

FILED
 2010 SEP 21 P 2 22
 CLERK OF THE COURT
 STEPHEN W. HALE

Amended Plat Berlin Main Place

Phase One
 A COMMERCIAL CONDOMINIUM
 3rd TAX DISTRICT
 WORCESTER COUNTY, MARYLAND

SITE DATA

- 1) THE PROPERTY HEREON IS CURRENTLY OWNED BY G2 PROPERTIES, LLC PO BOX 4322 SALISBURY, MD 21803-4322
- 2) DEED REFERENCE: SVH 4684/312 AND SVH 3403/52
- 3) PLAT REFERENCE: PB:62 FOLIO:67-68
- 4) TAX MAP & PARCEL NUMBER: MAP 25 P. 516
- 5) THE CURRENT ZONING OF THIS PROPERTY IS B-2
- 6) THIS PROPERTY IS SHOWN ON THE WORCESTER COUNTY, MD F.I.R.M. COMMUNITY PANEL 240083 0100B, DATED 6-15-1983, AS BEING IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING), B AND A4
- 7) SITE AREA: 9.9699 ACRES-NET TRACT AREA AREA OF PHASES LISTED BELOW
- 8) BUILDING SETBACKS:

ROUTE 50 -	100 FT.
MAIN STREET RT. 818	25 FT.
B-1 PROPERTY SOUTH SIDE-	10 FT.
PROPERTY EAST SIDE-	10 FT.
STREAM (KITT'S BRANCH)	25 FT

NOTES OF THE CONDOMINIUM PLAT: BERLIN MAIN PLACE CONDOMINIUMS

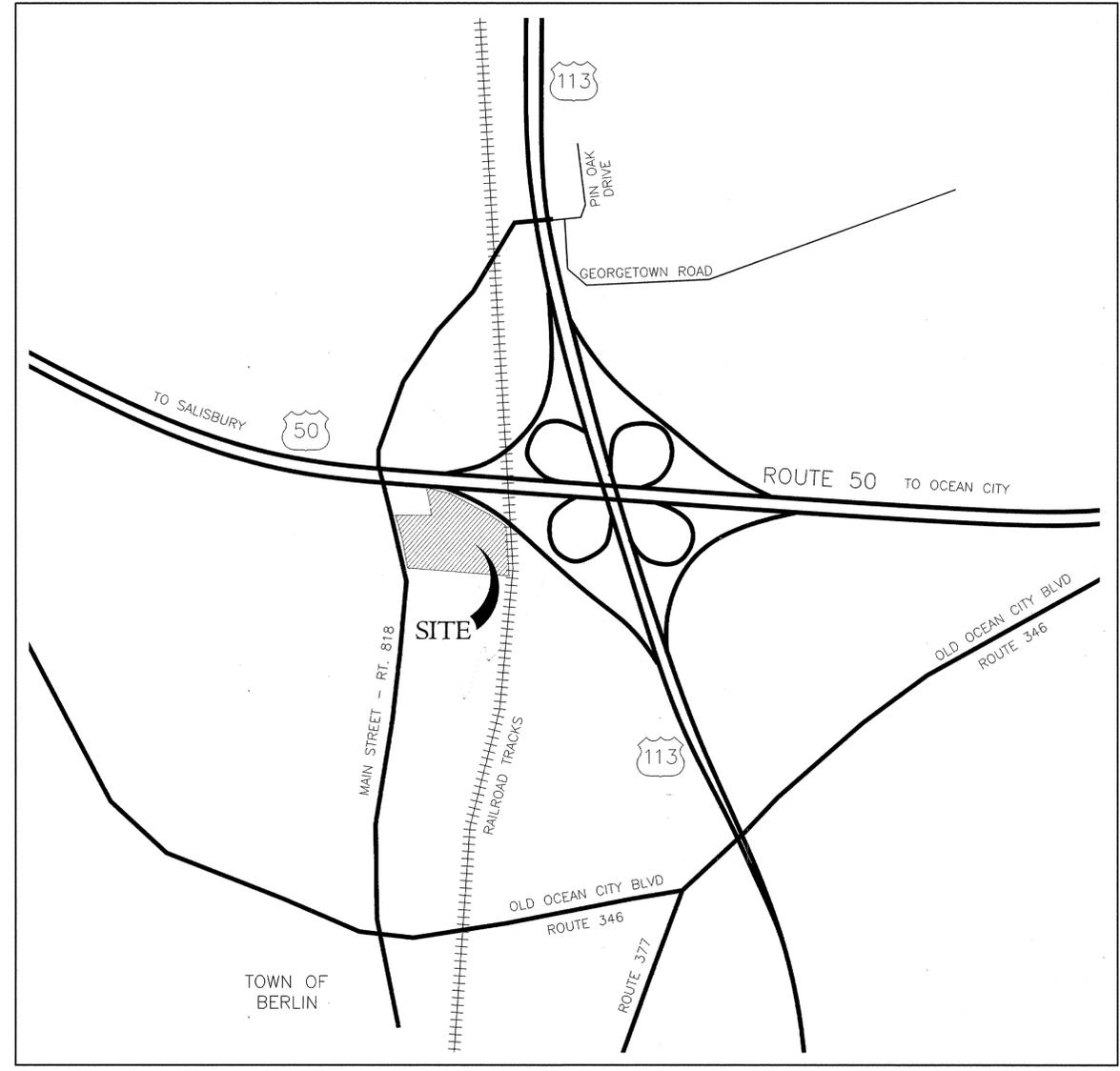
- 1) THIS CONDOMINIUM PLAT IS MADE SOLELY FOR THE PURPOSES OF COMPLIANCE WITH SECTION 11-105 OF THE MARYLAND CONDOMINIUM ACT. THUS, COMMON ELEMENTS ARE SHOWN DIAGRAMMATICALLY ONLY TO THE EXTENT FEASIBLE, AND MEASURED DIMENSIONS AND FLOOR ARE ONLY TO REASONABLE TOLERANCE URGED IN REGARD TO USING THIS PLAT FOR THE PURPOSE FOR WHICH IT IS NOT INTENDED, SUCH AS DETERMINING THE NATURE OR DESIGN OF THE STRUCTURAL OR OTHER COMPONENTS OF THE BUILDING OR THEIR EXACT DIMENSIONS OR LOCATION.
- 2) THE PLAT INDICATES THE OUTLINES OF CERTAIN BUILDING COMPONENTS THAT ARE PART OF UNITS; IT IS NOT INTENDED TO SHOW THE EXACT LOCATION OR DIMENSION OF THESE COMPONENTS OR ALL OF THEM.
- 3) THE ELEVATION OF UPPER AND LOWER BOUNDARIES OF EACH UNIT IS AN AVERAGE ELEVATION AND IS STATED IN FEET BASED UPON THE NGS BENCHMARK.
- 4) THESE NOTES ARE INTENDED TO AVOID MISUNDERSTANDINGS, THEY ARE NOT INTENDED TO CHANGE THE EFFECT OF THE CONDOMINIUM DECLARATION WHICH CLASSIFIES VARIOUS COMPONENTS OF THE BUILDING AS COMMON ELEMENTS OR PART OF THE UNIT.

AREA TABLE OF PROPERTY

DED.STRIP =	0.1497 ACRES
PHASE 1 =	3.9423 ACRES
PHASE 2=	1.3545 ACRES
PHASE 3=	2.5184 ACRES
PHASE 4=	1.1902 ACRES
PHASE 5=	0.8148 ACRES
TOTAL AREA OF SITE=	9.9699 ACRES

INDEX OF DRAWINGS

SHEET #	TITLE
1	COVER SHEET
2	REGIME PLAN
3	PHASE 1 - FLOOR PLAN AND VERTICAL PROFILE



OWNERS CERTIFICATION

WE, G2 PROPERTIES, LLC OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY CERTIFY THAT THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Palmer Gillis 9.2.10
 PALMER GILLIS, PRESIDENT DATE
 G2 PROPERTIES, LLC
Tilghman Enterprises Real Estate, LLC 9/2/10
 TILGHMAN ENTERPRISES REAL ESTATE, LLC DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND CONCERNING THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH, AND THAT THIS PLAT TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED, AND IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED CAN BE DETERMINED FROM THEM.

Larry L. Mann 8-17-10
 LARRY L. MANN, PROPERTY LINE SURVEYOR DATE
 MARYLAND REGISTRATION # 469

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

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

Robert Mitchell, P.S. 8-17-10
 WORCESTER COUNTY APPROVING AUTHORITY DATE

TOWN OF BERLIN, MARYLAND

WITH THE SIGNATURES BELOW, ALL APPLICABLE REGULATIONS, IN AFFECT, AS OF THIS DATE HAVE BEEN REVIEWED AND THIS PLAT COMPLIES WITH SAID REGULATIONS.

Alasdair Wood 8-19-2010
 PLANNING DIRECTOR DATE
Ann Cash 8-19-2010
 TOWN ADMINISTRATOR DATE

LEGEND

- CE COMMON ELEMENT
- CMF CONCRETE MONUMENT, FOUND
- IPF IRON PIPE, FOUND
- PKF MAG. NAIL, FOUND
- RCS REBAR AND CAP SET
- BOUNDARY LINE
- PHASE LINE
- STORMWATER POND
- PHASE ONE

NOTE:
 This drawing, specifications and work produced by Vista Surveys, Inc. (VSI) for this project are instruments of service for this project only, and remains the copyrighted property of VSI. Reuse or reproduction of any of the instruments of service of VSI by the Client or assignees without the written permission of VSI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.



REVISIONS	
REVISIONS1	REV BLDG & DIM'S 7-15-10
REVISIONS2	
REVISIONS3	
REVISIONS4	
REVISIONS5	
PROJECT DATA	
Project No:	10-011
File Name:	CONDO-PLAT
LOCATION:	BERLIN
COUNTY/STATE:	WORCESTER/MD
DATE:	04-02-07
SCALE:	

AMENDED PLAT
 BERLIN MAIN PLACE
 PHASE ONE
 A COMMERCIAL
 CONDOMINIUM

COVER SHEET

REGISTRATION OF THIS PLAT SURVIVES
 Res# A082 Rpt# 476724
 SVH 0230 21# 030474
 Sep 21, 2010 02:23:09

VISTA
 DESIGN SURVEYS, INC.
11634 Worcester Hwy, Shovel, MD 21862
 PH: 410-352-5604
 Fax: 410-352-8875
 email: vista@vistasurveys.com



I-OF-3
 SHEET NO.