

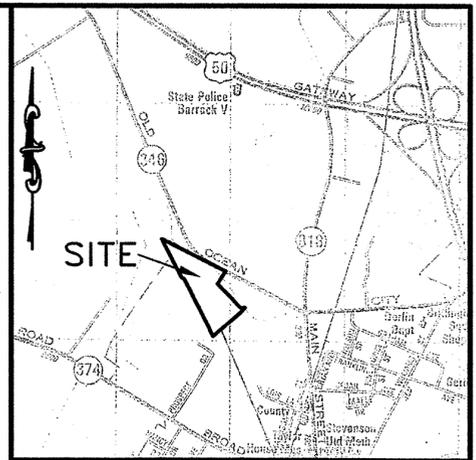
S.V.H. 232/33

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

FILED  
 2009 SEP 15 P 3:41  
 STEPHEN V. HALES  
 CLERK  
 WOR. CO.

**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

N/F LANDS OF  
 ROBERT B. HORNER  
 & ROSE Q. HORNER  
 TM 25 PAR 150  
 SVH 3611/376  
 RHO 1754/124

N/F LANDS OF  
 JOSEPH G. STURGEON &  
 ARLENE L. GILBERT  
 TM 25 PAR 151  
 FWH 539/119  
 WCL 909/182

JAMES W. FITZGERALD  
 & TAMMY M. FITZGERALD  
 TM 25 PAR 149  
 SVH 4940/196

S 39°56'35" E  
 4.34'

**SUBDIVISION DATA**

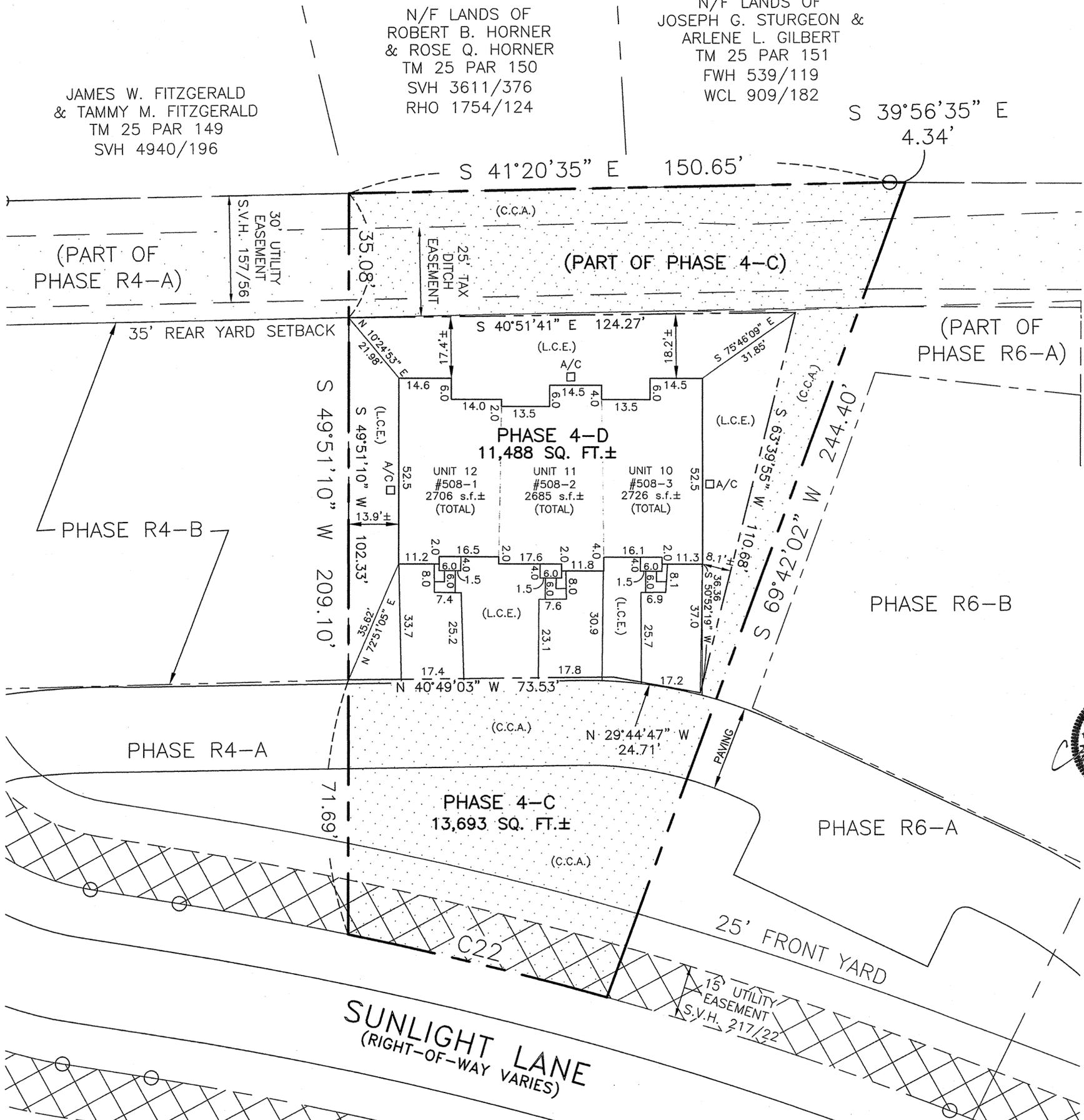
- TOTAL ENCLOSED AREA OF PHASE 4-D: 11,488 Sq. Ft. (0.264 Ac.+/-)
- TOTAL ENCLOSED AREA OF PHASE 4-C: 13,693 Sq. Ft. (0.314 Ac.+/-)
- PRESENT ZONING: R4 (GENERAL RESIDENTIAL)
- DEED REFERENCE: SVH 5294/238
- TAX MAP #300, PARCEL #1712
- BUILDING #508-1 INDICATES THE BUILDING ADDRESS

**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 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 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 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.
- THIS PLAT WAS BASED ON A FIELD-RUN AS-BUILT SURVEY PERFORMED BY CNA, INC. ON AUGUST 3, 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 IA CONSTRUCTION DRAWING" LAST REVISED 2/08/07 PREPARED BY J.W. SALM ENGINEERING, INC.



9/10/09



**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)879-7200 \* (410)838-2784 \* Fax(410)838-1811  
 E-mail: cnamail@cna-engineers.com

SCALE: 1"=20'	DATE: 9/1/09
DRAWN BY: SAW	SHEET: 2 OF 3
CHECKED BY: M.E.T.	JOB NO.: 06156

p 1167687 HSA CSU 2157 B5.72.2