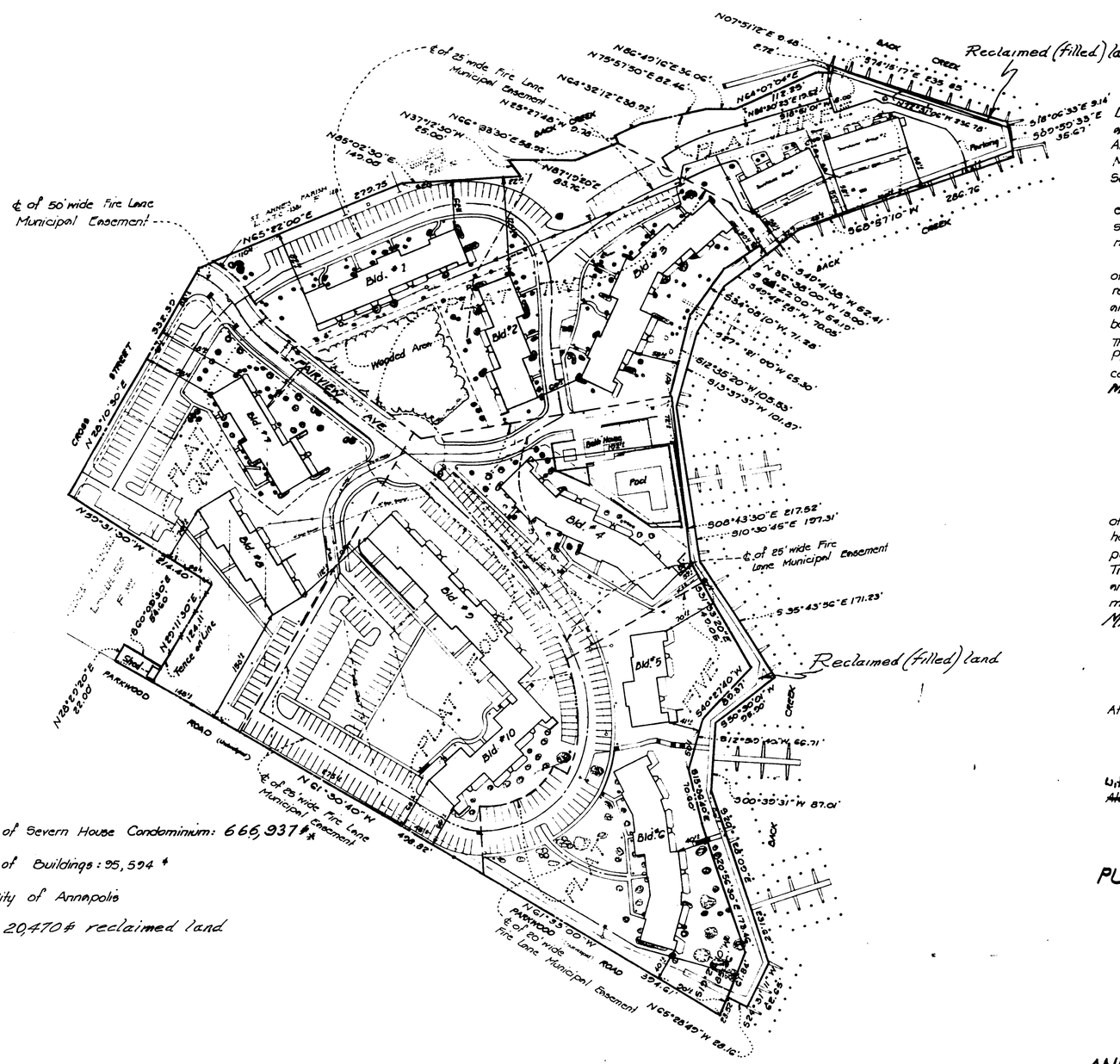


NOTE:
1. Total Area of Severn House Condominium: 666,937 ft.*
2. Total Area of Buildings: 95,594 ft
3. Datum: City of Annapolis

* Includes 204704 reclaimed land

Joseph M. Gilford — Annapolis Director of Public Works

Fred L. Gruver 5/1/80 — Director Planning and Zoning

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat of Condominium Subdivision consisting of 20 sheets is correct, that it is a subdivision of the hereinafter described land and buildings as recorded among land records of Anne Arundel County, Maryland.

1. Section One, Marine Terrace Apartments Plat Book - 33, Page - 65
2. Section Two and Three, Severn House Apartments, Plat Book - 34, Page - 21
3. Section Four, Severn House Apartments, Plat Book - 38, Page - 12
4. Section Five, Severn House, Plat Book 48, Page - 8
5. Wooded Area and Pool Area more particularly described in the Declaration of Severn House Condominium as recorded

and that it is in accordance with the requirements of the Real Property Article, Title 11, Section 11-101 et. seq. of the Annotated Code of Maryland (1979 Supp.) and pursuant to the Declaration and Bylaws of the Severn House Condominium recorded herewith.

I further certify that the location and dimensions of all existing improvements have been carefully established by a transit tape survey and that unless otherwise shown, there are no visible encroachments.

I further certify that this Plat together with the applicable wording of the Declaration relating to the Severn House Condominium is a correct representation of the condominium described and that the identification and location of each unit and the common elements as constructed can be determined from them.

The total area included within the bounds of the Plat of Condominium Subdivision Plat is 666,937 sq.ft. and the total of the buildings included within the condominium plat is 95,594 sq.ft.

MAY 1, 1980

STATE OF MARYLAND

Harry E. Stoner, Jr.
Registered Land Surveyor
Md. Reg. No. 10838

OWNER'S DEDICATION AND CERTIFICATION

We Severn House Associates a Maryland Limited Partnership, Owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Plat of Condominium Subdivision consisting of 20 sheets pursuant to the provisions and requirements of the Real Property Article, Title -11, Section -11-101 et seq. of the Annotated Code of Maryland (1979 Supp.) and pursuant to the Declaration and Bylaws of the Severn House Condominium recorded herewith.

May 1, , 1980

Severn House Associates
a Maryland Limited Partnership

Chillingworth Maryland, Inc.
General Partner

Attest: Louis Pohoryles
LOUIS POHORYLES
Asst Sec.

By: S.C. Chillingworth
S.C. CHILLINGWORTH
PRES

Pacific Lighting Properties, Inc.
General Partner

Witness: Glenn D. Simpson
Glenn D. Simpson

By: H.L. Goth
H.L. GOTH
EXEC. VICE PRES.

PLAT OF CONDOMINIUM SUBDIVISION OF

SEVERN HOUSE CONDOMINIUM

CITY OF ANNAPOLIS

ANNE ARUNDEL COUNTY, MARYLAND

Scale: 1" = 100' October, 1979

Sheet 1 of 20

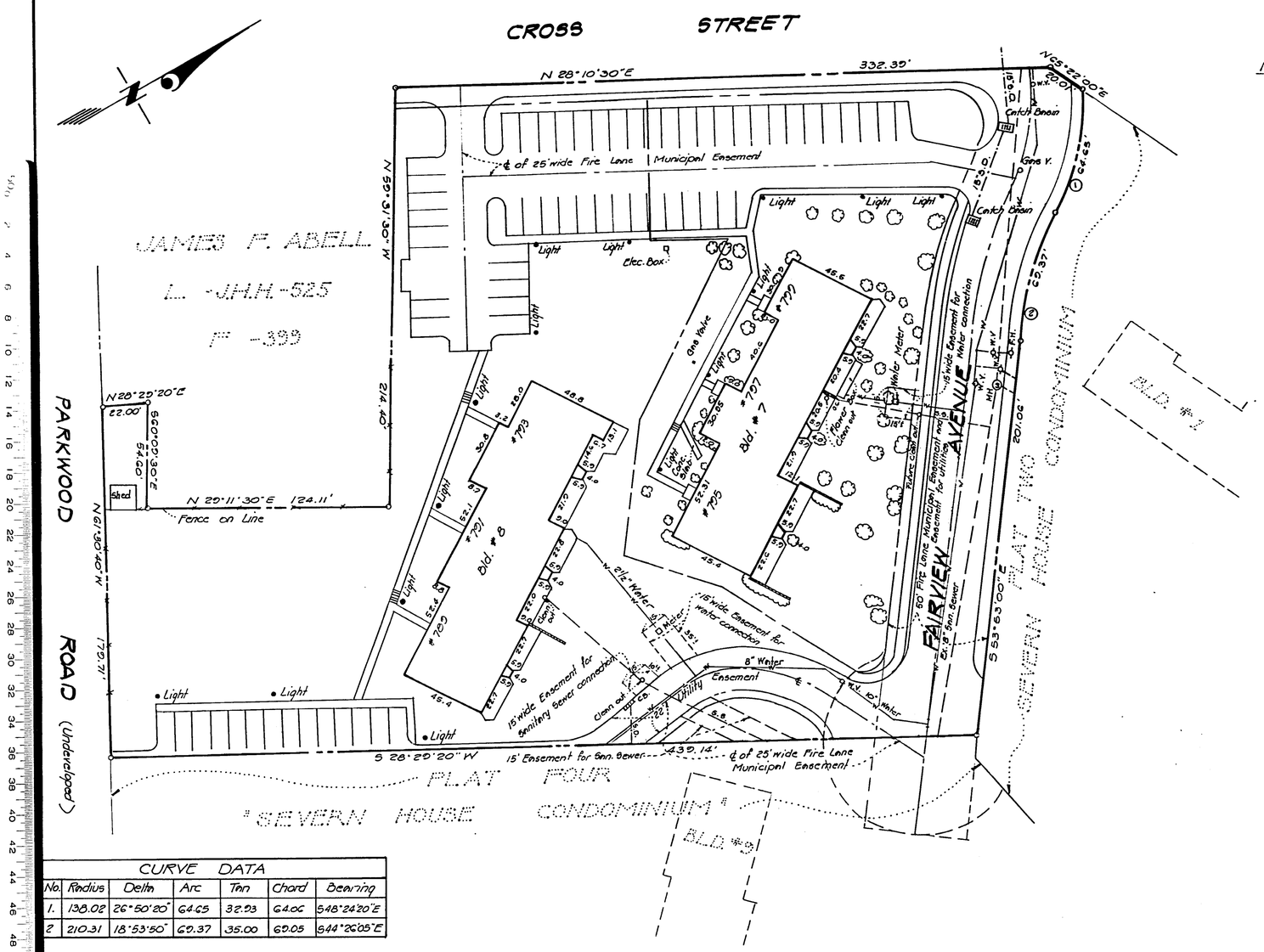
GREENHORNE & O'MARA, INC.
Engineers • Architects • Planners • Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

5E7856
E.B.B.
6369-P-00-01

Recorded:
Plat Book: E-18
Plat No:

MSA SSU 1489-685-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E858-E877; Plat Book E18, pp. 8-27. MSA_S1489_685. Date available 1980/05/02. Printed 06/08/2017.
Maryland State Archives



CURVE DATA						
No.	Radius	Delta	Arc	Tan	Chord	Bearing
1.	138.02	26°50'20"	64.65	32.93	64.06	S48°24'20"E
2	210.31	18°53'50"	69.37	35.00	69.05	S44°26'05"E

NOTE: The owners hereby grant additional easements for water connections from existing utility easements to and including the water meter. Easements for the sanitary sewer connections from existing utility easements to and including the clean-out. Easements for the storm drainage, all as shown hereon.

OWNER'S RESERVATION

We, Severn House Associates, a Maryland Limited Partnership, do hereby reserve unto ourselves for the use and benefit of the Council of Unit Owners of Severn House Condominium and the City of Annapolis the exclusive right to grant and convey unto the Mayor and Aldermen of the City of Annapolis by deed of easement and agreement, municipal and public utility easements for all such easements as shown and indicated on these condominium plats, numbered one thru five (sheet # 2 thru # 6 of 20).

Such reservation and execution of right shall be and become subject to joinder of Paul E. Cully, II., and Lawrence J. Grady Jr., trustees for Maryland National Bank, and shall be effective and continue for a period of not more than two years from the date of recordation hereof.

MAY 1ST, 1980

Severn House Associates
a Maryland Limited Partnership

Chillingworth Maryland, Inc.
General Partner

Attest: R. Christopher Chillingworth
Secy. 5-1-80

By: [signature]
Pres. 5-1-80

Recorded: .....
Plat Book: .....
Plat No: .....

RECEIVED FOR RECORD
CIRCUIT COURT ANNE ARUNDEL COUNTY
1980 MAY -2 PM 1:09

PLAT ONE

SEVERN HOUSE CONDOMINIUM

CITY OF ANNAPOLIS

ANNE ARUNDEL COUNTY, MARYLAND

Scale: 1" = 40' October, 1979
Sheet 2 of 20

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

527856
E.B.B.
5369-P-00-01

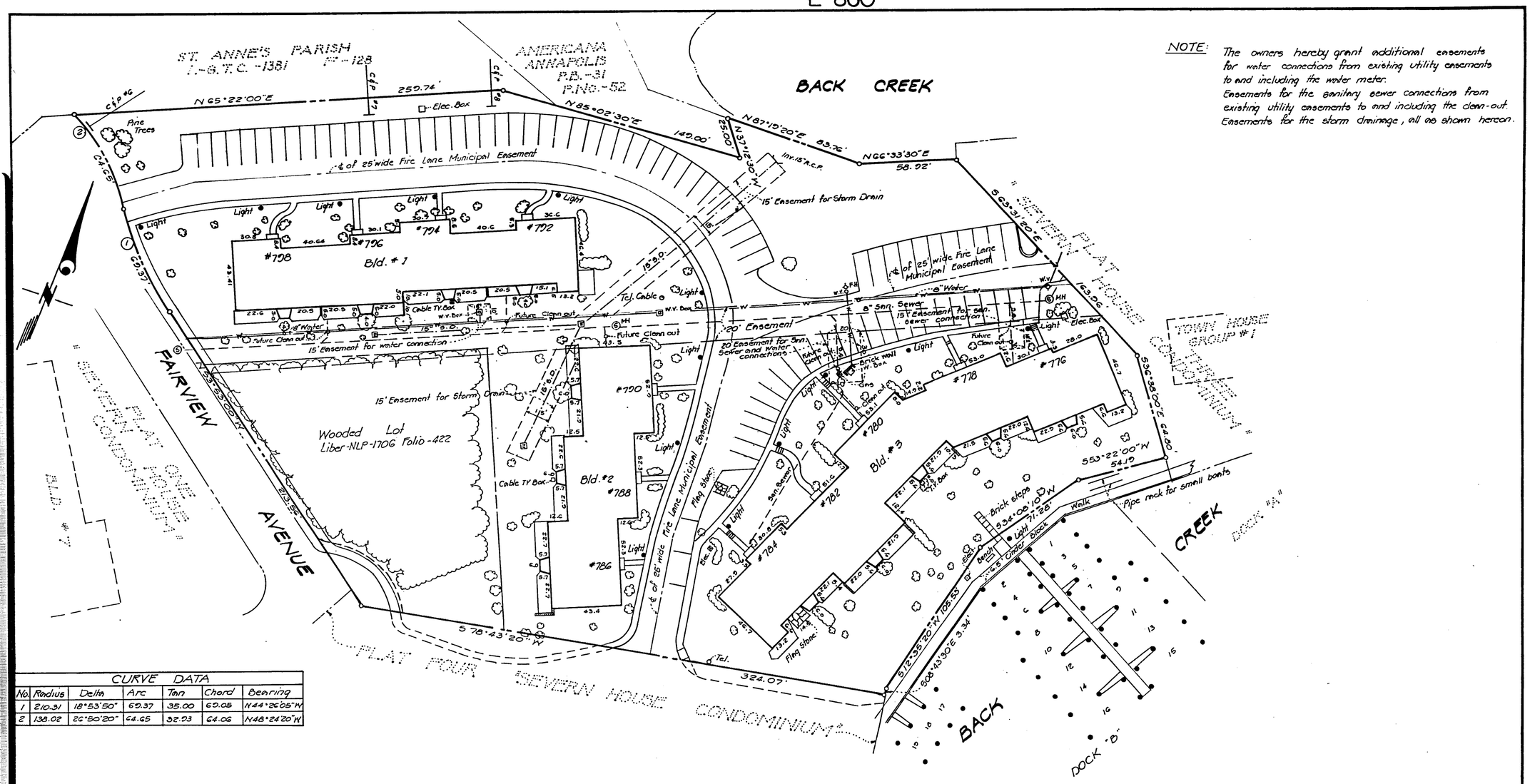
MSA S54-1484-685-2

BOOKE-18 FOLIO9

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E856-E877; Plat Book E18, pp. 8-27. MSA_S1489_685. Date available 1980/05/02. Printed 06/08/2017.
Maryland State Archives

E-860

NOTE: The owners hereby grant additional easements for water connections from existing utility easements to and including the water meter. Easements for the sanitary sewer connections from existing utility easements to and including the clean-out. Easements for the storm drainage, all as shown hereon.



CURVE DATA						
No.	Radius	Delta	Arc	Tan	Chord	Bearing
1	210.31	18°53'50"	69.37	35.00	69.05	N44°26'05"W
2	138.02	26°50'20"	64.65	32.93	64.06	N48°24'20"W

PLAT TWO

SEVERN HOUSE CONDOMINIUM

CITY OF ANNAPOLIS

ANNE ARUNDEL COUNTY, MARYLAND

Scale: 1" = 40' October, 1979

Sheet 3 of 20

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

52785G
E.B.B.
5369-P-00-01

Recorded:.....
Plat Book:.....
Plat No:.....

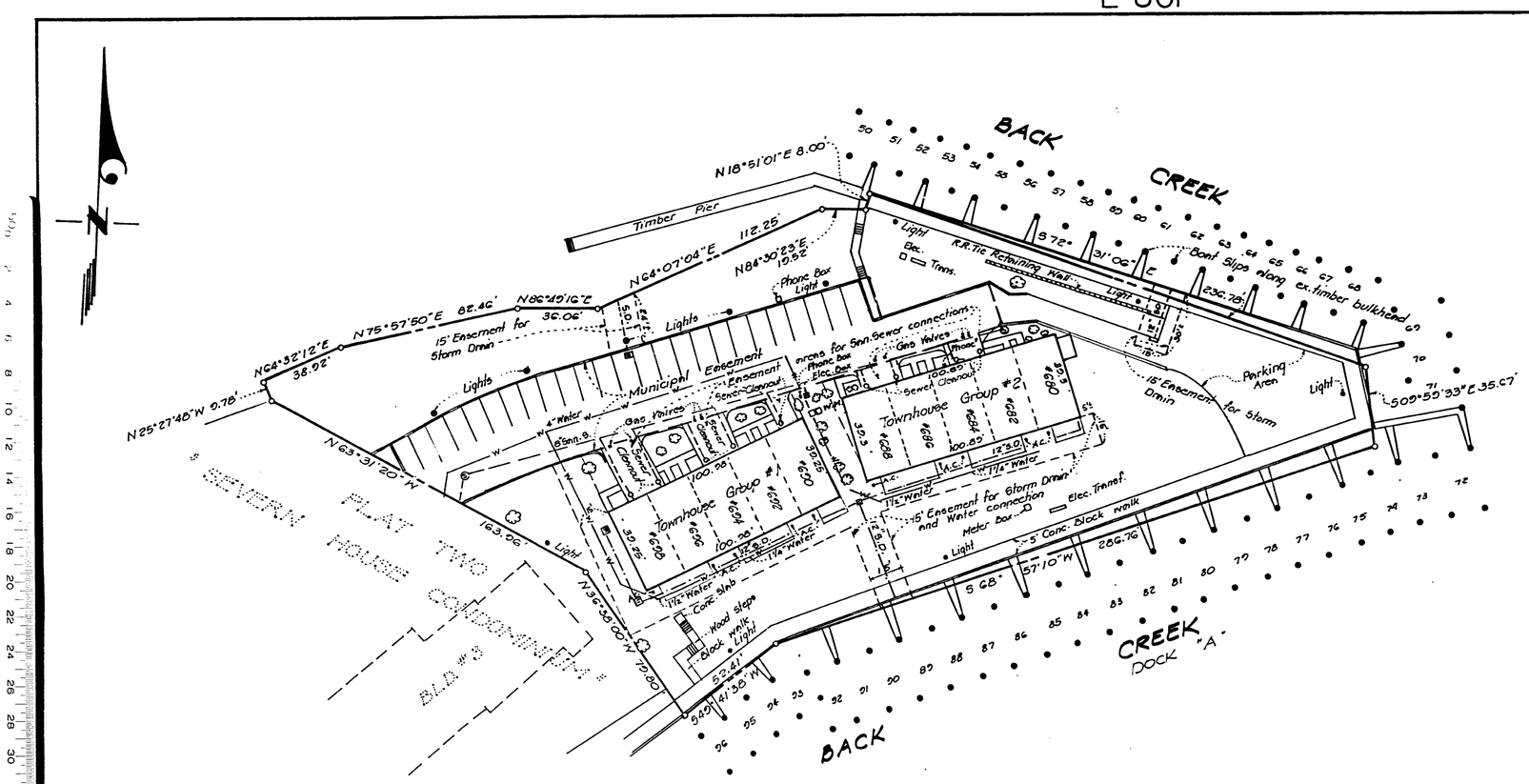
CIRCUIT COURT
1980 MAY -2 PM 1:09

BOOK E-18 FOLIO-10

MSA S514 1489-685-3

Maryland State Archives

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E858-E877; Plat Book E18, pp. 8-27. MSA_S1489_685. Date available 1980/05/02. Printed 06/08/2017.



NOTE:

The owners hereby grant additional easements for water connections from existing utility easements to and including the water meter.
Easements for the sanitary sewer connections from existing utility easements to and including the clean-out.
Easements for the storm drainage, all as shown hereon.

PLAT THREE

SEVERN HOUSE CONDOMINIUM

CITY OF ANNAPOLIS

ANNE ARUNDEL COUNTY, MARYLAND

Scale: 1" = 40'

Sheet 4 of 20

October, 1979

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

527856
E.B.D.
5369-P-00-01

Recorded:.....
Plat Book:.....
Plat No:.....

1986 MAY -2 PM 1:10

BOOK E-18 FOLIO-11

MSA 33 W. 1489-685-4

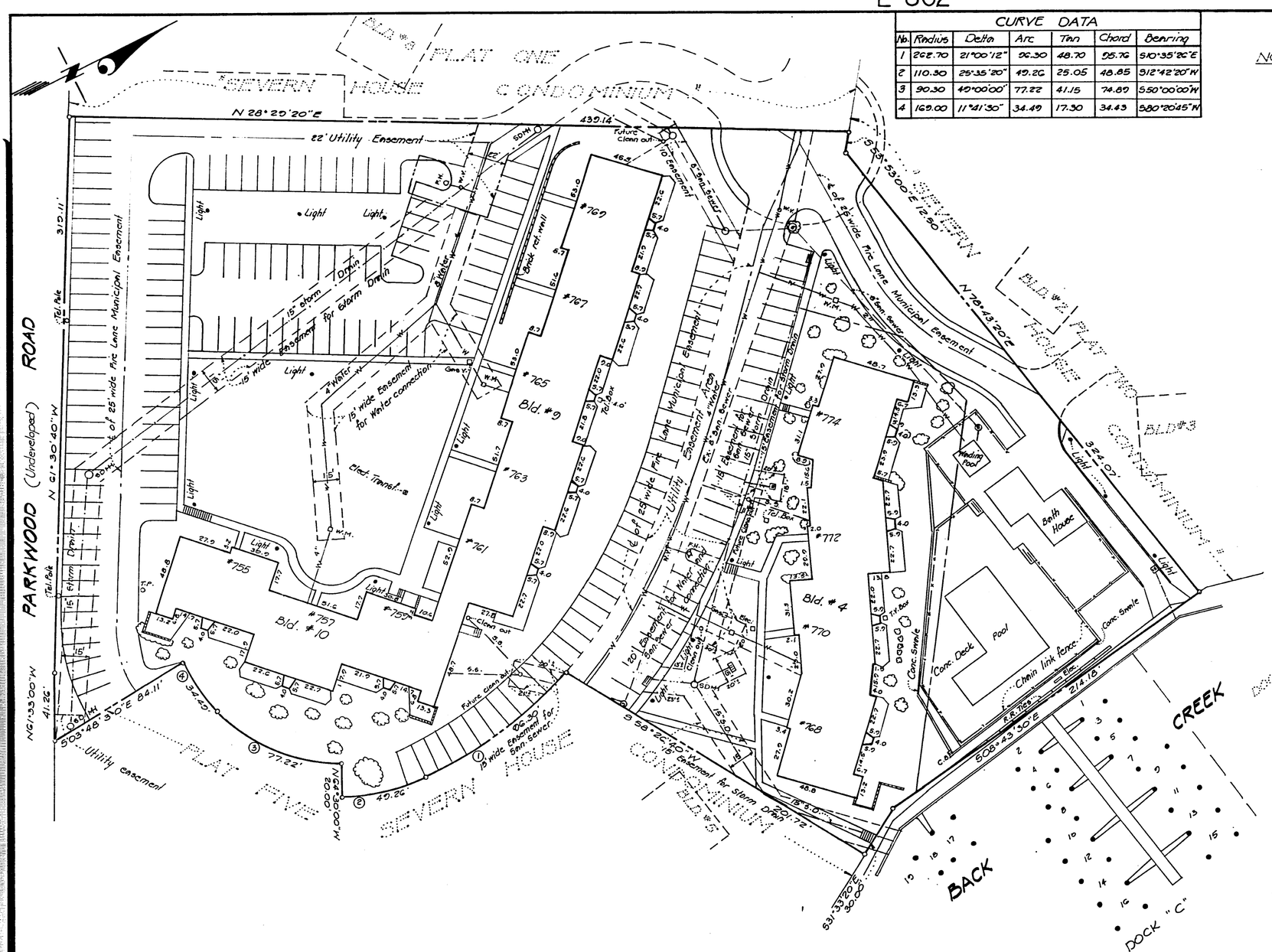
Maryland State Archives

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E858-E877; Plat Book E18, pp. 8-27. MSA_S1489_685. Date available 1980/05/02. Printed 06/08/2017.

CURVE DATA						
No.	Radius	Delta	Arc	Tan	Chord	Bearing
1	202.70	21°00'12"	96.30	48.70	95.76	S10°35'26"E
2	110.30	25°35'20"	49.26	25.05	48.85	S12°42'20"W
3	90.30	49°00'00"	77.22	41.15	74.89	S50°00'00"W
4	169.00	11°41'30"	34.49	17.30	34.43	S80°20'45"W

NOTE:

The owners hereby grant additional easements for water connections from existing utility easements to and including water meter. Easements for the sanitary sewer connections from existing utility easements to and including the clean-out. Easements for the storm drainage, all as shown hereon.



PLAT FOUR

SEVERN HOUSE CONDOMINIUM

CITY OF ANNAPOLIS

ANNE ARUNDEL COUNTY, MARYLAND

Scale: 1" = 40'

October, 1979

Sheet 5 of 20

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

52785G
E.B.B.
5369-P-00-01

Recorded: .....
Plat Book: .....
Plat No: .....

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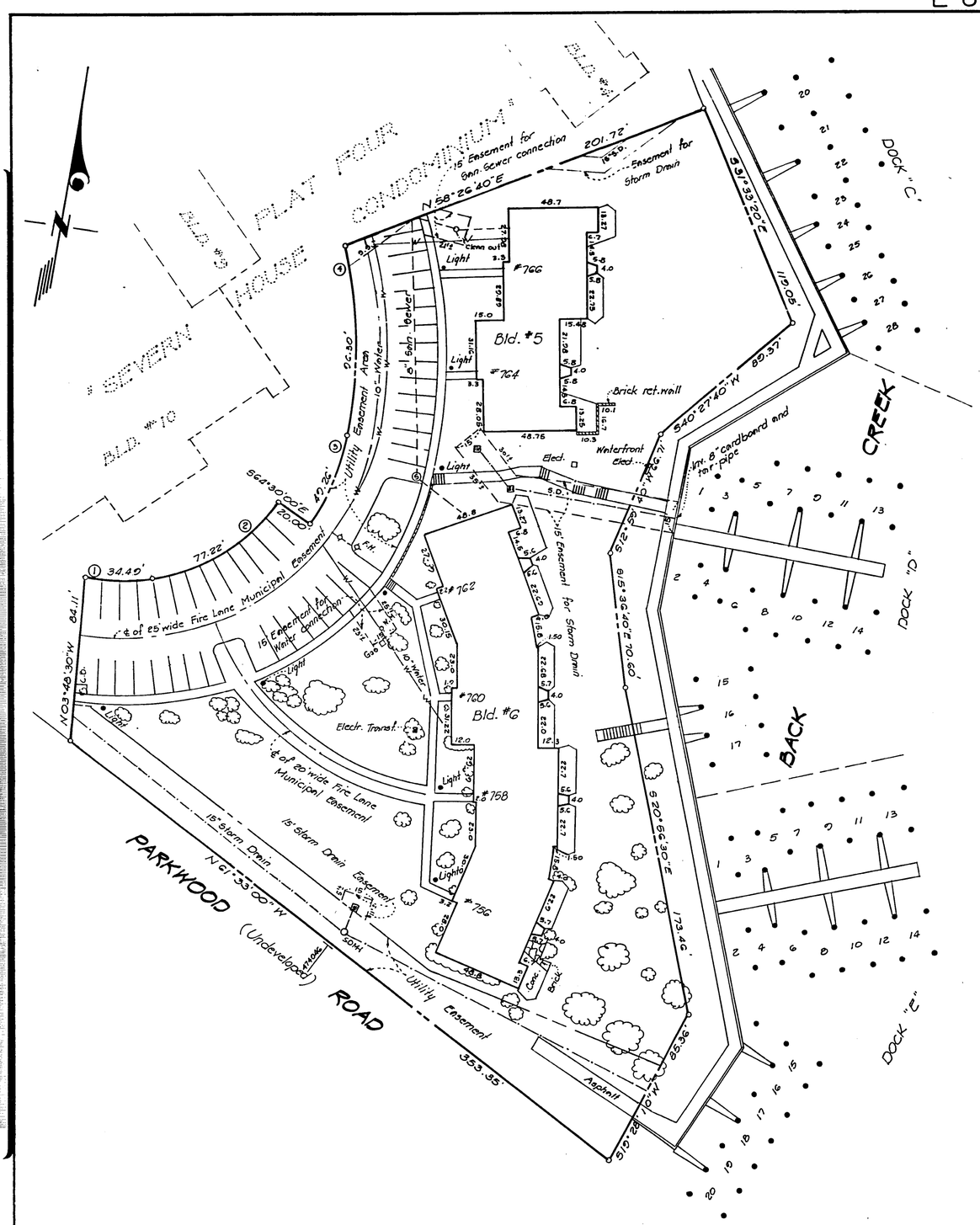
BOOK E-18 FOLIO 12

MSA SSH 1489-685-5

Maryland State Archives

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E858-E877; Plat Book E18, pp. 8-27. MSA_S1489_685. Date available 1980/05/02. Printed 06/08/2017.



NOTE: The owners hereby grant additional easements for water connections from existing utility easements to and including the water meter.
Easements for the sanitary sewer connections from existing utility easements to and including the clean-out.
Easements for the storm drainage, all as shown hereon.

CURVE DATA						
No.	Radius	Delta	Arc	Tan	Chord	Bearing
1	165.00	11°41'30"	34.49	17.30	34.43	N80°20'45"E
2	90.30	49°00'00"	77.22	41.15	74.89	N50°00'00"E
3	110.30	25°35'20"	49.26	25.05	48.85	N12°42'20"E
4	262.70	21°00'12"	96.30	48.70	95.76	N10°35'26"W

PLAT FIVE

SEVERN HOUSE CONDOMINIUM

CITY OF ANNAPOLIS

ANNE ARUNDEL COUNTY, MARYLAND

Scale: 1" = 40' October, 1979

Sheet 6 of 20

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

52785G
E.B.B.
5369-P-00-01

Recorded:.....
Plat Book:.....
Plat No:.....

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BOOK E-18 FOLIO 13

MSA S 1489-685-6

Maryland State Archives

ANNE ARUNDEL COUNTY CIRCUIT COURT (Condominium Plats, AA) Plats E858-E877; Plat Book E18, pp. 8-27. MSA_S1489_685. Date available 1980/05/02. Printed 06/08/2017.