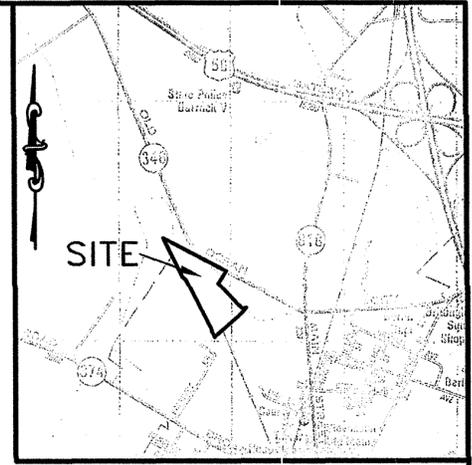


SVH 232/116

WORCESTER COUNTY CLERK OF COURTS
STEPHEN V. HALES
2009 SEP - 3 A 10:33
FILED



LOCATION MAP
1"=2000'
COPYRIGHT © THE MAP PEOPLE
PERMITTED USE No. 20704131
MAP No. 7

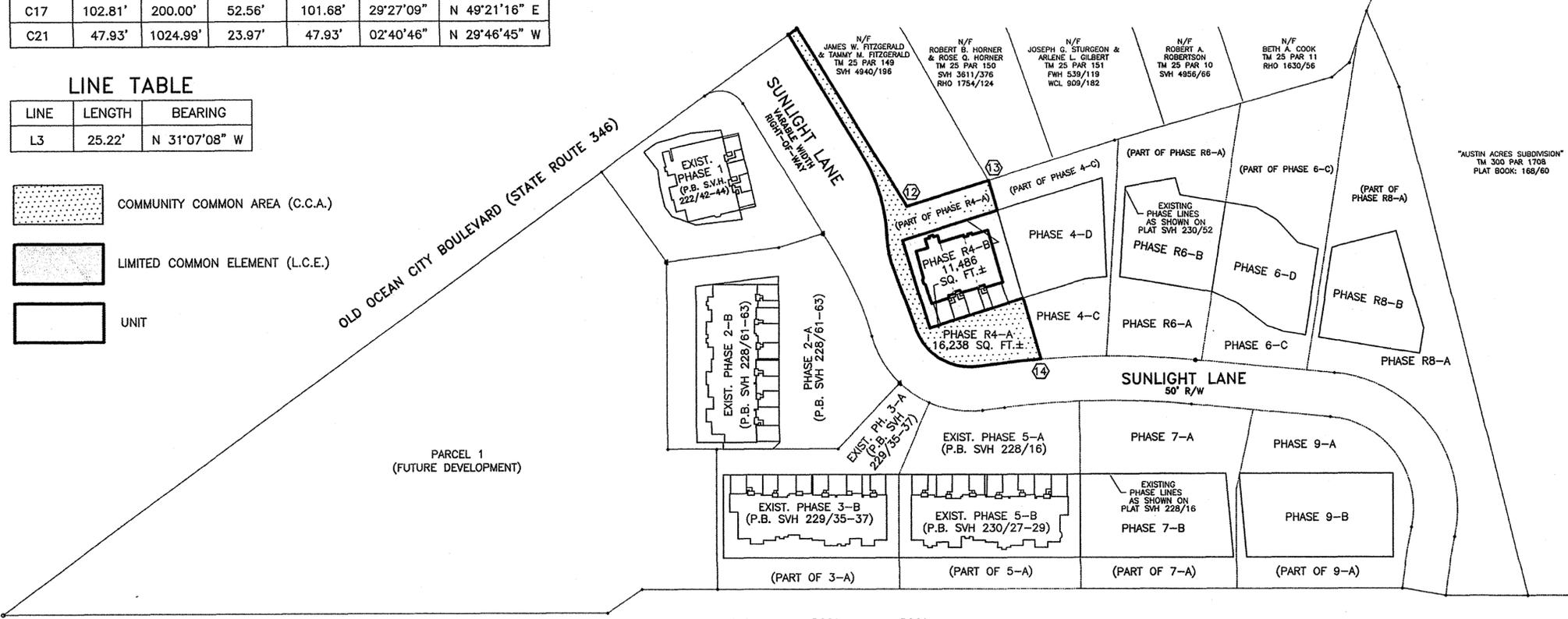
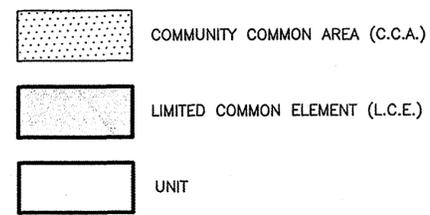
PURNELL CROSSING CONDOMINIUM PHASE PLAT PHASE R4-B

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C14	92.75'	65.00'	56.26'	85.08'	81°45'28"	N 09°45'33" E
C15	62.62'	400.00'	31.38'	62.56'	08°58'13"	N 46°09'07" E
C16	39.12'	100.00'	19.81'	38.87'	22°24'49"	N 52°52'25" E
C17	102.81'	200.00'	52.56'	101.68'	29°27'09"	N 49°21'16" E
C21	47.93'	1024.99'	23.97'	47.93'	02°40'46"	N 29°46'45" W

LINE TABLE

LINE	LENGTH	BEARING
L3	25.22'	N 31°07'08" W



OWNER

NVR, INC.
28412 W. DUPONT HIGHWAY
MILLSBORO, DELAWARE 19966-1227

RECORDING FEE	1.50
PLAT-SUBDIVIS	1.00
TOTAL	2.50
Rec'd HOBB	Rec'd # 60400
SVH 3470	DLK # 127
Sep 03, 2009	10:33 am

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE CONDOMINIUM AREA FOR PHASE R4-B PURNELL CROSSING.
- THE PHASE LINES AND AREAS AS SHOWN ON THIS SHEET ARE TAKEN FROM A PHASE PLAT ENTITLED "PURNELL CROSSING 2ND REVISED CONDOMINIUM PHASE PLAT" AND RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN PLAT BOOK SVH 230 PAGE 52.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PROVIDED BY L.E. BUNTING SURVEYS, INC.
- PHASE R4-A CONSISTS OF COMMUNITY COMMON AREA OWNED BY PURNELL CROSSING COMMUNITY ASSOCIATION, INC. AND PHASE R4-B IS THE AREA ENCOMPASSED BY THE EXISTING UNIT AND THE L.C.E. THAT IS SURROUNDING THE UNIT. THE L.C.E. SHOWN ON THIS PLAN IS FOR THE USE AND BENEFIT OF BUILDING 510.
- PARKING SPACES AND ROADS LOCATED WITHIN COMMUNITY COMMON AREA (C.C.A.), IF ANY, ARE TO BE CONVEYED TO PURNELL CROSSING COMMUNITY ASSOCIATION, INC.
- THE LIMITS OF THE UNITS SHOWN HEREON INCLUDE THE EXTERIOR OF THE BUILDING, LEAD WALKS, CONCRETE PORCHES, PATIOS AND MACADAM DRIVES.
- RECORD PLAT REFERENCE: PLAT BOOK SVH 217, PAGES 19-25, PLAT BOOK SVH 228, PAGE 18, PLAT BOOK SVH 219, PAGE 55, PLAT BOOK SVH 228, PAGES 61-63, PLAT BOOK SVH 229, PAGES 35-37, PLAT BOOK 230 AND PAGES 27-29.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR WORCESTER COUNTY, MARYLAND COMMUNITY PANEL No. 240083 0100 B REVISED JUNE 15, 1983, THE PROPERTY IS LOCATED IN ZONE "C".
- THE BOUNDARY LINES, EASEMENTS, & STORMWATER MANAGEMENT POND EASEMENTS FOR THE PARCEL SHOWN HEREON ARE TAKEN FROM A PLAT ENTITLED "PLANNED UNIT DEVELOPMENT - PHASE ONE PURNELL CROSSING" DATED DECEMBER 2006, AND RECORDED IN PLAT BOOK S.V.H. 217 PAGES 19-25.
- THE OUTER BOUNDARY LINES OF "PURNELL CROSSING" WERE FIELD VERIFIED BY CNA, INC., AS SHOWN ON A PLAT ENTITLED "CONDOMINIUM PLAT PHASE 1 FOR PURNELL CROSSING" PREPARED BY CNA, INC., DATED 10/11/07 AND RECORDED IN PLAT BOOK S.V.H. 222 PAGE 42-44.
- GRID SHOWN HEREON IS BASED ON INFORMATION SHOWN ON THE PURNELL CROSSING "CONDOMINIUM PHASE PLAT", RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN PLAT BOOK SVH 219 PAGE 55, SHEET No. CPP-1 BEING THE MARYLAND STATE GRID 1983.
- PHASES SHOWN HEREON ARE TAKEN FROM A PLAT ENTITLED "CONDOMINIUM PHASE PLAT PURNELL CROSSING" DATED JUNE 27, 2007 PREPARED BY L.E. BUNTING SURVEYS, INC. RECORDED IN PLAT BOOK S.V.H. 219 PAGE 55.

COORDINATE TABLE

COORD.	NORTHING	EASTING
12	248162.309	1821485.817
13	248089.306	1821550.049
14	247954.485	1821390.212

N/E
PETER E. RICHARDSON
TM 25 PAR 278
FWH 385/140
FWH 427/532



GRAPHIC SCALE
1" = 100'

N/E
WINDY WAY FARM INC.
TM 300 PAR 1222
SVH 3552/562

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THE CONDOMINIUM SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL WATER SUPPLY AND CENTRAL SEWERAGE.

Robert Mitchell, P.E. 9-3-09
APPROVING AUTHORITY - WORCESTER COUNTY DATE

TOWN OF BERLIN

Charles Ward 9/2/09
CHAIRMAN, PLANNING COMMISSION TOWN OF BERLIN DATE
Charles Ward 9/2/09
ZONING OFFICIAL TOWN OF BERLIN DATE

OWNERS CERTIFICATE

SURVEYOR'S CERTIFICATE

WE, NVR, INC., OWNER OF PHASE R4-B, SHOWN AND DESCRIBED HEREON, DO ADOPT THE WITHIN PURNELL CROSSING CONDOMINIUM PLAT CONSISTING OF SHEETS 1, 2 AND 3, THE PROPERTY AND BUILDINGS OF NVR, INC.

WE CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THE PLAT.

Brad Messenger 9/1/09
NVR, INC. DATE
BY: BRAD MESSENGER (VICE PRESIDENT)

I HEREBY CERTIFY THAT I AM A REGISTERED PROPERTY LINE SURVEYOR IN THE STATE OF MARYLAND; THAT THIS CONDOMINIUM PLAT CONSISTS OF SHEETS 1, 2 AND 3 TOGETHER WITH THE APPLICABLE WORDING OF THE CONDOMINIUM DECLARATION FOR PURNELL CROSSING CONDOMINIUM, A CONDOMINIUM INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS OF PURNELL CROSSING CONDOMINIUM, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THIS PLAT.

Michael E. Turner 8/25/09
MICHAEL E. TURNER, PROPERTY LINE SURVEYOR DATE
MARYLAND REGISTERED NO. 379

RECORDING STAMP

Rec'd. for Record _____
at _____ o'clock _____ M. Same
day recorded in Liber S.V.H.
No. _____ Folio _____ one of
the Plat Records of Worcester
County, Md. and examined by
STEPHEN V. HALES

SURVEYOR'S SEAL



CONDOMINIUM PLAT - PHASE R4-B FOR

PURNELL CROSSING CONDOMINIUM

THIRD TAX DISTRICT	TOWN OF BERLIN	WORCESTER COUNTY, MARYLAND
CNA engineers, surveyors & landscape architects	SCALE: AS SHOWN	DATE: 08/17/09
Civil Engineers • Land Surveyors • Geotechnical Engineers 215 BYNUM ROAD FOREST HILL, MARYLAND 21050 (410)879-7200 • (410)838-2784 • Fax(410)838-1811 E-mail: cnamail@cna-engineers.com	DRAWN BY: J.B.	SHEET: 1 OF 3
	CHECKED BY: M.E.T.	JOB NO.: 06156

p1167670 USA CNA 2157 8568-1

Maryland State Archives

L:\Survey\0200000165_PurnellCrossing\CondoPlatR4B_Phaser4B_CondomPlat.dwg: 08/25/2009 2:27:27 PM