



Timothy J. Martin  
Bay Engineering Inc.  
190 Admiral Cochrane Drive  
Suite 175  
Annapolis, MD 21401

**Owner's Dedication**

The undersigned, being all owner(s) of the property shown and described on this record plat, adopt(s) this plat; establish(es) the minimum building restriction lines; and dedicate(s) all public roads, widening strips, floodplains, easement, and right-of-way to public use, such as lands being deeded to Anne Arundel County, Maryland or to the State, as may be appropriate, prior to or contemporaneous with the recordation of this plat.

To the best of my/our knowledge, information, and belief, the requirements of Section 3-10B of the Real Property Article of the State Code, concerning the making of plats and setting markers, have been satisfied. There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or right-of-way affecting the property included in this record plat other than the following:

A Deed of Trust from Regatta Bay II Limited Partnership to Mary Jo George and Paul J. Miller securing Berkshire Mortgage Finance Limited Partnership dated October 15, 2003 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 13917, Folio 25B. All owners of the property have affixed their signatures and seals on this record plat.

Witness and date:

*[Signature]* 9/15/05

Owner and date:

*[Signature]* 9/15/05  
Regatta Bay II Limited Partnership  
By Regatta Bay II Inc. General Partner

**Surveyor's Certificate**

I hereby certify that this record plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by:

Annapolis Lodge No 296 to Regatta Bay II Limited Partnership by a deed dated October 15, 2003 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 13917, Folio 251, and that the requirements of Section 3-10B, the Real Property Article, Annotated Code of Maryland, 1996 replacement volume, (as supplemented) concerning the making of plats and setting of markers have been satisfied.

*[Signature]* 9/14/05  
Timothy J. Martin  
Professional Land Surveyor #10989  
Bay Engineering Inc.



**Previously Recorded Plat Note**

This site was previously recorded under Sub. 1996-073, Project 2001-131 in Plat Book 254, Pages 15-16, plats 13242-13243 and is subject to all previous plat notes unless said notes have been superseded by a subsequent plat including this plat.

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors

190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9280  
410.897.9285 fax  
email: info@bayengineering.com  
www.bayengineering.com



**Notice to Title Examiners**

- 1. This plat has been approved for (i) an inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved; or (ii) if required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and (iii) construction under each of these agreements has been continuous without interruption for more than one year at all times.
- 2. A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been: (i) a. satisfactorily completed under an inspection agreement and the subdivider has provided the county with a waiver of liens from all contractors and subcontractors; or b. satisfactorily guaranteed by a public works agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other security as authorized by law; and (ii) if required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash, or irrevocable letter of credit from a local bank or other security as authorized by law.
- 3. A building permit other than a sample permit may not be issued for any construction in this development until the requirements of paragraph 2 above have been complied with. Certificates of use and occupancy may not be issued for any building or structure in the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 25, Section 3-101 of the Anne Arundel County Code have been completed.

**Stormwater Management Note**

See Plat 2 of 2 for Note

**Road Improvement Note**

Off-site road improvements 600 feet west of the intersection of Housley Road and MD Rte 178 will be considered basic improvements for the subdivision (plans on file with the Office of Planning and Zoning). A public works agreement must be executed prior to issuance of Building or Grading Permits for the site.

**Allocation Note**

Approval of this plat does not guarantee an allocation of sewer or water capacity. The availability of water or sewer capacity, as well as road, utility or storm drainage requirements will be addressed, and must be met, as required, prior to the issuance of a building permit.

**Woodland Conservation Tabulation**

GROSS TRACT AREA	54.76 Ac.
AREA IN 100 YEAR FLOODPLAIN	0.0 Ac.
AREA IN NON TIDAL WETLANDS	0.04 Ac.
AREA IN DEDICATED RIGHT OF WAY	0.0 Ac.
NET TRACT AREA	54.72 Ac.
WOODLAND CONSERVATION THRESHOLD	15.0 %
WOODLAND CONSERVATION REQUIRED	8.21
WOODLAND CONSERVATION PROPOSED	8.79

EACH LOT HERE ON HAS MET THE PROVISIONS OF BILL 71-94 BY VIRTUE OF THE PREVIOUSLY RECORDED PLAT OF GATEWAY VILLAGE (LIBER 180 FOLIO 33 PLAT NUMBER 9558 AND LIBER 206 FOLIO 29 PLAT NUMBER 10855) AND THE CONSERVATION EASEMENTS SHOWN HEREIN ON PLAT 2 OF 2. SAID CONSERVATION EASEMENTS RECORDED AT LIBER FOLIO

SEE THE FINAL DEVELOPMENT PLAN (REGATTA BAY PHASE 2) FOR DETAILED FOREST CONSERVATION AND REFORESTATION CALCULATIONS.

\*\* NUMBER BASED ON APPROVED RECORD PLAT RECORDED IN BOOK 180, PAGE 33, PLAT #9558

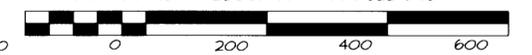
**General Notes**

- 1. The purpose of this plat is to revise the internal road name to Stone Point Drive and the subdivision name to Stone Point.
- 2. The property is located on Tax Map 45 ~ Block 19 ~ Parcels 152, 283, & 340.
- 3. The coordinates and bearings shown hereon are referred to the Maryland State Plane Coordinate System (NAD 83).
- 4. [ ] = House Number
- 5. The property shown hereon lies within the periphery subject to the site plan approval conditions in Incentive program # 5-94 revised and approved by the Office of Planning and Zoning dated May 22, 2002.
- 6. The properties shown hereon appear to be located within the Flood Zone "C" (areas of minimal flooding) as shown on Flood Insurance Rate Map panel no. 24000B 003B C, effective dated May 2, 1983 prepared by the Federal Emergency Management Agency.
- 7. Conservation Easements shown hereon are easements which have been placed on the site to accommodate development and are subject to the Declaration of Covenants, Conditions, and Restrictions of the Forest Conservation Easement dated February 12, 1998 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 8348, Folio 415.
- 8. This subdivision is entirely located outside the Chesapeake Bay Critical Area boundary.
- 9. A supplemental booster pump for water will be required for all floor elevations greater than 90 feet before issuance of certificate of occupancy.

**Yards and Setbacks**

- 1. THE PROPERTY IS ZONED R2 MIXED USE OVERLAY PER APPROVED INCENTIVE PLAN DATED OCTOBER 31, 2001 AND IS LOCATED IN THE PERIPHERY CLASSIFICATION OF THE PAROLE GROWTH MANAGEMENT AREA. (SEE GENERAL NOTE #5)
- 2. SETBACKS  
FRONT 30'  
SIDE 7/20'  
REAR 25'

Plat 1 of 2  
**STONE POINT**  
**AMENDED RECORD PLAT**  
**REGATTA BAY/GATEWAY VILLAGE**  
PARCELS 'A','C-REV', & PARCEL 340  
SUB. # 96-073 PROJECT # 05-114  
TAX MAP 45 ~ BLOCK 19 ~ PARCEL 340

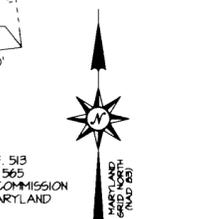
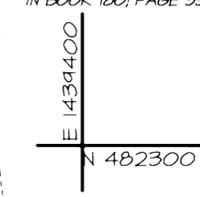
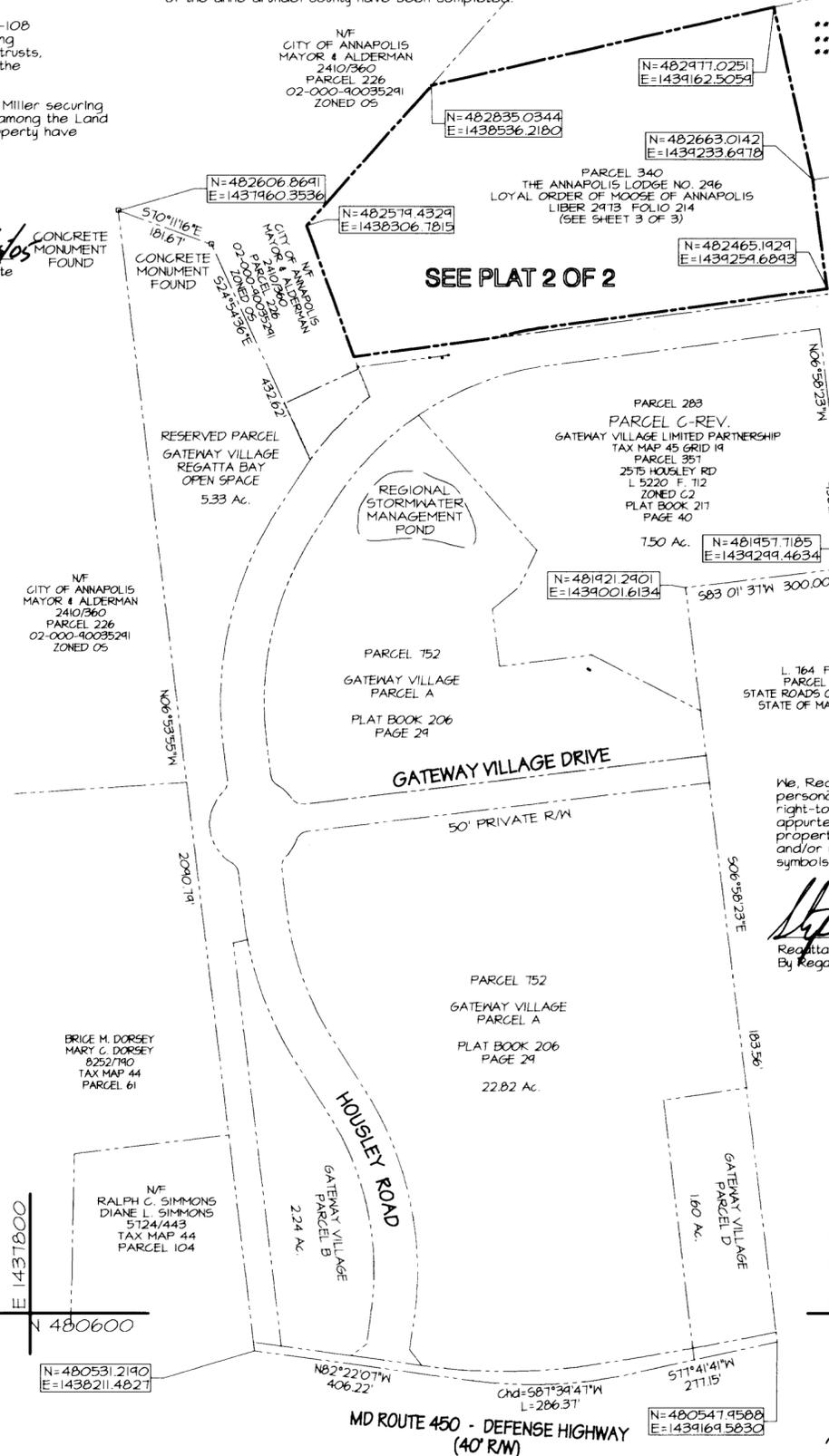


1"=200' Zip Code: 21401 MAY 16, 2002  
REV. SEPT. 14, 2005

DRAWN BY: D. MILLER  
SECOND DISTRICT ~ A.A. Co. MARYLAND

MSD SSW1235 - 8818-1 FILE: A2-049(a)

2.5 SEP 29 2005



**Standard Right to Discharge**

We, Regatta Bay II Limited Partnership, for selves, legal representatives, personal representatives, successors and assigns hereby grant the perpetual right-to-discharge the flow of water from such necessary drainage facilities and appurtenances to adequately drain the natural watershed and adjacent properties into existing waterways and/or natural drainage courses and/or upon the existing ground. Such discharge points are indicated by the symbols and respectively as shown graphically on this plat.

*[Signature]* 9/15/05  
Regatta Bay II Limited Partnership  
By Regatta Bay II Inc. General Partner

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
*[Signature]* 9/21/05  
JOSEPH RUTTER, OFFICER DATE  
PLANNING AND ZONING, AND ALSO FOR  
THE HEALTH OFFICER, DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)

RECORDED IN BOOK PAGE PLAT NO.

**DEVELOPMENT PLAN STATEMENT**

Development of this subdivision shall be undertaken only in accordance with the approved final development plan on file at the Office of Planning and Zoning.

Maryland State Archives



**UTILITY EASEMENT METES & BOUNDS**

LINE	BEARING	DISTANCE
L1	N08°38'18"W	49.40'
L2	S82°32'21"W	294.40'
L3	N07°27'39"W	15.00'
L4	N82°32'21"E	294.10'
L5	N08°36'55"W	60.87'
L6	N09°35'53"W	45.03'
L7	S82°32'21"W	12.89'
L8	N07°27'39"W	15.00'
L9	N82°32'21"E	12.13'
L10	N09°35'53"W	123.06'
L11	S80°35'51"W	14.57'
L12	N12°46'15"W	15.03'
L13	N80°35'51"E	15.40'
L14	N09°35'53"W	117.45'
L15	S77°13'33"W	128.25'
L16	N12°46'27"W	28.31'
L17	N77°13'33"E	15.00'
L18	S12°46'27"E	13.31'
L19	N77°13'33"E	319.00'
L20	N78°36'02"E	174.91'
L21	S57°05'12"E	28.13'
L22	S12°46'27"E	72.17'
L23	S07°27'39"E	129.20'
L24	S51°36'39"E	32.97'
L25	S06°36'39"E	45.39'
L26	S82°10'37"W	15.00'
L27	N06°36'39"W	39.50'
L28	N51°36'39"W	32.84'
L29	N07°27'39"W	134.58'
L30	S82°32'21"W	14.61'
L31	S07°27'39"E	15.00'
L32	S82°32'21"W	14.61'
L33	N07°27'39"W	47.66'
L34	S8°37'32"E	49.35'
L35	N82°32'21"E	15.00'
L36	S8°37'32"E	15.00'
L37	S82°32'21"W	15.00'
L38	N12°46'27"W	262.12'
L39	N57°05'12"W	15.91'
L40	S78°36'02"W	168.82'
L41	S77°13'33"W	190.55'
L42	S09°35'53"E	94.94'
L43	N80°35'51"E	35.42'
L44	S12°46'15"E	15.03'
L45	S80°35'51"W	36.25'
L46	S09°35'53"E	24.81'
L47	N80°24'07"E	21.15'
L48	S9°35'53"E	15.00'
L49	S80°24'07"W	21.15'
L50	S09°35'53"E	23.13'
L51	N80°35'51"E	40.02'
L52	S07°27'39"E	15.01'
L53	S80°35'51"W	39.46'
L54	S09°35'53"E	13.52'
L55	S08°37'32"E	61.30'
L56	S82°21'51"W	15.00'
L57	N07°27'39"W	54.59'
L58	N82°32'21"E	15.00'
L59	S07°27'39"E	54.50'
L60	S82°10'37"W	15.00'
L61	N20°30'22"E	13.07'
L62	S69°29'38"E	7.12'
L63	S20°30'22"W	2.68'
L64	S82°22'05"W	29.27'
L65	N77°13'33"E	9.00'
L66	S12°46'27"E	15.00'
L67	S77°13'33"W	9.00'
L68	S12°46'27"W	181.76'
L69	N80°24'07"E	21.43'
L70	S09°35'53"E	15.00'
L71	S80°24'07"W	21.43'
L72	S09°35'53"E	100.12'
L73	N82°21'51"E	8.93'
L74	N07°38'09"W	14.98'
L75	N82°19'09"E	30.00'
L76	S07°38'09"E	15.00'

**GATEWAY VILLAGE PROPERTY TABULATION (INCLUDING MOOSE LODGE P. 340)**

PARCEL A (REVISED)	22.82 AC.
PARCEL B (REVISED)	2.24 AC.
PARCEL C (REVISED)	1.50 AC.
PARCEL 340	9.54 AC.
RESIDUAL PARCEL D	1.60 AC.
OPEN SPACE	5.33 AC.
RIGHT OF WAY PRIVATE	0.85 AC.
PUBLIC	4.73 AC.
<b>TOTAL SUBDIVISION</b>	<b>54.76 AC.</b>
<b>BUILDING AREA PARCEL A</b>	<b>279,048 sq. ft. or 6.41 acres</b>
<b>BUILDING AREA PARCEL C REV</b>	<b>73,653 sq. ft. or 1.70 acres</b>
<b>NUMBER OF BUILDINGS PARCEL A</b>	<b>4 bldgs</b>
<b>NUMBER OF BUILDINGS PARCEL C REV</b>	<b>4 bldgs</b>
<b>NUMBER OF UNITS PARCEL A</b>	<b>8.0</b>
<b>NUMBER OF UNITS PARCEL C</b>	<b>318</b>
<b>BUILDING AREA PARCEL 340</b>	<b>105,243 sq. ft. or 2.42 acres</b>
<b>NUMBER OF BUILDINGS PARCEL 340</b>	<b>4 bldgs</b>
<b>NUMBER OF UNITS PARCEL 340</b>	<b>318</b>
<b>100-YR FLOODPLAIN</b>	<b>0.00 acres</b>
<b>RECREATION AREA REQUIRED</b>	<b>PARCEL 340 = 9.6 ac X 0.20 = 1.92 ac</b>
	<b>PARCEL C = 7.5 ac X 0.20 = 1.5 ac</b>
	<b>3.42 TOTAL REQUIRED</b>
	<b>5.33 acres (OPEN SPACE)</b>
	<b>0.23 acres (PARCEL C)</b>
	<b>0.86 acres (PARCEL 340)</b>
	<b>6.42 TOTAL PROVIDED</b>
<b>GREEN AREA REQUIRED PROVIDED</b>	<b>10.27 acres = 54.76ac. x 18.75%</b>
	<b>12.53 acres</b>
<b>PARCEL A</b>	<b>5.74 acres</b>
<b>PARCEL B</b>	<b>0.41 acres = 2.24ac. x 18.25%</b>
<b>PARCEL C REV</b>	<b>3.04 acres</b>
<b>PARCEL 340</b>	<b>3.50 acres</b>
<b>NON-TIDAL WETLANDS</b>	<b>0.04 ACRES</b>
<b>SEE PREVIOUSLY APPROVED RECORD FLAT BOOK 180 PAGE 33</b>	
<b>NO WETLANDS IMPACT DEVELOPMENT OF PARCEL C REV</b>	
<b>PARKING SPACES: REQUIRED</b>	<b>2,032 spaces</b>
<b>PROVIDED</b>	<b>*2,153 spaces</b>
<b>HANDICAPPED SPACES: REQUIRED</b>	<b>32 (4 Van Accessible)</b>
<b>PROVIDED</b>	<b>77 spaces (9 Van Accessible)</b>
<b>PARKING SPACES PROVIDED: STANDARD</b>	<b>1,760 spaces</b>
<b>COMPACT</b>	<b>212 spaces</b>
<b>GARAGE</b>	<b>94 spaces</b>
<b>*FUTURE COMPACT SPACES PROVIDED</b>	<b>31 spaces</b>
<b>*FUTURE STANDARD SPACES PROVIDED</b>	<b>5 spaces</b>
<b>*FUTURE COMPACT SPACES PROVIDED BY GATEWAY VILLAGE EXPANSION C49-013</b>	
<b>FUTURE STANDARD SPACES PROVIDED BY GATEWAY VILLAGE EXPANSION P49-140; 602007627</b>	
<b>NUMBER BASED ON APPROVED INCENTIVE PROGRAM SITE PLAN FOR GATEWAY VILLAGE DATED FEB. 1997</b>	
<b>NUMBER BASED ON APPROVED RECORD PLAT RECORDED IN BOOK 217; PAGE 40; PLAT NUMBER 11416</b>	

**SITE TABULATION - PARCEL 340**

SITE AREA PARCEL 340	4.59 ACRES
RIGHT OF WAY DEDICATION	0.11 ACRES
NET SITE AREA PARCEL 340	4.48 ACRES
NUMBER OF BUILDINGS	4 BUILDINGS
NUMBER OF UNITS	312 UNITS
100-YR FLOODPLAIN	0 ACRES
RECREATION AREA REQ'D	1.92 ACRES
DRY GROUND (ACTIVE) RECREATION AREA REQ'D	1.44 ACRES
RECREATION AREA PROV'D	0.86 ACRES
DRY GROUND (ACTIVE) RECREATION PROV'D	0.86 ACRES
TOTAL GREEN AREA REQ'D	2.4 ACRES
TOTAL GREEN AREA PROV'D	3.50 ACRES
F.A.R.	0.87
<b>PARKING SPACES: REQUIRED</b>	<b>470 SPACES</b>
<b>PROVIDED</b>	<b>495 SPACES</b>
<b>HANDICAPPED SPACES: REQUIRED</b>	<b>11 SPACES (2 VAN)</b>
<b>PROVIDED</b>	<b>14 SPACES (2 VAN)</b>
<b>REGULAR PARKING SPACES: COMPACT</b>	<b>35 COMPACT</b>
<b>REGULAR</b>	<b>397 REGULAR</b>
<b>GARAGES</b>	<b>22 SPACES</b>
<b>COVERED SURFACE</b>	<b>27 SPACES</b>
<b>LOADING SPACES: REQUIRED</b>	<b>2 SPACES</b>
<b>PROVIDED</b>	<b>2 SPACES</b>
<b>BUILDING COVERAGE: MAXIMUM ALLOWED (25% OF GROSS AREA)</b>	<b>104,435 SQ. FT. or 2.40 ACRES</b>
<b>PROVIDED</b>	<b>107,262 SQ. FT. or 2.46 ACRES</b>
<b>NUMBER OF STORIES</b>	<b>4 STORIES</b>
<b>BUILDING HEIGHT</b>	<b>56.00'</b>
<b>ZONING</b>	<b>R-2; PGMA</b>
<b>TOTAL FOREST CONSERVATION EASEMENT AREA</b>	<b>2.41 ACRES</b>
<b>** SEE RECREATION WAIVER #8126 - APPROVED MARCH 2002, POOL, CLUBHOUSES AND HIKER BIKER TRAIL ARE BEING PROVIDED.</b>	
<b>* FOR BREAKDOWN OF GREENSPACE FOR THE ENTIRE GATEWAY VILLAGE REFERENCE THE RECORD PLAT (PLAT BOOK 180, PAGE 33).</b>	

**WOODLAND CONSERVATION TABULATION PARCEL 340**

GROSS TRACT AREA	4.48 AC.
AREA IN 100 YEAR FLOODPLAIN	0.0 AC.
AREA IN NON TIDAL WETLANDS	0.00 AC.
AREA IN DEDICATED RIGHT OF WAY	0.00 AC.
NET TRACT AREA	4.48 AC.
WOODLAND CONSERVATION THRESHOLD	20.0 AC.
REFORESTATION REQUIRED	2.26 AC.
OFF SITE REFORESTATION PROPOSED	2.26 AC.

EACH LOT HERE ON HAS MET THE PROVISIONS OF BILL 71-44 BY VIRTUE OF THE PREVIOUSLY RECORDED PLAT OF GATEWAY VILLAGE (LIBER 180 FOLIO 33 PLAT NUMBER 9558) AND THE CONSERVATION EASEMENTS SHOWN HEREIN ON PLAT 2 OF 2. SAID CONSERVATION EASEMENTS RECORDED AT LIBER FOLIO SEE SHEET 2 OF 2 OF THE FOREST CONSERVATION PLAN FOR DETAILED FOREST CONSERVATION AND REFORESTATION CALCULATIONS.

**RECREATION AREA METES & BOUNDS**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
R1	N77°05'43"E	131.45'	R15	N77°05'43"E	74.04'
R2	S12°54'17"E	24.50'	R16	N12°53'58"W	56.50'
R3	N77°05'43"E	9.21'	R17	S82°34'14"W	128.35'
R4	S12°54'17"E	1.04'	R18	N07°27'39"W	42.57'
R5	N77°05'43"E	21.50'	R19	N82°32'21"E	50.26'
R6	S09°24'42"E	127.19'	R20	N07°27'39"W	20.94'
R7	S82°32'21"W	19.97'	R21	N82°32'21"E	2.54'
R8	S07°27'39"E	1.04'	R22	N07°27'39"W	9.06'
R9	S82°32'21"W	9.21'	R23	N82°32'21"E	71.42'
R10	S07°27'39"E	24.50'	R24	S07°27'39"E	4.99'
R11	S82°32'21"W	131.45'	R25	N82°33'24"E	2.54'
R12	N07°27'58"W	56.50'	R26	S07°27'39"E	7.05'
R13	S82°32'21"W	74.04'	R27	N82°33'05"E	1.54'
R14	N10°10'58"W	42.50'	R28	S07°27'39"E	60.74'

**Natural Area Conservation Credit Note:**

The 1.241 Acre of Forest on the Western side of the site has been placed in a Permanent Forest Conservation Easement. This area has been used as a non-structural stormwater management practice. The Natural Conservation Credit and, therefore, must remain in a non-disturbed state.

**Stormwater Management Note**

1. THE RECHARGE VOLUME (Rev) OF 4,306 C.F. FOR THE 4.6ACRE± SITE IS TREATED BY PROVIDING ON-SITE PRIVATE STRUCTURAL FILTRATION SYSTEMS (BIORETENTION AREAS (BMP GROUP 4)) LOCATED ON-SITE.
2. THE WATER QUALITY VOLUME (Wqv) FOR THE 4.6 ACRES± SITE HAS BEEN TREATED BY AN EXISTING SWM POND (BMP GROUP 1) AND BY PROVIDING ON-SITE STRUCTURAL FILTRATION SYSTEMS (BIORETENTION AREAS (BMP GROUP 4)) AND SWM TRENCHES (BMP GROUP 3) LOCATED ON-SITE. THE TOTAL WQV REQUIRING TREATMENT IS 21,127 CU. FT. THE SWM POND TREATS 8,160 CU. FT. AND THE ON-SITE BIORETENTION AREAS TREAT THE REMAINING 12,967 CU. FT. THE SWM POND IS THE REGIONAL GATEWAY VILLAGE SWM FACILITY CONSTRUCTED UNDER PMA #45054, PERMIT #44-PO-3071, GRADING PERMIT #602007106.
3. THE CHANNEL PROTECTION VOLUME (Cpv) AND THE FLOOD PROTECTION VOLUME (FpD) ARE TREATED IN THE EXISTING SWM POND (BMP GROUP 1). THE POND WILL BE MODIFIED TO ACCOMMODATE THE INCREASED STORAGE REQUIREMENTS AND THE EMBANKMENT WILL BE RAISED 1.0 FT. PER MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).
4. THE EXTREME FLOOD (Qr) PASSES SAFELY THROUGH THE MODIFIED EXISTING SWM POND (BMP GROUP 1).

**PRIVATE ROAD STATEMENT**

North Regatta Drive and associated parking are private. The owners (or Homeowners Association) are responsible for maintenance of the driveways, parking areas, sidewalks, street lights, stormdrains and related appurtenances and the facilities are not eligible for county maintenance or acceptance into the county road system.

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF PLANNING AND ZONING  
*Joseph Rutter* 9/21/05  
JOSEPH RUTTER, OFFICER DATE  
PLANNING AND ZONING, AND ALSO FOR  
THE HEALTH OFFICER, DEPARTMENT OF HEALTH  
(PUBLIC SYSTEMS AVAILABLE)

We assent to this subdivision.

*Stephen J. Harrison*  
Regatta Bay II Limited Partnership Date 9/15/05  
By Regatta Bay II Inc. General Partner

Timothy J. Martin Date 9/14/05  
Professional Land Surveyor #10989  
Bay Engineering Inc.

Plat 2 of 2

**STONE POINT AMENDED RECORD PLAT REGATTA BAY/GATEWAY VILLAGE**

PARCELS 'A','C-REV', & PARCEL 340  
SUB. # 96-073 PROJECT # 05-114  
TAX MAP 45 ~ BLOCK 19 ~ PARCEL 340

1"=100' Zip Code: 21401 MAY 16, 2002  
REV. SEPT. 14, 2005

DRAWN BY: D. MILLER  
SECOND DISTRICT ~ A.A. Co. MARYLAND  
FILE: A2-049(b)

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors

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SEE PLAT 1 OF 2 FOR BOUNDARY COORDINATES.

RECORDED IN BOOK PAGE PLAT NO.

P113587

2005 SEP 28 P 2 09