

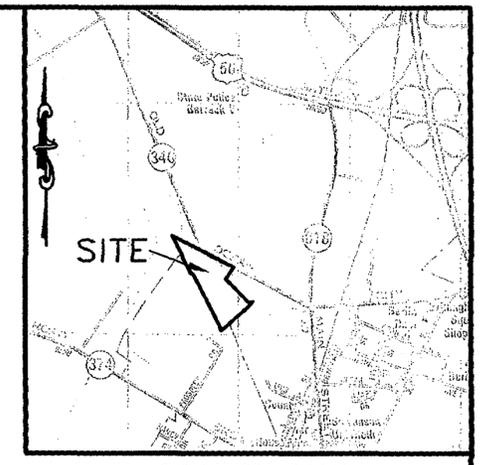
2009 SEP 15 P 3:41  
FILED  
STEPHEN V. HALES  
CLERK  
WORCESTER COUNTY

S.V.H. 232/32

# PURNELL CROSSING CONDOMINIUM PHASE PLAT PHASE 4-D

**OWNER 4D**  
NVR, INC.  
28412 W. DUPONT HIGHWAY  
MILLSBORO, DELAWARE 19966-1227  
LIBER 5294 FOLIO 238

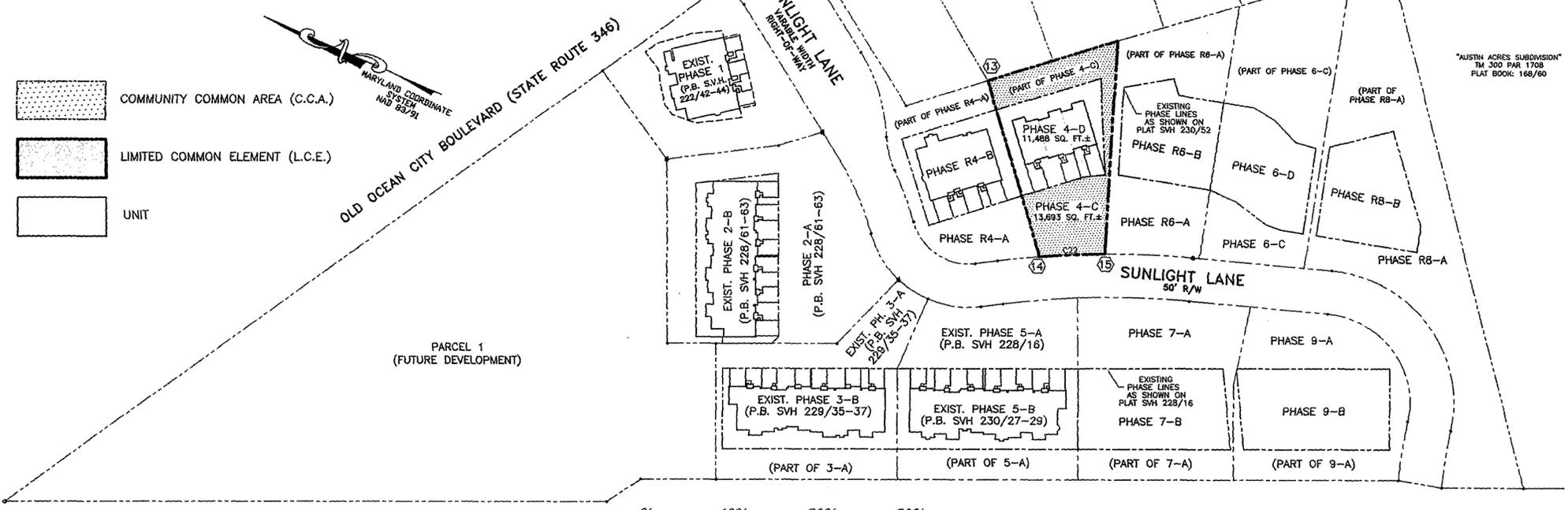
**OWNER 4C**  
PURNELL CROSSING  
CONDOMINIUM ASSOCIATION  
LIBER 5294 FOLIO 242



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

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C22	74.12'	1024.99'	37.08'	74.11'	04°08'36"	N 26°22'04" W



"AUSTIN ACRES SUBDIVISION"  
TM 300 PAR 1708  
PLAT BOOK: 168/60

RECORDING FEE  
PLAT FEE-#  
TOTAL  
Res# MDCB  
SVH 6304  
Ser 151 2009

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE CONDOMINIUM AREA FOR PHASE R4-D 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 4-C CONSISTS OF COMMUNITY COMMON AREA OWNED BY PURNELL CROSSING COMMUNITY ASSOCIATION, INC. AND PHASE 4-D IS THE AREA ENCOMPASSED BY THE EXISTING UNIT AND L.C.E. THAT IS SURROUNDING THE UNIT. THE L.C.E. SHOWN ON THIS PLAN IS FOR THE USE AND BENEFIT OF BUILDING 508.
- 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 16, PLAT BOOK SVH 219, PAGE 55, PLAT BOOK SVH 228, PAGES 61-63, PLAT BOOK SVH 229, PAGES 35-37, PLAT BOOK SVH 230 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. C99-1 BEING THE MARYLAND STATE GRID 1983.
- THIS PLAT WAS BASED ON A FIELD-RUN AS-BUILT SURVEY PERFORMED BY CNA, INC. ON SEPTEMBER 1, 2009 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
- COORDINATES AS SHOWN HEREON ARE BASED ON INFORMATION SHOWN ON THE PURNELL CROSSING "2ND REVISED CONDOMINIUM PHASE PLAT", RECORDED AMONG THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND IN PLAT BOOK SVH 230 PAGE 52.
- BUILDING DIMENSIONS SHOWN ON SHEET 2 OF 3 ARE FINISHED EXTERIOR BUILDING DIMENSIONS.
- SEE SHEET 1 OF 3 FOR COORDINATE TABLE.
- FOR REFERENCE TO EASEMENTS SHOWN HEREON SEE "PURNELL CROSSING - NORTH, P.U.D. PHASE 1A CONSTRUCTION DRAWING" LAST REVISED 2/08/07 PREPARED BY J.W. SALM ENGINEERING, INC.

**COORDINATE TABLE**

COORD.	NORTHING	EASTING
13	248089.31	1821550.05
14	247954.49	1821390.21
15	247888.09	1821423.13



**GRAPHIC SCALE**  
1" = 100'

**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, R.S.* 9-15-09  
APPROVING AUTHORITY - WORCESTER COUNTY DATE

**TOWN OF BERLIN**

*[Signature]* 9/14/09  
CHAIRMAN, PLANNING COMMISSION DATE  
TOWN OF BERLIN

*[Signature]* 9/14/09  
ZONING OFFICIAL DATE  
TOWN OF BERLIN

**OWNERS CERTIFICATE**

WE, NVR, INC., OWNER OF PHASE 4-D, 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.

*[Signature]* 9/11/09  
NVR, INC. DATE  
BY: BRAD MESSENGER (VICE PRESIDENT)

**SURVEYOR'S CERTIFICATE**

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.

*[Signature]* 9/10/09  
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 4-D FOR PURNELL CROSSING CONDOMINIUM**

THIRD TAX DISTRICT TOWN OF BERLIN WORCESTER COUNTY, MARYLAND

**CNA**  
engineers, surveyors & landscape architects  
Civil Engineers \* Land Surveyors \* Geotechnical Engineers  
215 BYNUM ROAD FOREST HILL, MARYLAND 21050  
(410)878-7200 \* (410)838-2784 \* Fax (410)838-1811  
E-mail: cnamail@cna-engineers.com

SCALE: AS SHOWN	DATE: 9/1/09
DRAWN BY: SAW	SHEET: 1 OF 3
CHECKED BY: M.E.T.	JOB NO.: 08156