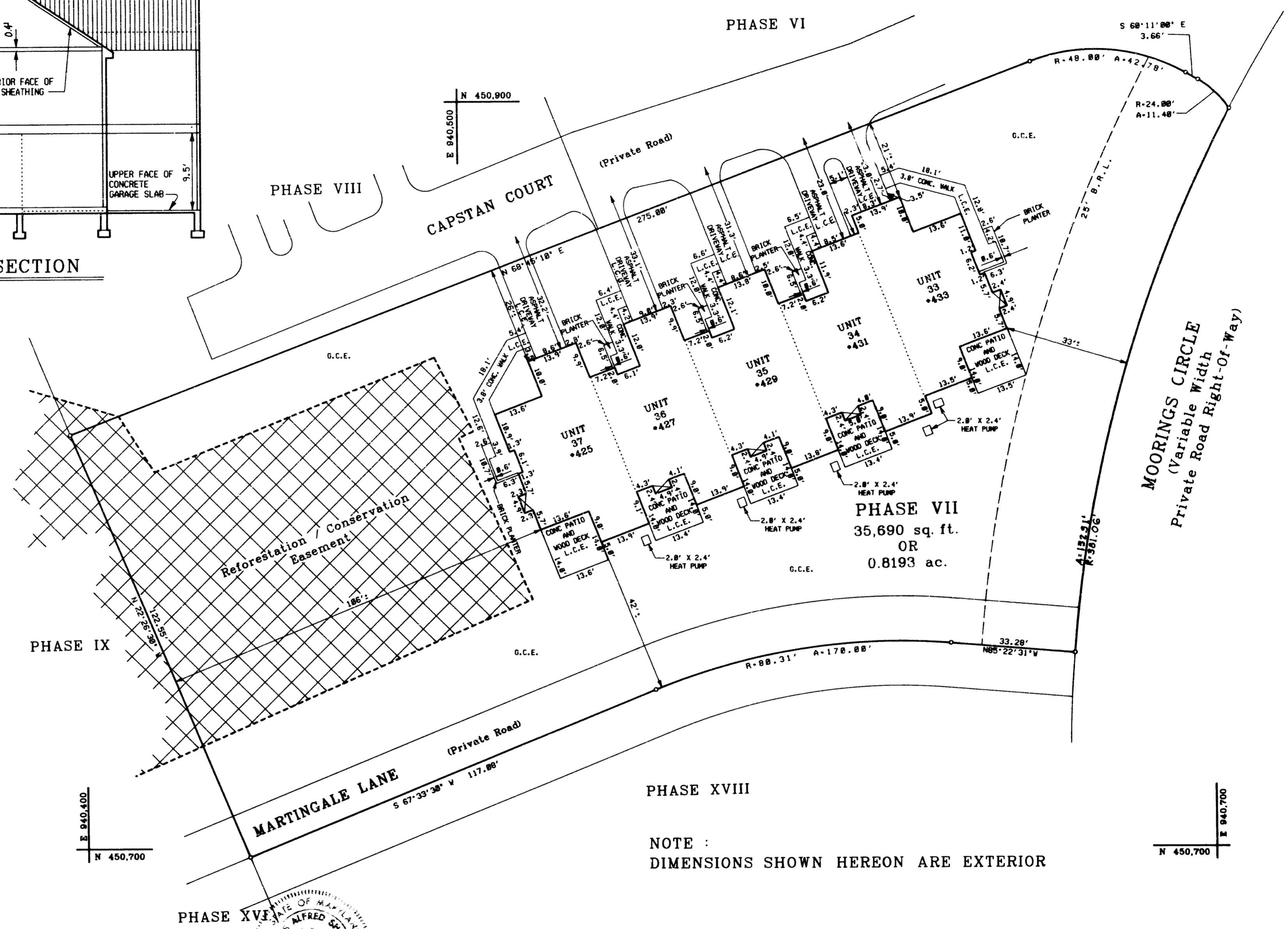
SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 93-153  
**CONDOMINIUM PLAT**  
**MOORINGS ON THE MAGOTHY**  
 PHASE VII  
 UNITS 33, 34, 35, 36, & 37  
 Tax Map 32: Blocks 11 & 12: Parcel 391  
 3rd District Anne Arundel County, Maryland  
 Scale : 1" = 100' Sheet 2 of 4 September 1993

M&A SSU 1489-1455-2 A-882-P



TYPICAL CROSS SECTION

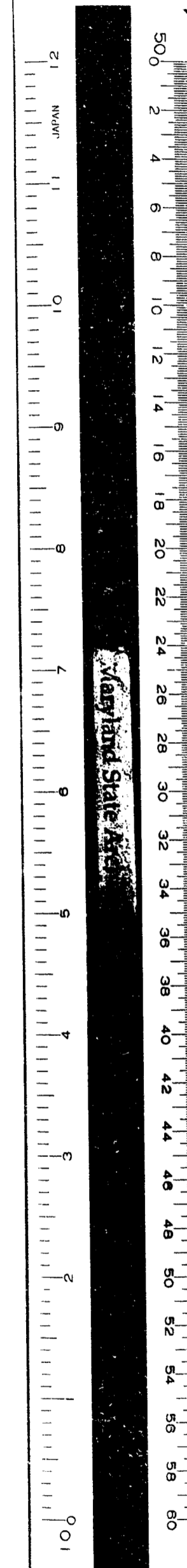
Scale : 1" = 10'



PHASE VII  
35,690 sq. ft.  
OR  
0.8193 ac.

NOTE :  
DIMENSIONS SHOWN HEREON ARE EXTERIOR

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



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OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE AND  
OTHER NOTATIONS.

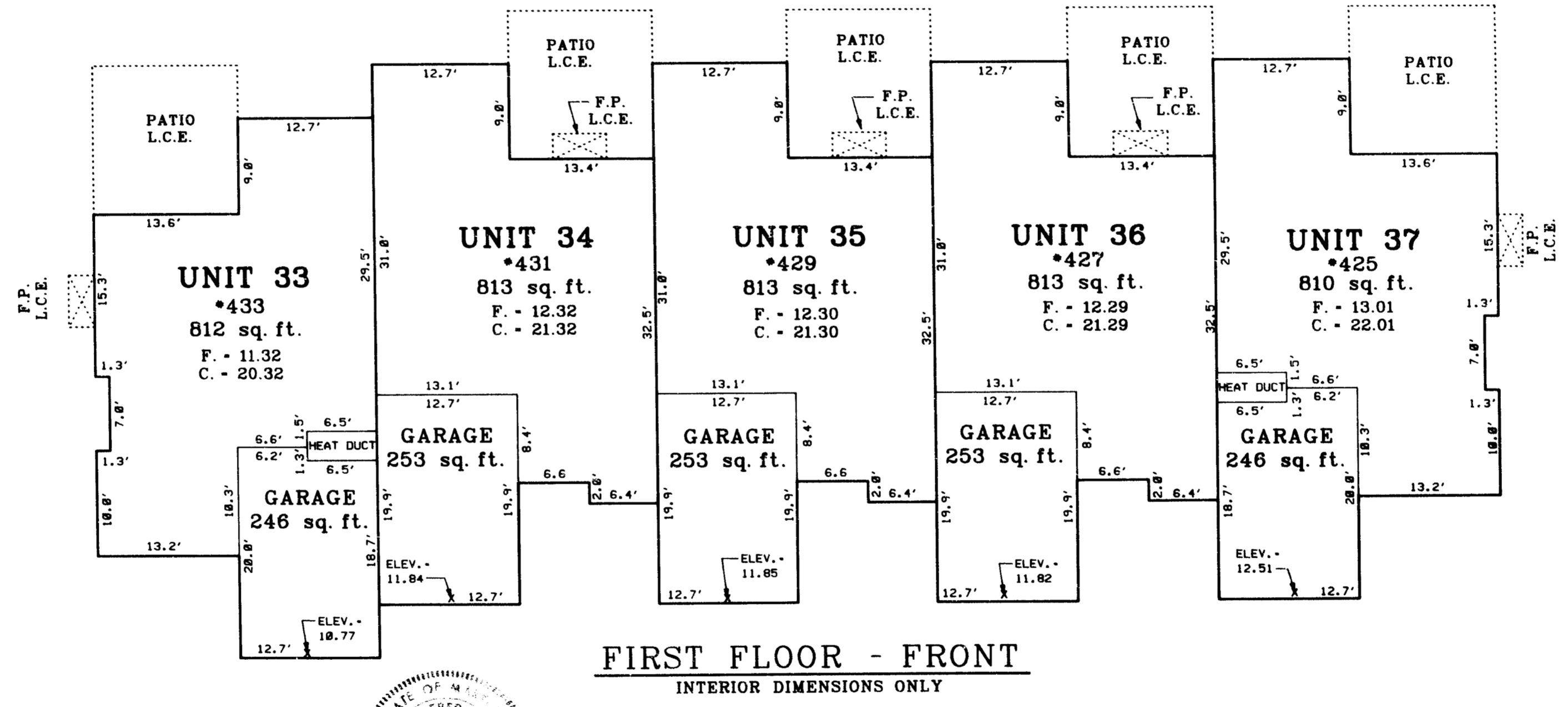
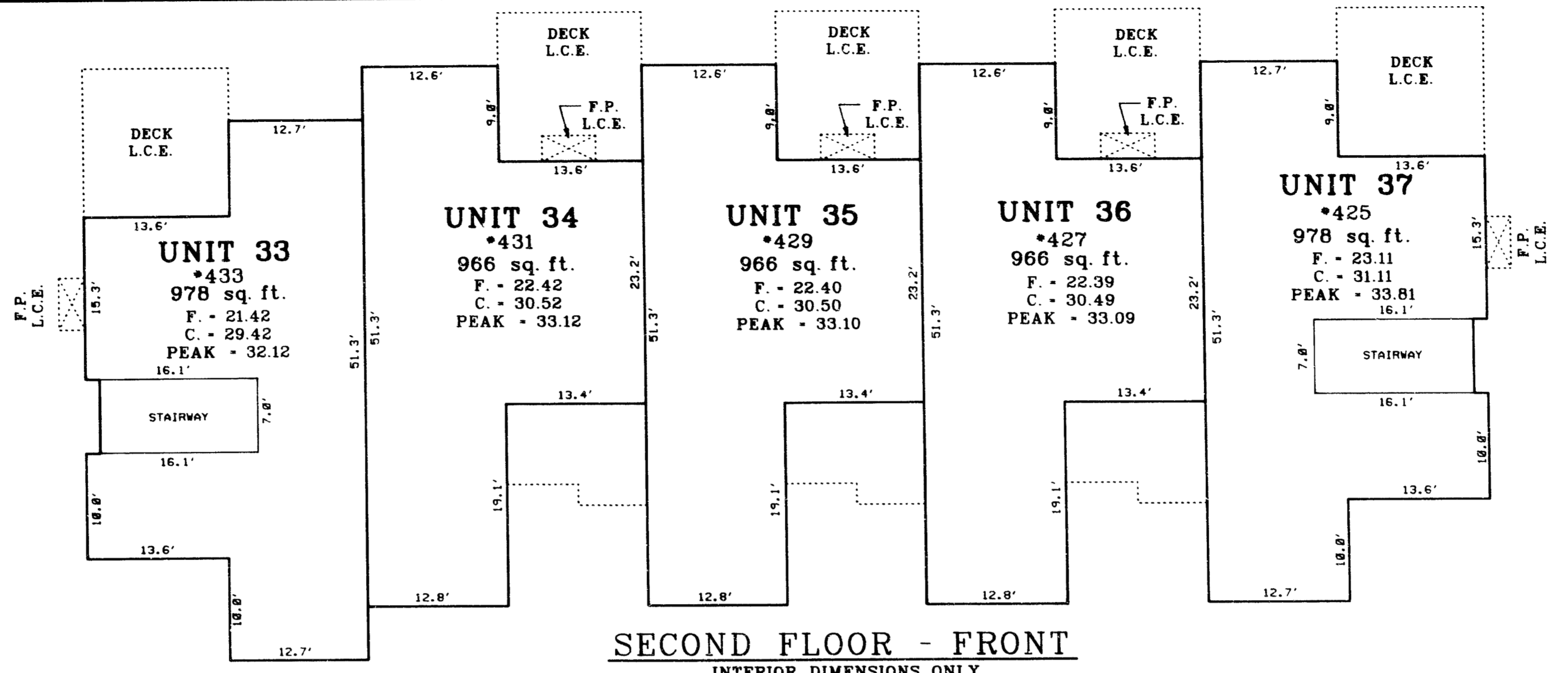
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*Charles A. Shreve* 9.6.93 DATE  
CHARLES A. SHREVE  
R.L.S. MD. REG. #9442  
WE ASSENT TO AND HEREBY JOIN IN THIS  
CONDOMINIUM PLAT  
STURBRIDGE DEVELOPMENT COMPANY  
*Michael K. De Stefano* 9/7/93 DATE  
MICHAEL K. DE STEFANO PRESIDENT  
SECOND NATIONAL FEDERAL SAVING BANK  
*Martin John Miller Jr.* 9/6/93 DATE  
MARTIN JOHN MILLER JR.  
SUBSTITUTE TRUSTEE  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PLAT NO. \_\_\_\_\_

Approved FOR PUBLIC WATER AND SEWER  
HEALTH DEPARTMENT OF  
ANNE ARUNDEL COUNTY, MARYLAND  
*Annunzio* 9/7/93 DATE  
Health Officer  
Approved:  
OFFICER OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND  
*Annunzio* 9/6/93 DATE  
Director of Planning & Code Enforcement

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 93-193  
CONDOMINIUM PLAT  
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Scale : 1" = 20' Sheet 3 Of 4 September 1993

MSA 554 149 9-14 SA 882-P



**LEGEND**

F..... FLOOR  
C..... CEILING  
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.**  
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RALEIGH, NC - EXPORT, PA - ROCKVILLE, MD - WEST PALM BEACH, FL

STATE OF MARYLAND  
NOTARY PUBLIC  
CHARLES A. SHREVE III  
R.L.S. MD. REG. #9448  
DATE 9/6/93

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

MICHAEL K. DE STEFANO PRESIDENT  
SECOND NATIONAL FEDERAL SAVING BANK  
DATE 9/6/93

MARTIN JOHN MILLER JR.  
SUBSTITUTE TRUSTEE  
DATE 9/6/93

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Approved FOR PUBLIC WATER AND SEWER  
HEALTH DEPARTMENT of ANNE ARUNDEL COUNTY, MARYLAND  
Date 9/7/93

Approved:  
OFFICER of PLANNING and ZONING  
ANNE ARUNDEL COUNTY, MARYLAND  
Date 9/7/93

Director of Planning & Code Enforcement

SUBD. NO. 81-044 SITE ZIP CODE : 21012 PROJ. NO. 93-153  
CONDOMINIUM PLAT  
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Scale : 1" = 10' Sheet 4 Of 4 September 1993

MSA 84 1489-14554 A-882-P