

OWNER'S DEDICATION

GATEWAY APARTMENTS LIMITED PARTNERSHIP AND GATEWAY VILLAGE LIMITED PARTNERSHIP BY CORDISH GARDEN VILLAGE, L.L.C. THE OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION...

NOTICE TO TITLE EXAMINERS

- 1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS: (i) AN INSPECTION AGREEMENT OR A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED...

STORMWATER MANAGEMENT NOTE

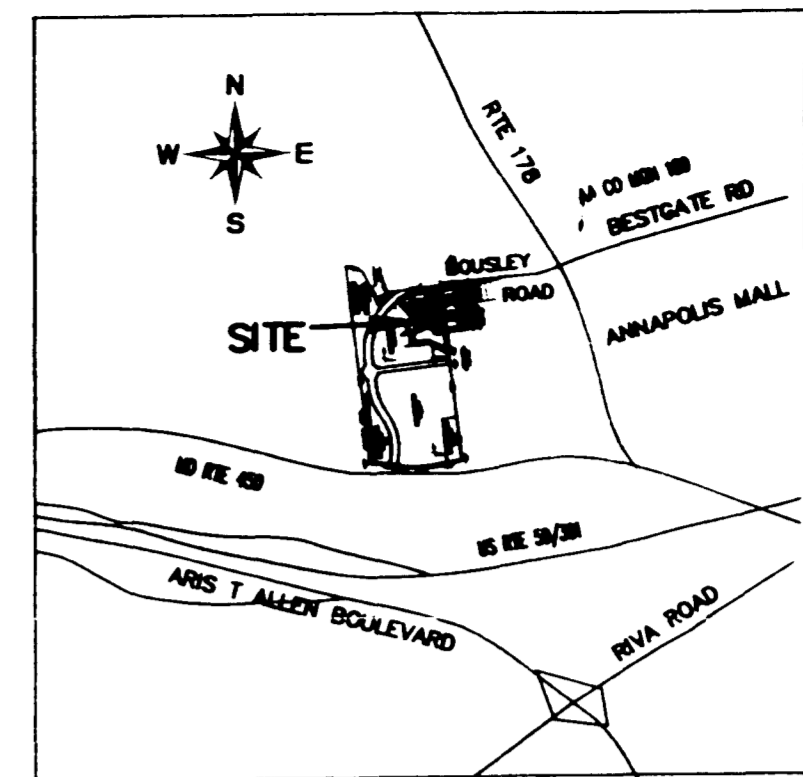
WATER QUALITY AND QUANTITY STORMWATER MANAGEMENT FOR THE SUBDIVISION SHALL BE PROVIDED BY THE EXISTING REGIONAL FACILITY WHICH HAS BEEN REVIEWED AND APPROVED BY ANNE ARUNDEL COUNTY AND THE DAM SAFETY DIVISION OF THE MARYLAND DEPT OF THE ENVIRONMENT...

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 27, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY...

WOODLAND CONSERVATION TABULATION

Table with 2 columns: Category and Area. Includes Gross Tract Area (44.64 AC), Area in 100 Year Floodplain (0.0 AC), Area in Non Tidal Wetlands (0.04 AC), etc.



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

- 1. THE PURPOSE OF THIS SUBDIVISION IS TO REVISE THE SUBDIVISION NAME FOR PARCEL 'C REV' TO REGATTA BAY APARTMENTS AND TO CHANGE THE NAME OF THE RIGHT-OF-WAY TO REGATTA BAY COURT.

PARCEL C-REV WITNESS: [Signatures] PARCEL A WITNESS: [Signatures] GATEWAY APPTS. LIMITED PARTNERSHIP BY D&K HOLDINGS INC., G.P. OWNER OF PARCELS C-R

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION...

PARCEL C-REV WITNESS: [Signatures] PARCELS A WITNESS: [Signatures] GATEWAY APPTS. LIMITED PARTNERSHIP BY D&K HOLDINGS INC., G.P. OWNER OF PARCEL C-R

OWNER/DEVELOPER CERTIFICATION

I CERTIFY THAT IRON PIPES MARKED @ AND CONCRETE MONUMENTS MARKED @ WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MD.

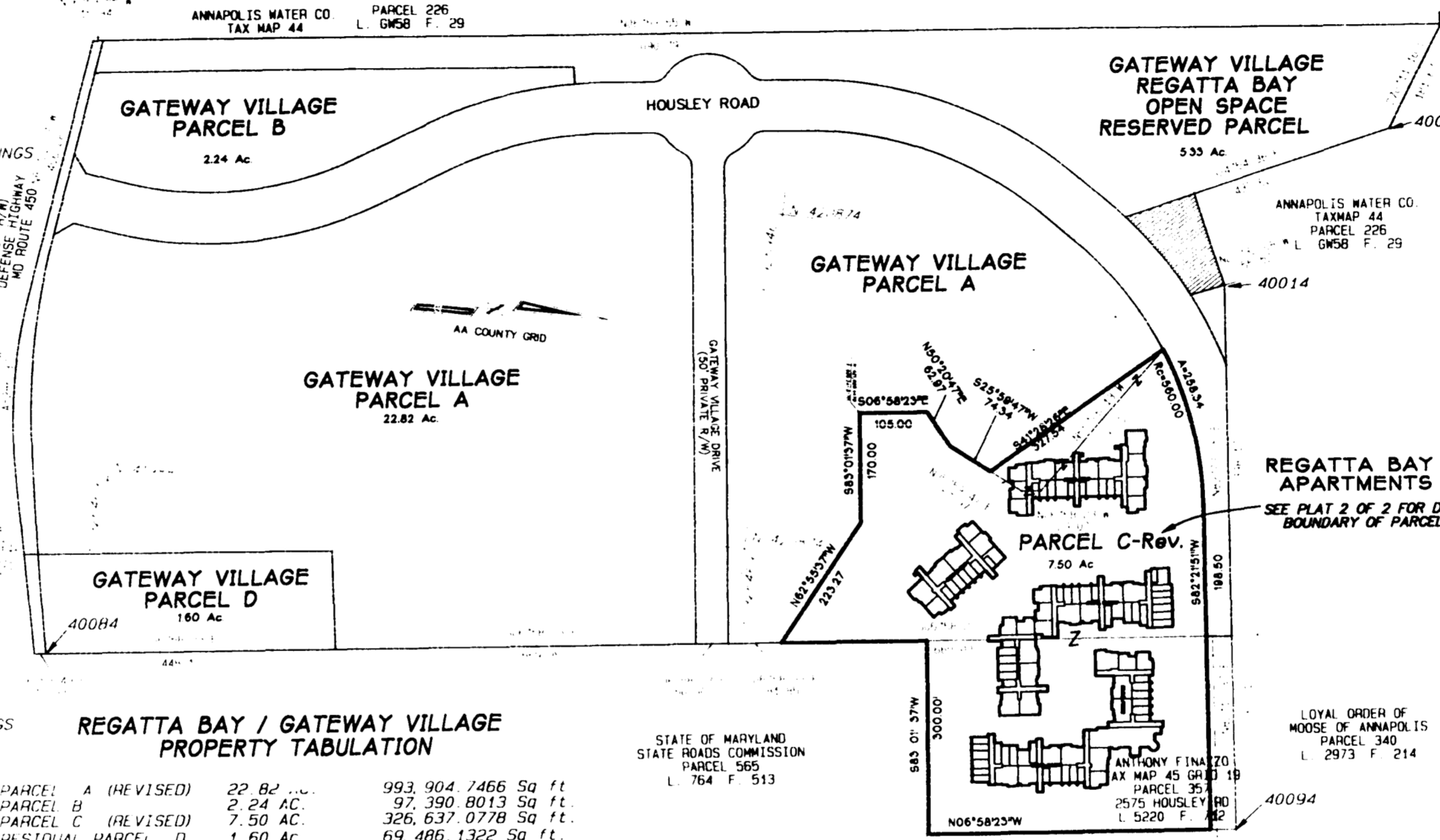
WITNESS: [Signatures] GATEWAY APPTS. LIMITED PARTNERSHIP BY D&K HOLDINGS INC., G.P. OWNER OF PARCEL C-R

PRIVATE ROAD STATEMENT

REGATTA BAY COURT IS A PRIVATE ROADWAY AND IS INTENDED TO PROVIDE ACCESS AND PARKING FOR RESIDENTS OF THE REGATTA BAY APARTMENTS...

ATCS, P.L.C. ENGINEERS, PLANNERS, SURVEYORS

49 OLD SOLOMONS ISLAND ROAD, SUITE 204 ANNAPOLIS, MD 21401 (410)224-7497



REGATTA BAY / GATEWAY VILLAGE PROPERTY TABULATION

Table with 3 columns: Parcel, Area, and Description. Includes Parcel A (22.82 AC), Parcel B (7.50 AC), Parcel C (7.50 AC), Parcel D (1.60 AC), etc.

ZONING & SETBACKS

- 1. THE PROPERTY IS ZONED C2 AND IS LOCATED IN THE PERIPHERY CLASSIFICATION OF THE PAROLE GROWTH MANAGEMENT AREA.

COORDINATE TABLE

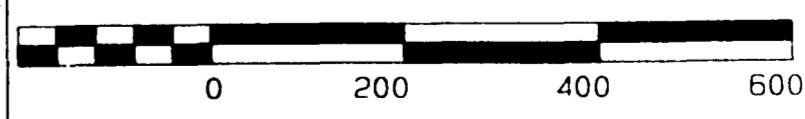
Table with 4 columns: POINT, NORTHING, EASTING, DESCRIPTION. Lists corner points 40094, 40084, 40005, 40006, 40014.

ADMINISTRATIVE SUBDIVISION

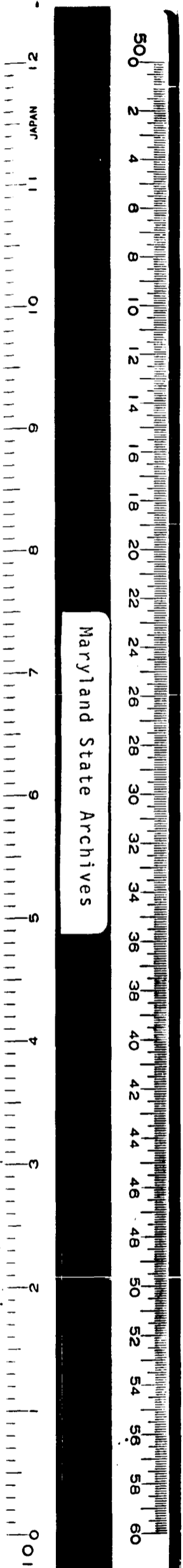
PLAT 1 OF 2 PARCEL 'C-REV.' REGATTA BAY APARTMENTS, Formerly Known As, Gateway Village Apartments And Parcel 'A' Gateway Village



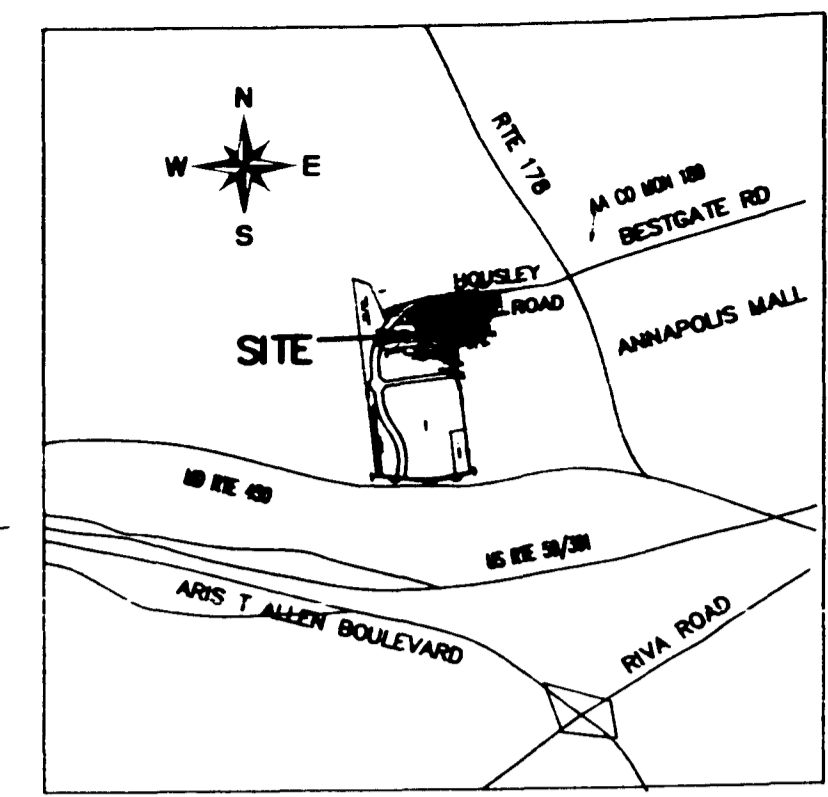
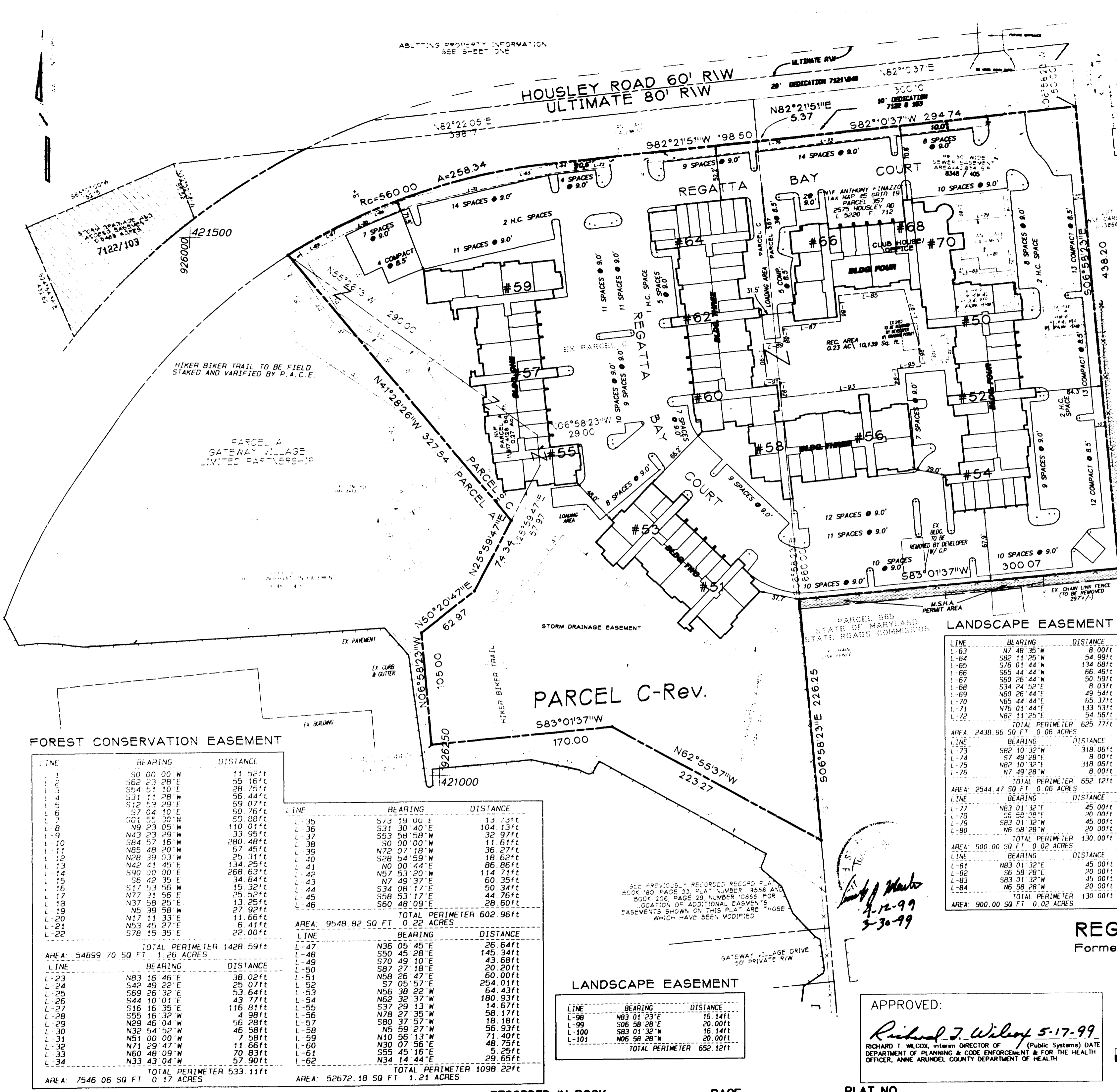
APPROVED: [Signature] RICHARD J. WILSEY, INTERIM DIRECTOR (Public Systems) DATE: 5-17-99



MARCH 29, 1999 (ADMIN) DATE OF FIELD WORK 1-31-96 & 5-28-98 MSA 95W.1235 - 1338 - 1



Maryland State Archives



VICINITY MAP SCALE: 1"=2000'

REC. AREA TABULATION

LINE	BEARING	DISTANCE
L-85	S83°01'24"W	61.42ft
L-86	S6°56'36"E	24.42ft
L-87	S83°01'24"W	54.73ft
L-88	S7°42'56"E	14.18ft
L-89	S82°17'04"W	20.00ft
L-90	S7°44'47"E	34.00ft
L-91	N62°15'13"E	12.19ft
L-92	S7°44'47"E	18.08ft
L-93	N82°15'13"E	110.20ft
L-94	N7°44'47"E	15.15ft
L-95	N83°08'04"E	21.86ft
L-96	N6°51'56"W	25.00ft
L-97	N17°08'45"W	49.97ft
TOTAL PERIMETER		461.20ft
AREA		10138.78 SQ FT 0.23 ACRES

SITE TABULATION PARCEL C-R "REGATTA BAY APARTMENTS"

PARCEL C-R	7.50 ACRES OR 326,637.08 SQ. FT.
NUMBER OF BUILDINGS	4 BUILDINGS
NUMBER OF UNITS	245 UNITS
PRIVATE ROADWAY & PARKING	120217.18 SQ. FEET OR 2.76 ACRES
100-YR FLOODPLAIN	0 ACRES
RECREATION AREA/OPEN SPACE REQ'D	1.5 ACRES OR 65,327.42 SQ. FT.
RECREATION AREA/OPEN SPACE PROVIDED	5.56 ACRES OR 242,194.57 SQ. FT.
GREEN AREA	3.04 ACRES
PARKING SPACES	356 SPACES
REQUIRED	356 SPACES
PROVIDED	356 SPACES
HANDICAPPED SPACES	7 SPACES
REQUIRED	7 SPACES
PROVIDED	7 SPACES
REGULAR PARKING SPACES	53 COMPACT
COMPACT	224 SPACES
REGULAR GARAGES	72 SPACES
LOADING SPACES	3 SPACES
REQUIRED	3 SPACES
PROVIDED	3 SPACES
BUILDING COVERAGE	33853 SQ. FEET OR 1.70 ACRES
MAXIMUM ALLOWED (25% OF GROSS AREA)	81,659.27 SQ. FT. OR 1.87 ACRES
PROVIDED	33853 SQ. FEET OR 1.70 ACRES
NUMBER OF STORIES	4 STORIES
BUILDING HEIGHT	56' 00"
ZONING	C-2B PDMA
TOTAL FOREST CONSERVATION EASEMENT AREA	2.83

LANDSCAPE EASEMENT

LINE	BEARING	DISTANCE
L-63	N7°48'35"W	8.00ft
L-64	S82°11'25"W	54.99ft
L-65	S76°01'44"W	134.86ft
L-66	S65°44'44"W	66.46ft
L-67	S60°26'44"W	50.59ft
L-68	S34°24'52"E	8.03ft
L-69	N60°26'44"E	49.54ft
L-70	N65°44'44"E	65.37ft
L-71	N76°01'44"E	133.53ft
L-72	N82°11'25"E	54.56ft
TOTAL PERIMETER		625.77ft
AREA		2438.96 SQ FT 0.06 ACRES
LINE	BEARING	DISTANCE
L-73	S82°10'32"W	318.06ft
L-74	S7°49'28"E	8.00ft
L-75	N83°10'32"E	318.06ft
L-76	N7°49'28"W	8.00ft
TOTAL PERIMETER		652.12ft
AREA		2544.47 SQ FT 0.06 ACRES
LINE	BEARING	DISTANCE
L-77	N83°01'32"E	45.00ft
L-78	S6°58'28"E	20.00ft
L-79	S83°01'32"W	45.00ft
L-80	N6°58'28"W	20.00ft
TOTAL PERIMETER		130.00ft
AREA		900.00 SQ FT 0.02 ACRES
LINE	BEARING	DISTANCE
L-81	N83°01'32"E	45.00ft
L-82	S6°58'28"E	20.00ft
L-83	S83°01'32"W	45.00ft
L-84	N6°58'28"W	20.00ft
TOTAL PERIMETER		130.00ft
AREA		900.00 SQ FT 0.02 ACRES

FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
L-1	S0°00'00"W	11.52ft
L-2	S62°23'28"E	75.16ft
L-3	S54°51'10"E	28.75ft
L-4	S31°11'28"W	56.44ft
L-5	S12°53'29"E	59.07ft
L-6	S7°04'10"E	50.76ft
L-7	S01°55'30"W	52.88ft
L-8	N9°23'05"W	110.01ft
L-9	N43°23'29"W	33.95ft
L-10	S84°57'16"W	280.48ft
L-11	N85°48'20"W	17.45ft
L-12	N28°39'03"W	25.31ft
L-13	N42°41'45"E	134.25ft
L-14	S90°00'00"E	268.63ft
L-15	S6°42'35"E	34.84ft
L-16	S17°53'56"W	15.32ft
L-17	N77°31'56"E	25.52ft
L-18	N37°58'25"E	13.25ft
L-19	N5°39'58"W	27.92ft
L-20	N17°11'33"E	11.66ft
L-21	N53°45'27"E	6.41ft
L-22	S78°15'35"E	22.00ft
TOTAL PERIMETER		1428.59ft
AREA		54899.70 SQ FT 1.26 ACRES
LINE	BEARING	DISTANCE
L-23	N83°16'46"E	38.02ft
L-24	S42°49'22"E	25.07ft
L-25	S69°26'32"E	53.64ft
L-26	S44°10'01"E	43.77ft
L-27	S16°16'35"E	116.81ft
L-28	S55°16'32"W	4.98ft
L-29	N29°46'04"W	56.28ft
L-30	N32°54'52"W	46.58ft
L-31	N51°00'00"W	7.58ft
L-32	N71°29'47"W	11.66ft
L-33	N60°48'09"W	70.83ft
L-34	N33°43'04"W	57.90ft
TOTAL PERIMETER		533.11ft
AREA		7546.06 SQ FT 0.17 ACRES

LINE	BEARING	DISTANCE
L-35	S73°14'00"E	13.73ft
L-36	S31°30'40"E	104.13ft
L-37	S53°58'58"W	32.97ft
L-38	S0°00'00"W	11.61ft
L-39	N72°07'18"W	36.27ft
L-40	S28°54'59"W	18.62ft
L-41	N0°00'44"E	86.86ft
L-42	N57°53'20"W	114.71ft
L-43	N7°49'37"E	60.35ft
L-44	S34°08'17"E	50.34ft
L-45	S58°53'17"E	44.76ft
L-46	S60.48'09"E	28.60ft
TOTAL PERIMETER		602.96ft
AREA		9548.82 SQ FT 0.22 ACRES
LINE	BEARING	DISTANCE
L-47	N36°05'45"E	26.64ft
L-48	S50°45'28"E	145.34ft
L-49	S70°49'10"E	43.58ft
L-50	S87°27'18"E	20.20ft
L-51	N56°26'47"E	60.00ft
L-52	S7°05'57"E	254.01ft
L-53	N56°38'22"W	64.43ft
L-54	N62°42'37"W	180.93ft
L-55	S37°29'35"W	14.67ft
L-56	N78°27'35"W	58.17ft
L-57	S80°37'57"W	18.18ft
L-58	N5°59'27"W	56.53ft
L-59	N10°56'13"W	71.40ft
L-60	N30°07'56"E	48.75ft
L-61	S55°45'16"E	5.25ft
L-62	N34°14'44"E	29.65ft
TOTAL PERIMETER		1098.22ft
AREA		52678.18 SQ FT 1.21 ACRES

LANDSCAPE EASEMENT

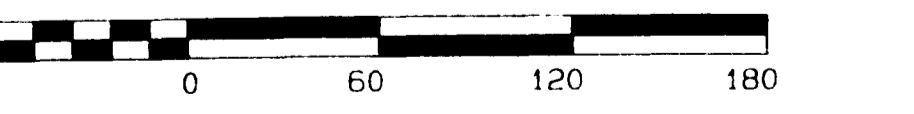
LINE	BEARING	DISTANCE
L-98	N83°01'32"E	16.14ft
L-99	S06°58'28"E	20.00ft
L-100	S83°01'32"W	16.14ft
L-101	N06°58'28"W	20.00ft
TOTAL PERIMETER		652.12ft

Richard J. Wilcox
4-12-99
3-30-99

APPROVED: Richard J. Wilcox 5-17-99
RICHARD J. WILCOX, INTERIM DIRECTOR OF (Public Systems) DATE
DEPARTMENT OF PLANNING & CODE ENFORCEMENT & FOR THE HEALTH
OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

ADMINISTRATIVE SUBDIVISION PLAT 2 OF 2

PARCEL 'C-REV.'
REGATTA BAY APARTMENTS,
Formerly Known As, Gateway Village Apartments
And Parcel 'A' Gateway Village
SUBDIVISION #96-073 PROJECT#99-042
TAX MAP 45, BLOCK 19, PARCEL 752
2ND ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND 21401
GRAPHIC SCALE 1"=60'



MARCH 29, 1999 (ADMIN) DATE OF FIELD WORK 1-31-96 & 5-28-98
MSA SSA 1235 - 7338-2