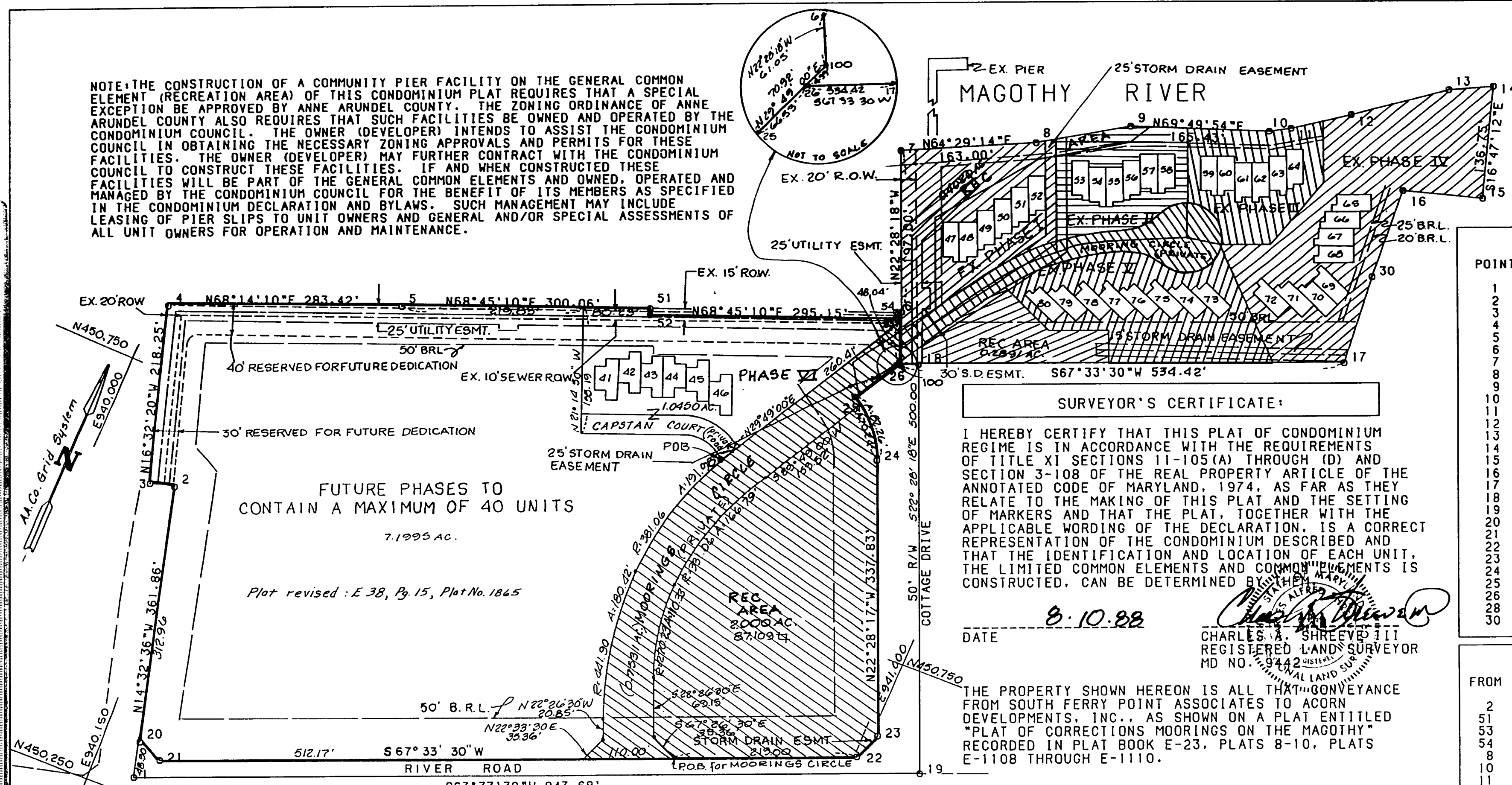
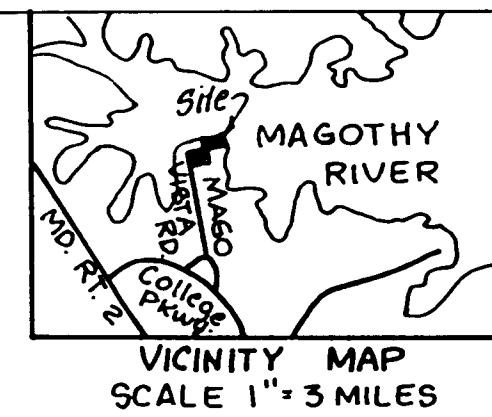


NOTE: THE CONSTRUCTION OF A COMMUNITY PIER FACILITY ON THE GENERAL COMMON ELEMENT (RECREATION AREA) OF THIS CONDOMINIUM PLAT REQUIRES THAT A SPECIAL EXCEPTION BE APPROVED BY ANNE ARUNDEL COUNTY. THE ZONING ORDINANCE OF ANNE ARUNDEL COUNTY ALSO REQUIRES THAT SUCH FACILITIES BE OWNED AND OPERATED BY THE CONDOMINIUM COUNCIL. THE OWNER (DEVELOPER) INTENDS TO ASSIST THE CONDOMINIUM COUNCIL IN OBTAINING THE NECESSARY ZONING APPROVALS AND PERMITS FOR THESE FACILITIES. THE OWNER (DEVELOPER) MAY FURTHER CONTRACT WITH THE CONDOMINIUM COUNCIL TO CONSTRUCT THESE FACILITIES. IF AND WHEN CONSTRUCTED THESE FACILITIES WILL BE PART OF THE GENERAL COMMON ELEMENTS AND OWNED, OPERATED AND MANAGED BY THE CONDOMINIUM COUNCIL FOR THE BENEFIT OF ITS MEMBERS AS SPECIFIED IN THE CONDOMINIUM DECLARATION AND BYLAWS. SUCH MANAGEMENT MAY INCLUDE LEASING OF PIER SLIPS TO UNIT OWNERS AND GENERAL AND/OR SPECIAL ASSESSMENTS OF ALL UNIT OWNERS FOR OPERATION AND MAINTENANCE.



**COORDINATES**

POINT #	NORTHING	EASTING
1	450273.654	940194.717
2	450623.923	940103.849
3	450616.390	940074.810
4	450825.606	940012.683
5	450930.692	940275.898
6	451148.730	940836.684
7	451330.773	940761.365
8	451400.979	940908.470
9	451463.006	941006.399
10	451520.043	941161.685
11	451533.429	941184.634
12	451576.100	941245.562
13	451648.952	941342.848
14	451673.647	941392.795
15	451542.724	941432.290
16	451514.181	941338.539
17	451292.503	941351.758
18	451097.457	940879.515
19	450635.422	941070.628
20	450320.986	940182.438
21	450304.157	940216.181
22	450625.268	940993.651
23	450657.930	941007.209
24	450970.112	940878.081
25	451030.773	940824.731
26	451088.492	940857.810
28	450805.945	940636.723
30	451402.694	941343.569

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAN OF CONDOMINIUM REGIME IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI SECTIONS 11-105(A) THROUGH (D) AND SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974, 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, THE LIMITED COMMON ELEMENTS AND COMMON ELEMENTS IS CONSTRUCTED, CAN BE DETERMINED BY THE PLAT.

DATE 8.10.88

CHARLES A. SHREVE III  
REGISTERED LAND SURVEYOR  
MD NO. 9442

THE PROPERTY SHOWN HEREON IS ALL THAT CONVEYANCE FROM SOUTH FERRY POINT ASSOCIATES TO ACORN DEVELOPMENTS, INC., AS SHOWN ON A PLAT ENTITLED "PLAT OF CORRECTIONS MOORINGS ON THE MAGOTHY" RECORDED IN PLAT BOOK E-23, PLATS 8-10, PLATS E-1108 THROUGH E-1110.

**BEARINGS AND DISTANCES**

FROM	TO	BEARING	DISTANCE
2	3	S75°27'27"W	30.00'
51	52	S21°14'50"E	7.50'
53	54	N21°14'50"W	7.50'
54	6	N68°45'30"E	6.45'
8	9	N57°39'01"E	115.92'
10	11	N59°44'43"E	26.57'
11	12	N54°59'40"E	74.38'
12	13	N53°10'21"E	121.54'
13	14	N63°41'28"E	55.72'
15	16	S73°04'01"E	98.00'
16	30	S02°35'00"E	111.60'
30	17	S04°15'01"E	110.50'
20	21	S63°29'34"E	37.71'
22	23	N22°32'36"E	35.36'
24	25	N41°19'05"W	80.78'
25	26	N29°49'00"E	66.53'
26	18	N67°33'27"E	23.48'
100	6	N22°26'18"W	61.05'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
24-25	-125.00'	37°42'24"	82.26'	42.68'	80.79'

**AREA TABULATION**

TOTAL PREVIOUS DEDICATIONS	6.7894 AC.
(PHASES I THRU 5, PRIVATE STREET, AND 3 RECREATION AREAS)	
PHASE VI CONDO	1.0450 AC.
FUTURE PHASES	7.1995 AC.
TOTAL AREA	15.0338 AC.

PHASE VI  
TOTAL NUMBER OF UNITS: 6  
TOTAL NUMBER OF PARKING SPACES: 12

**OWNER'S DEDICATION**

M&A SERVICE CORPORATION, BY WILLIAM B. SAWERS JR., PRESIDENT AND C.P.M. ASSOCIATES, BERNARD E. MCCRORY, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, RESERVE AREAS FOR FUTURE DEDICATION AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, AND OTHER EASEMENTS AND WIDENING STRIPS TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY UPON REQUEST, AND HEREBY ESTABLISH THE CONDOMINIUM SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY EXCEPT THE DEEDS OF TRUST HELD BY ANNAPOLIS FEDERAL SAVINGS BANK RECORDED IN:

LIBER 3629, FOLIO 415  
LIBER 4432, FOLIO 466  
AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND.

**COASTAL FLOODPLAIN & HIGH HAZARD AREA STATEMENT**

PORTIONS OF THIS PROPERTY ARE WITHIN THE COASTAL FLOODPLAIN DISTRICT. FOR EXTENT OF AREAS SUBJECT TO FLOODING, SEE FLOOD INSURANCE MAP 240008-0028-C. FLOOD ELEVATIONS RANGE BETWEEN ELEVATION 8.0 AND 10.0.

**PRIVATE ROAD STATEMENT**

Moornings Circle and Capstan Court are private roadways and are intended to provide access to and from all existing Phases of Moornings on the Magothy. The Condominium Association is responsible for the maintenance of the roadways and are not eligible to receive County services provided to lot owners abutting County roads. Acceptance into the county road system may be accomplished only if the private roadways are improved to County Road standards at the lot owners expense.

ALL FLOOR ELEVATIONS SHOWN ON FOOT PRINT PLANS REFER TO U.S.C. AND G.S. VERTICAL DATUM 1929 ADJUSTMENT.

FOR ADDITIONAL NOTES SEE PLAT BOOK 23, PLATS 8, 9, 10, 1108, 1109, 1110.

SUBDIVISION NO. 81-044 PROJECT NO. 88-170

APPROVED: (PUBLIC SYSTEMS)  
HEALTH DEPARTMENT OF  
ANNE ARUNDEL COUNTY, MARYLAND  
*Thomas A. O'Connell* 8/22/88  
COUNTY HEALTH OFFICER DATE

APPROVED:  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND  
*Thomas A. O'Connell* 11/17/88  
PLANNING AND ZONING OFFICER DATE

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

M&A VISTA ASSOCIATES:  
*William B. Sawers Jr.* 10/28/88  
WILLIAM B. SAWERS JR. DATE  
PRESIDENT

M&A SERVICE CORPORATION  
*Bernard E. McCrory* 10/7/88  
BERNARD E. MCCRORY DATE  
PRESIDENT  
CPM DEVELOPMENT CORPORATION

ANNAPOLIS FEDERAL SAVINGS BANK:  
*Richard T. McGraw* 9-16-88  
RICHARD T. MCGRAW DATE  
SENIOR VICE PRESIDENT

*Benjamin Michaelson Jr.* 9/16/88  
BENJAMIN MICHAELSON JR. DATE  
TRUSTEE

RECORDING DATE 11/23/88  
PLAT BOOK 39  
FOLIO 47  
BOOK NUMBER E1947

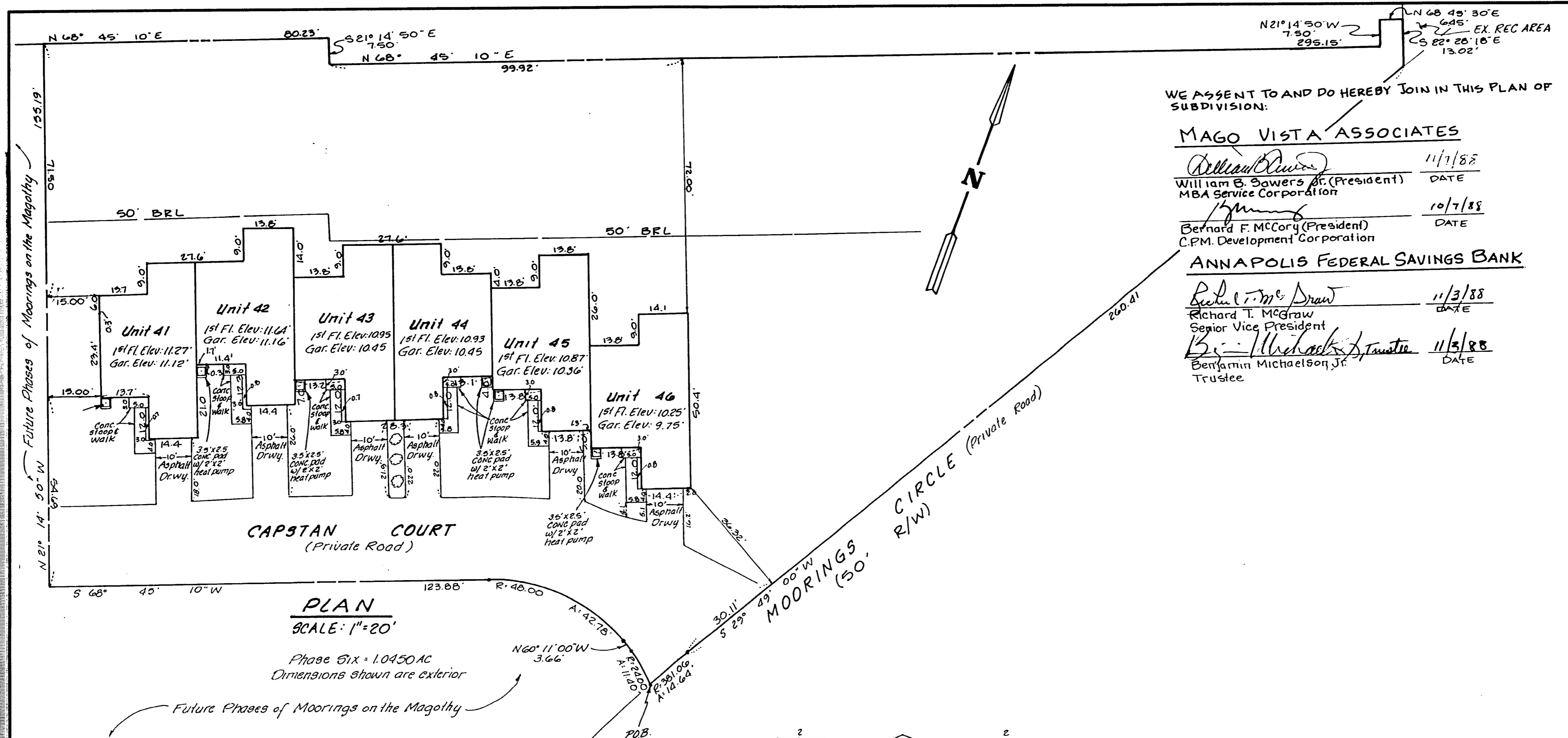
**CONDOMINIUM PLAT**

**THE MOORINGS ON THE MAGOTHY PHASE VI**

THIRD DISTRICT ANNE ARUNDEL CO., MD.  
SCALE 1" = 100' AUGUST 1988  
SHEET 1 OF 3  
GREENHORNE & O'MARA, INC.  
ENGINEERS, ARCHITECTS PLANNERS SURVEYORS  
2666 RIVA ROAD SUITE 100  
ANNAPOLIS, MARYLAND 21401 PHONE 266-0066

88 NOV 23 PH 1:23  
H. ERLE SCHAFFER  
CLERK

MSA SSU 1489-922-1 A-392-P



WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION:

**MAGO VISTA ASSOCIATES**

*William B. Sowers Jr.* 11/7/88  
DATE  
William B. Sowers Jr. (President)  
MBA Service Corporation

*Bernard F. McCory* 10/7/88  
DATE  
Bernard F. McCory (President)  
C.F.M. Development Corporation

**ANNAPOLIS FEDERAL SAVINGS BANK**

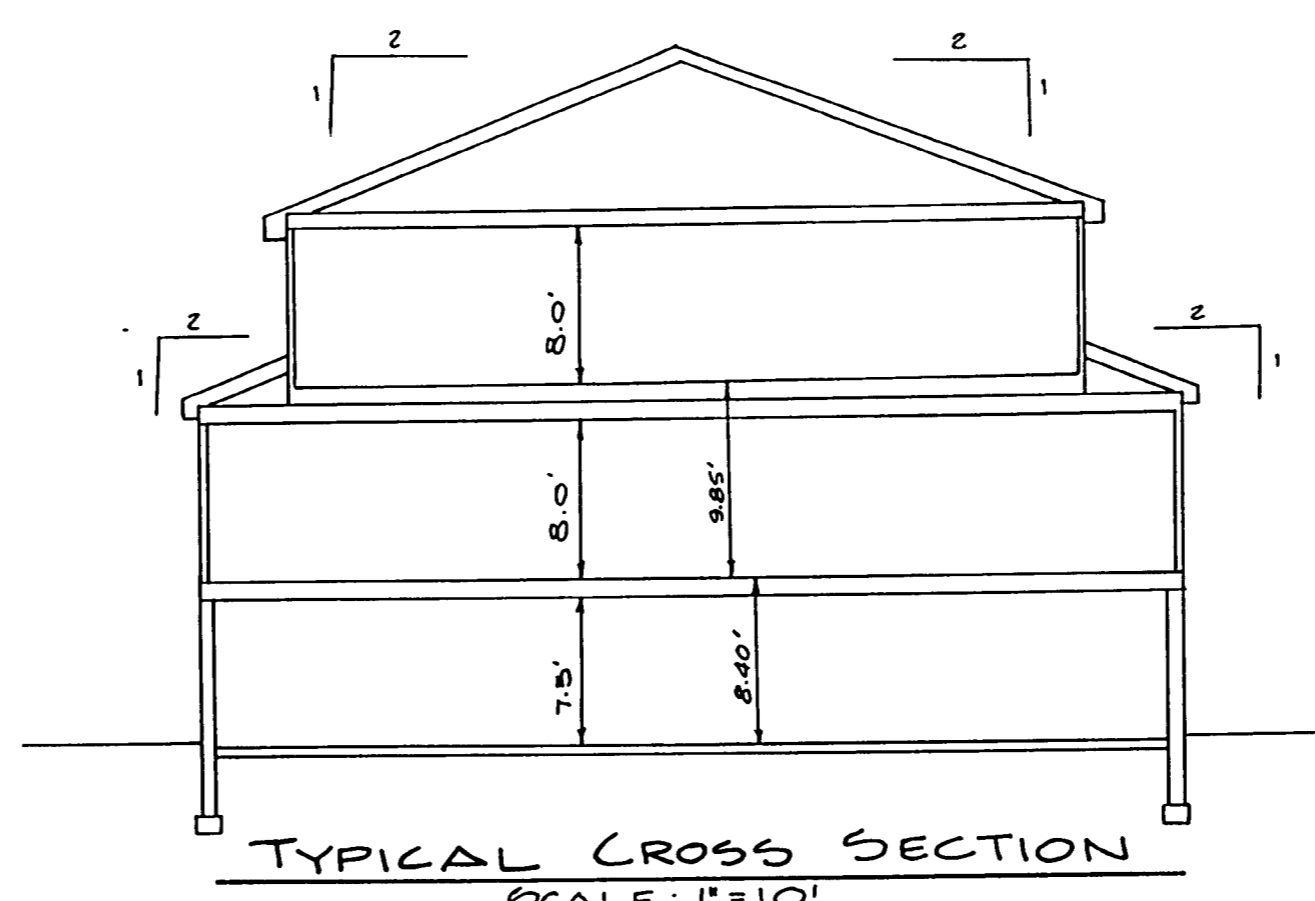
*Richard T. McGraw* 11/3/88  
DATE  
Richard T. McGraw  
Senior Vice President

*Benjamin Michaelson Jr.* 11/3/88  
DATE  
Benjamin Michaelson Jr.  
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.

8-10-88  
Date  
*Charles A. Shreeve III*  
Charles A. Shreeve III  
R.L.S. Reg. No. 9442



APPROVED: (PUBLIC SYSTEMS)  
HEALTH DEPARTMENT OF  
ANNE ARUNDEL COUNTY, MARYLAND  
*Howard Reed* 8/22/88  
COUNTY HEALTH OFFICER DATE

APPROVED:  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND  
*Dennis D. Osborne* 11/7/88  
PLANNING AND ZONING OFFICER DATE



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS  
**GREENHORNE & O'MARA, INC.**  
2666 RIVA ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21401  
(301) 266-0066  
ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA • GREENBELT, MD  
GREENSBORO, NC • MONROE, MI • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WILLISTON PARK, NC

PROJECT NO. 88-170  
SUBDIVISION NO. 81-044  
TAX MAP 32, BLOCKS 11 & 12, PARCEL 391  
**MOORINGS ON THE MAGOTHY**  
PHASE VI  
ANNE ARUNDEL COUNTY, MARYLAND  
SHEET 2 OF 3  
Aug. 1988

H. ERLE SCHAEFER  
CLERK PLAT. E1948 PLAT BOOK 39 FOLIO 48 A392 P  
MSA SSU 1489-928-2

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION:

**MAGO VISTA ASSOCIATES**

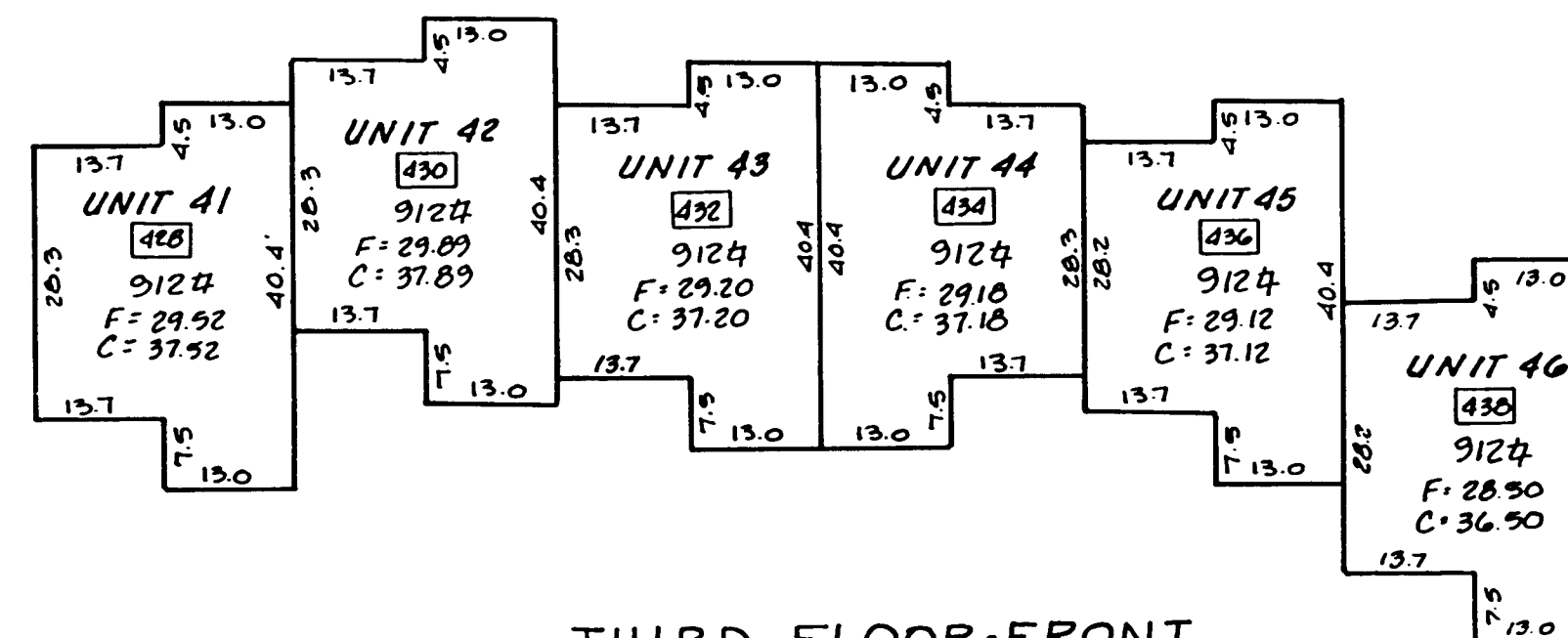
*William B. Sowers Jr.* 10/28/88  
WILLIAM B. SAVERS JR. (PRESIDENT) DATE  
MBA Service Corporation

*Bernard F. McCory* 10/7/88  
Bernard F. McCory (President) DATE  
C.P.M. Development Corporation

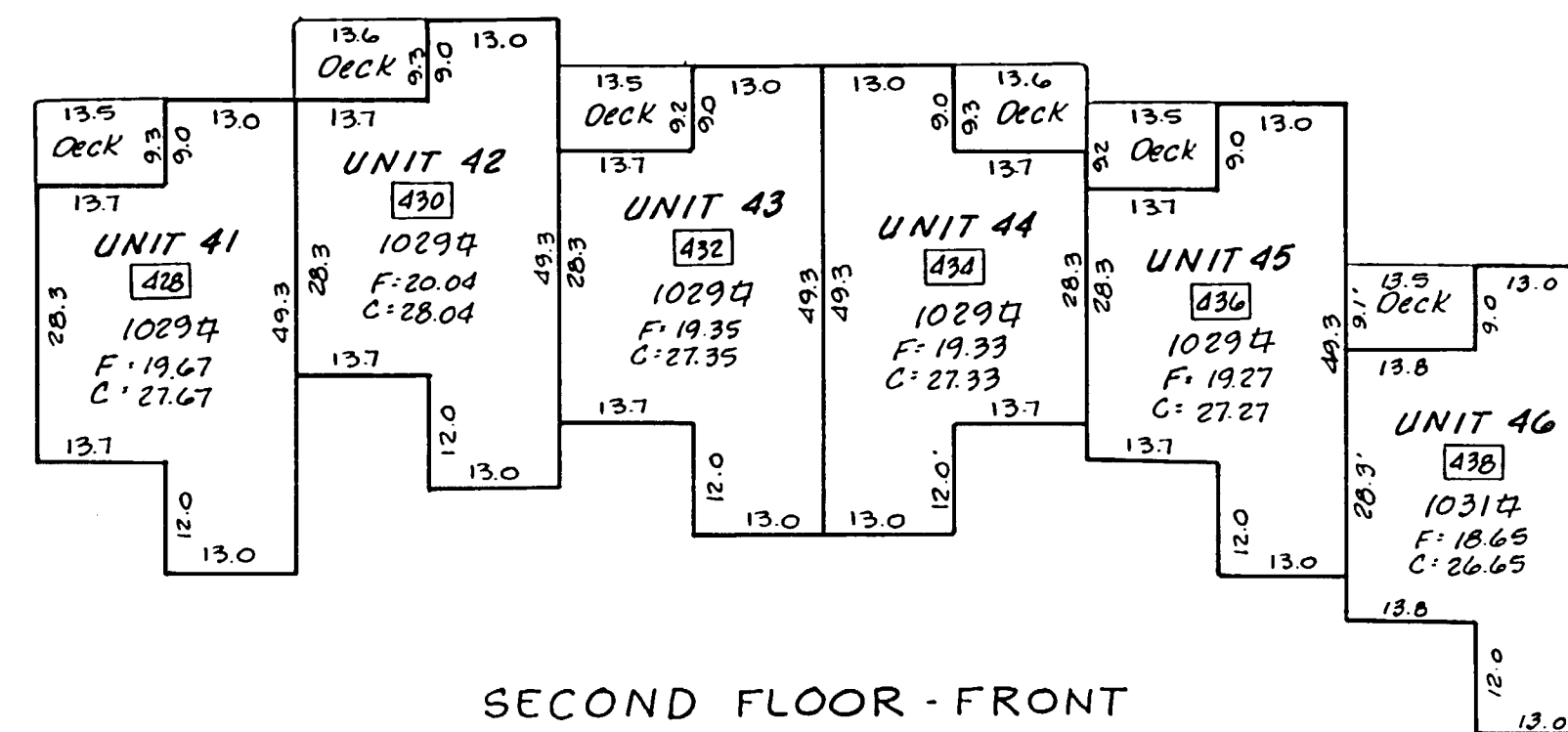
**ANNAPOLIS FEDERAL SAVINGS BANK**

*Richard T. McGraw* 11/3/88  
Richard T. McGraw DATE  
Senior Vice President

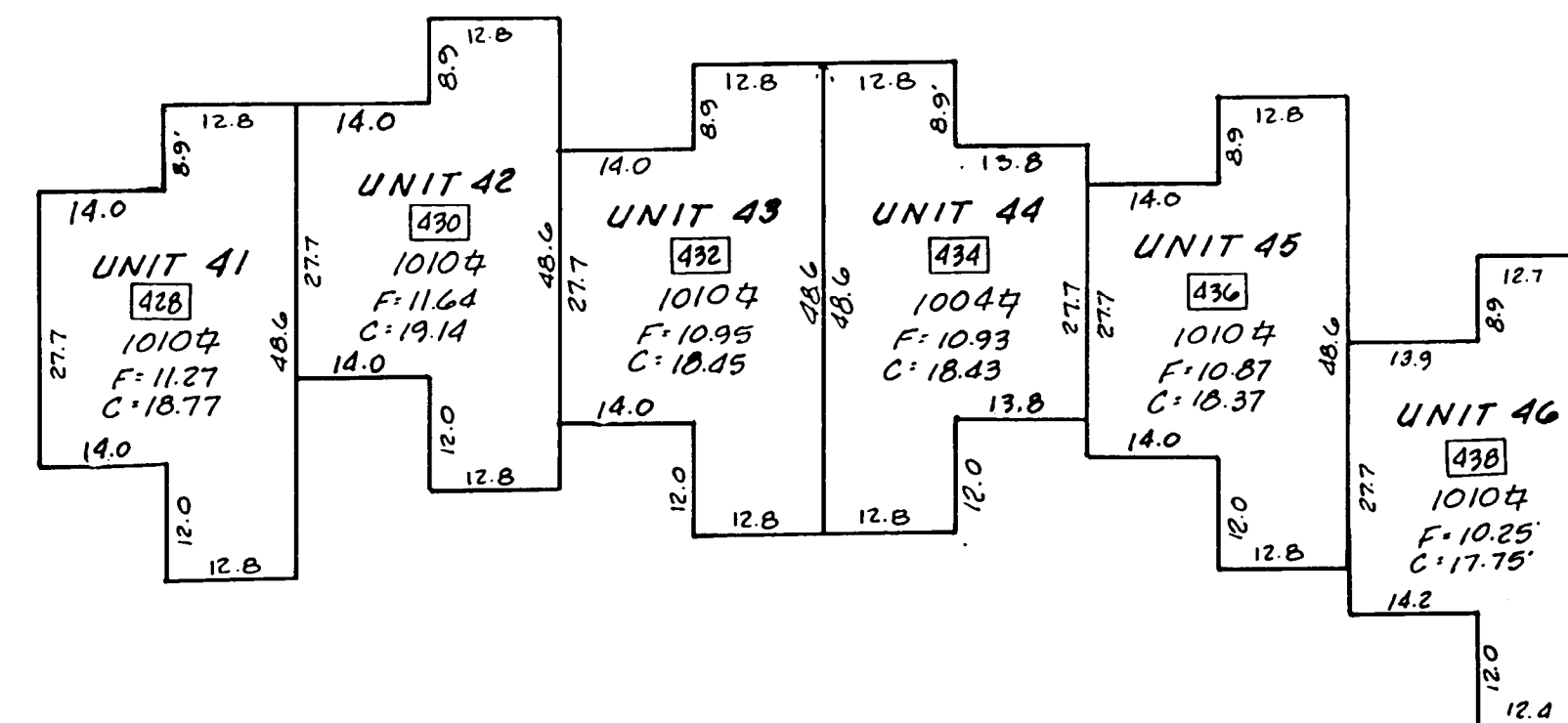
*Benjamin Michaelson Jr.* 11/3/88  
Benjamin Michaelson Jr. DATE  
Trustee



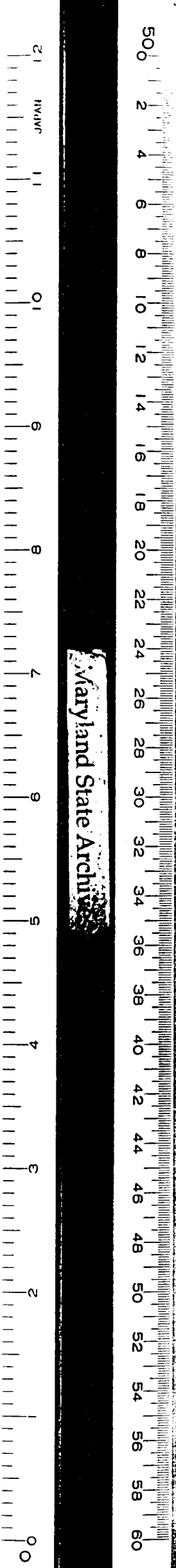
THIRD FLOOR - FRONT  
INTERIOR DIMENSIONS



SECOND FLOOR - FRONT  
INTERIOR DIMENSIONS



FIRST FLOOR - FRONT  
INTERIOR DIMENSIONS



8.10.88  
Date  
*Charles A. Shreeve, III*  
Charles A. Shreeve, III  
R.L.S. Reg. No. 1919442

APPROVED: (PUBLIC SYSTEMS)  
HEALTH DEPARTMENT OF  
ANNE ARUNDEL COUNTY, MARYLAND  
*Howard Beard* 8/22/88  
COUNTY HEALTH OFFICER DATE

APPROVED:  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND  
*Thomas J. Calver* 11/7/88  
PLANNING AND ZONING OFFICER DATE



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS  
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PROJECT NO. 88-170  
SUBDIVISION NO. 81-044  
TAX MAP 32, BLOCKS 11 & 12, PARCEL 391  
**MOORINGS ON THE MAGOTHY**  
PHASE VI  
ANNE ARUNDEL COUNTY, MARYLAND  
SHEET 3 OF 3  
AUG. 1988

RECEIVED FOR RECORD  
NOV 23 11 23 AM '88  
CLERK PLAT

SCALE: 1" = 20'  
PLAT BOOK 39 FOLIO 22  
ANSA 25U 1489-922-3