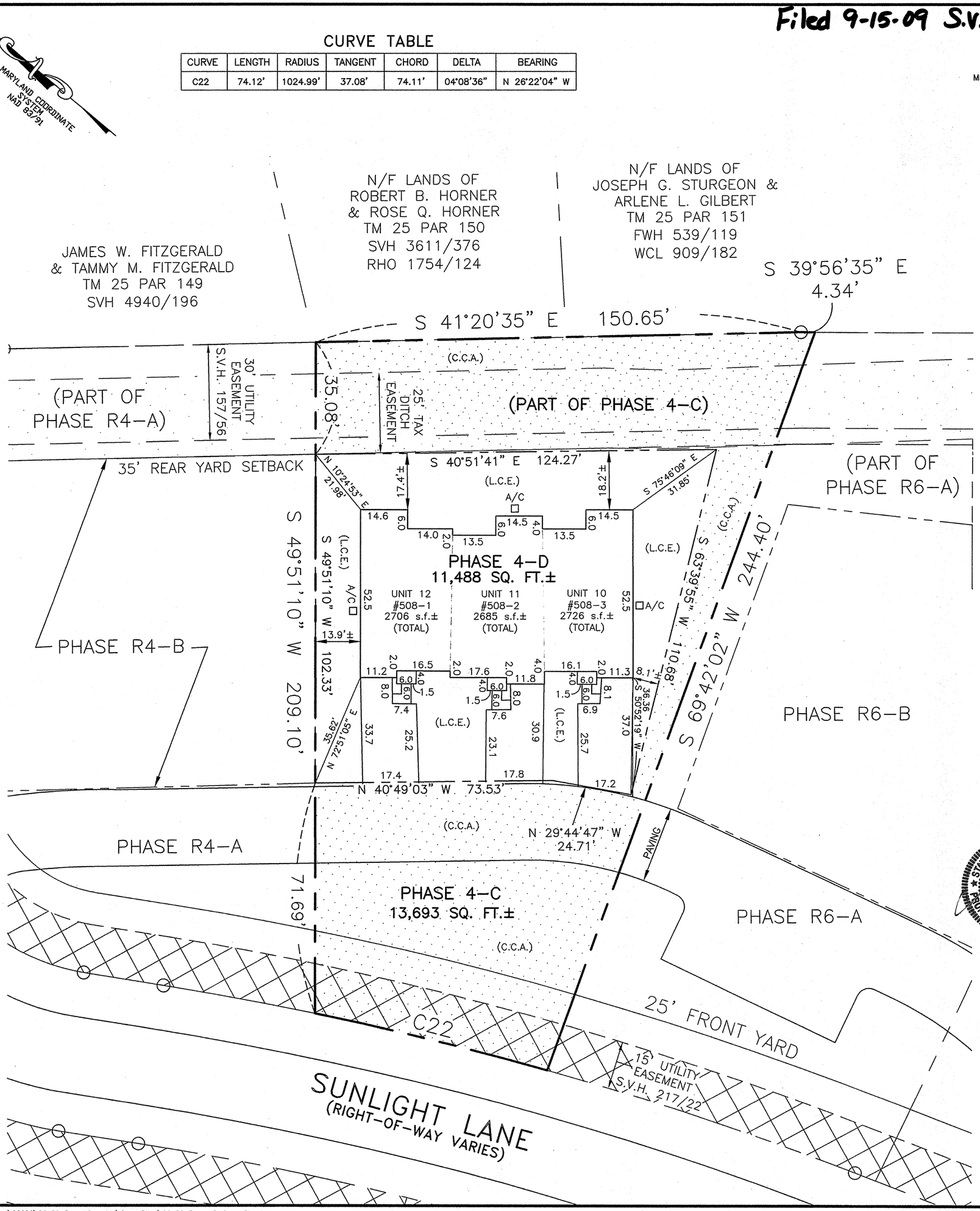
Filed 9-15-09 S.V.H .232/33

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

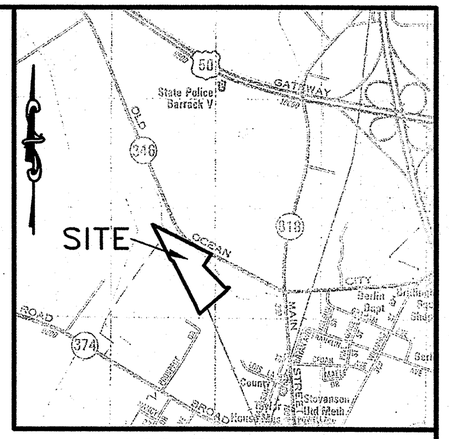


OWNER 4D

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

SUBDIVISION DATA

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

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE CONDOMINIUM AREA FOR PHASE R4-D PURNELL CROSSING.
2. 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.
3. ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PROVIDED BY L.E. BUNTING SURVEYS, INC
4. 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.
5. PARKING SPACES AND ROADS LOCATED WITHIN COMMUNITY COMMON AREA (C.C.A.), IF ANY, ARE TO BE CONVEYED TO PURNELL CROSSING COMMUNITY ASSOCIATION, INC.
6. THE LIMITS OF THE UNITS SHOWN HEREON INCLUDE THE EXTERIOR OF THE BUILDING, LEAD WALKS, CONCRETE PORCHES, PATIOS AND MACADAM DRIVES.
7. 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.
8. 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".
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. BUILDING DIMENSIONS SHOWN ON SHEET 2 OF 3 ARE FINISHED EXTERIOR BUILDING DIMENSIONS.
15. SEE SHEET 1 OF 3 FOR COORDINATE TABLE.
16. 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.

STATE OF MARYLAND MICHAEL E. TURNER No. 519 REGISTERED PROPERTY LINE SURVEYOR
9/8/09

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

CNA: L:\Survey\06000\06156_PurnellCrossing\CondoPlats\06156_Phase4D_CondoPlat.dwg

P164292 MSA SSU 1257 8363-2

Maryland State Archives