



Maryland State Archives

MARYLAND STATE GRID
NAD83/91

N 625500
E 1348000

AREA K
"AREA K - GREENSPRING QUARRY"
P.B. S.M. TT / 126

H.O.A. / C.O.A. COMMON AREA
"AREA K - GREENSPRING QUARRY"
P.B. S.M. TT / 126

EXISTING PHASE I
N 624450.50
E 1348022.00
(PLAT S.M. TT / 126)
N 63°57'47"W
488.95'
STONE CLIFF DRIVE
"AREA K - GREENSPRING QUARRY" P.B. S.M. TT / 126
(PRIVATE)
N 624453.46
E 1348046.14
(PLAT S.M. TT / 126)
N 64°29'02"E 155.00'
N 64°14'42"E 14.50'

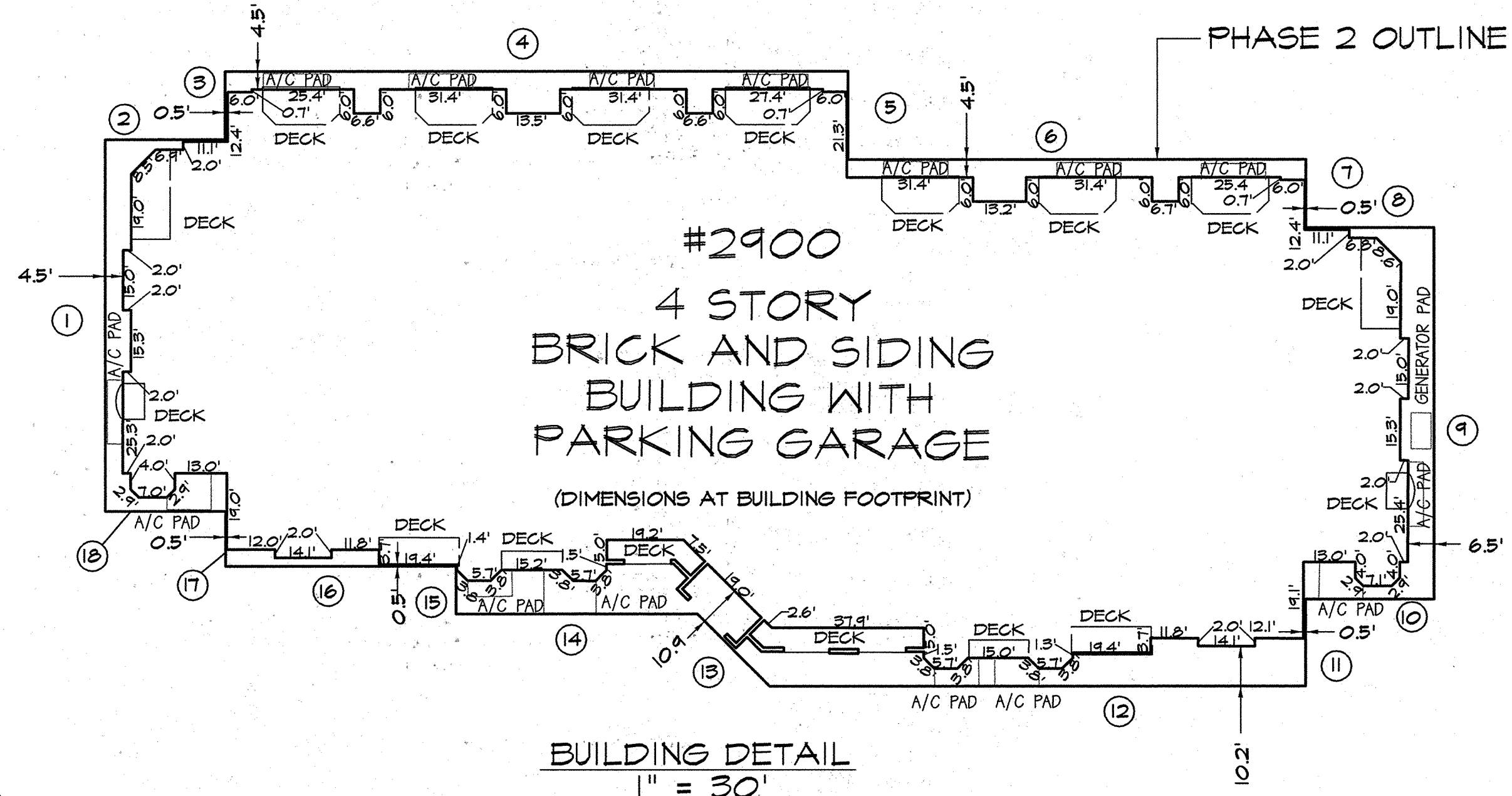
AREA K
"AREA K - GREENSPRING QUARRY"
P.B. S.M. TT / 126

2' PRIVATE DRAINAGE
& UTILITY EASEMENT
C-1
N 71°22'52"W
231.03'

"AREA J - GREENSPRING QUARRY"

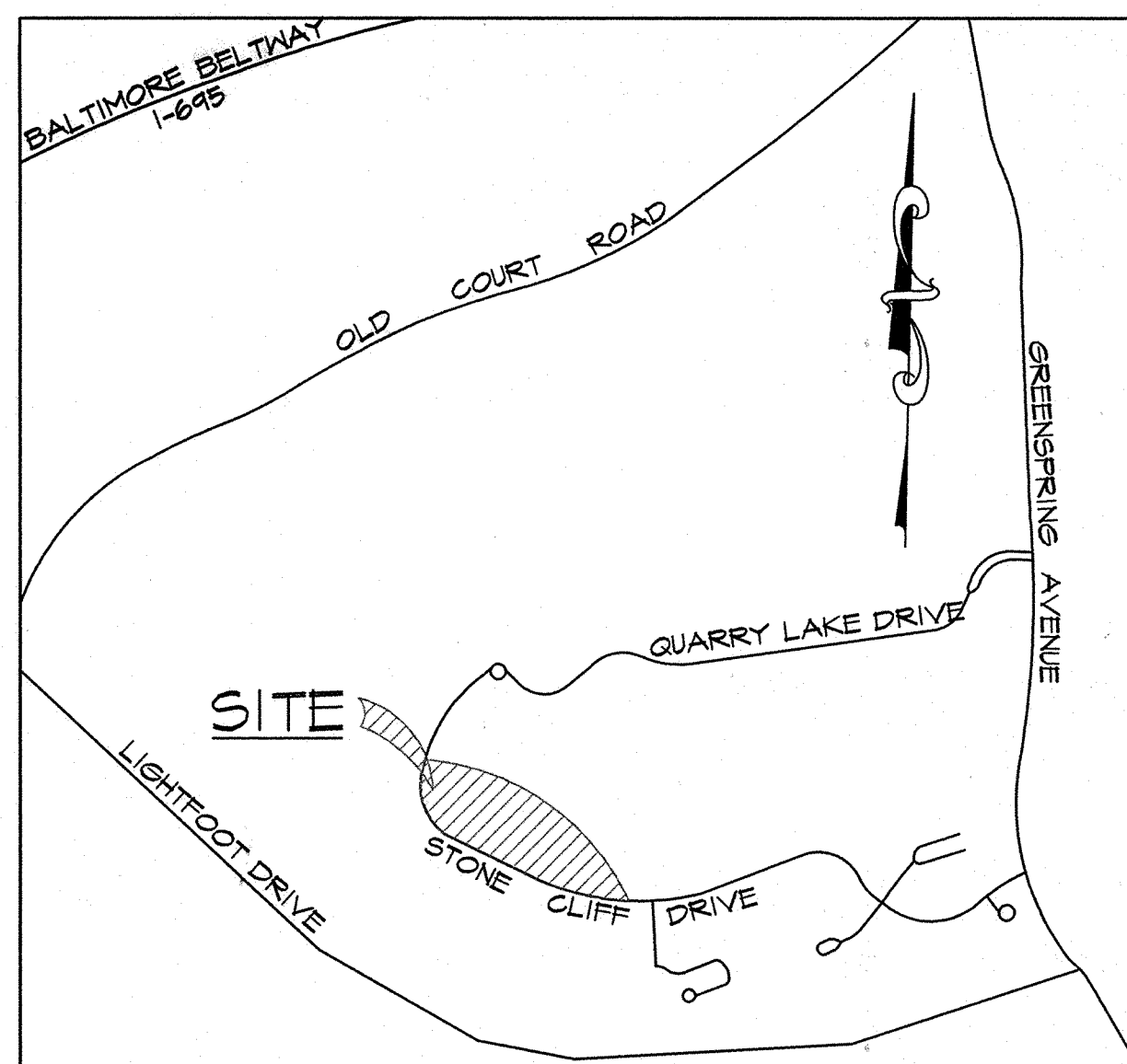
N 624250
E 1348000

Filed for record
31
Date AUG 6 2007
Test
Signature
Clerk
SM
31-298



PHASE 2 LINE TABLE	
NO.	BEARING / DISTANCE
1	N 25°47'19" E 92.67
2	S 64°12'41" E 29.92
3	N 25°47'19" E 17.00
4	S 64°12'41" E 155.17
5	S 25°47'19" W 22.00
6	S 64°12'41" E 114.00
7	S 25°47'19" W 17.00
8	S 64°12'41" E 31.92
9	S 25°47'19" W 92.67
10	N 64°12'41" W 32.00
11	S 25°47'19" W 21.67
12	N 64°12'41" W 133.43
13	N 19°12'44" W 25.46
14	N 64°12'41" W 60.19
15	N 25°47'19" E 12.00
16	N 64°12'41" W 57.37
17	N 25°47'19" E 13.67
18	N 64°12'41" W 30.00

CURVE DATA					
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD
C-1	675.00'	158.08'	13°25'05"	79.40'	N 70°40'20"W 157.12'
C-2	320.00'	488.86'	87°31'30"	306.50'	N 20°11'52"W 442.69'



VICINITY MAP
SCALE: 1" = 1000'

OWNERS CERTIFICATION

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS CONDOMINIUM PLAT PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF THE MARYLAND CONDOMINIUM ACT, REAL PROPERTY ARTICLE, TITLE 11-101 ET. SEQ. OF THE ANNOTATED CODE OF MARYLAND, AND AGREES TO THE DESCRIBED PROPERTY BEING SUBJECTED TO SAID CONDOMINIUM.

BY: Alfred A. Guerrieri Jr. 7/21/07
ALFRED A. GUERRIERI JR. AS ATTORNEY IN FACT DATE
BEAZER/HOMES, CORP.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT, CONSISTING OF SEVEN (7) SHEETS, SHOWING THE LAND AND BUILDINGS, AS CONSTRUCTED, IS CORRECT. THAT IT IS A CONDOMINIUM PLAT OF A PORTION OF AREA K AS SHOWN ON THE PLAT OF "AREA K GREENSPRING QUARRY" WHICH IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. TT, PAGE 126.

THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2003 REPLACEMENT VOLUME), AS AMENDED.

I FURTHER CERTIFY THAT THE PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I FURTHER CERTIFY THAT THE LAND AREA DESIGNATED HEREON AS "PHASE 2 2900/3000 STONECLIFF CONDOMINIUM ASSOCIATION, INC." IS 41,522 SQUARE FEET OR 0.9532 ACRES OF LAND.

Charles S. Ruzicka 7-27-07
CHARLES S. RUZICKA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 21164



KCI
TECHNOLOGIES
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CONSTRUCTION MANAGERS
10 NORTH PARK DRIVE
HUNT VALLEY, MD 21030
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FAX: (410) 316-7817
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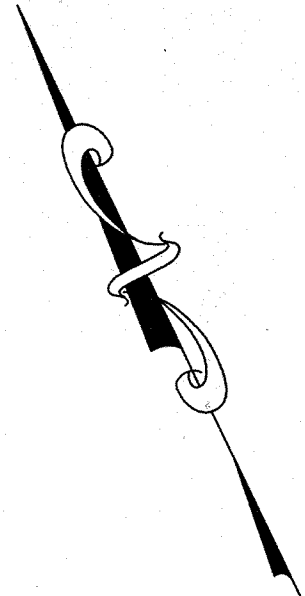
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 5-9-07
SCALE 1"=100'
DESIGNED BY R.L.C.
DRAWN BY M.J.W.

PLAT OF CONDOMINIUM SUBDIVISION
BUILDING LOCATION PLAN
PHASE 2
2900/3000 STONECLIFF
CONDOMINIUM ASSOCIATION, INC.
PORTION OF PLAT S.M. TT - 126
THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 7
KCI JOB NUMBER
01053918GB

141842 MSA 350.1265-1745-1



Filed for record
31-299
Date: AUG 6 2007
Test: *Signature*
Clerk

SM
31-299

FEE SIMPLE STORAGE UNIT TABLE			
NO.	AREA (SF)	BOTTOM ELEVATION	TOP ELEVATION
S49	54	430.0'	434.0'
S50	64	430.0'	434.0'
S51	44	430.0'	434.0'

- LEGEND**
- S42 STORAGE UNIT
 - STORAGE UNIT BOUNDARY
 - G.C.E. GENERAL COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT
 - SF SQUARE FEET
 - HC HANDICAP PARKING SPACE

PLAT RECORDING
LAND REC. COPY
TOTAL
Res# 0404
SN FF
App 06/2007

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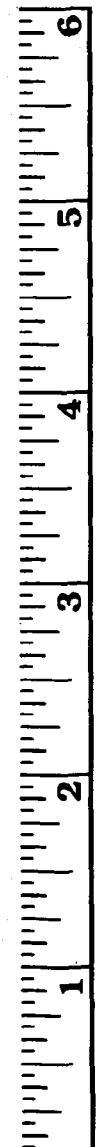
REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 5-21-07
SCALE: 1"=10'
DESIGNED BY: R.L.C.
DRAWN BY: M.J.M.

PLAT OF CONDOMINIUM SUBDIVISION
GARAGE LEVEL
PHASE 2
2900/3000 STONECLIFF
CONDOMINIUM ASSOCIATION, INC.
PORTION OF PLAT S.M. 11 - 126
THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 2 OF 7
KCI JOB NUMBER
01053918GB

P141843 m3a ssu1265-1745.2



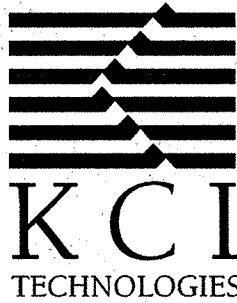
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File: M:\2005\0063918.dwg
User: KCI

31' 300

Filed for record
Date: AUG 6 2007
Test: *Regina M. Smith*
Clerk

SM
31-300



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HUNT VALLEY, MD 21030
PHONE: (410) 316-7800
FAX: (410) 316-7817
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 6-1-07
SCALE: 1"=10'
DESIGNED BY: R.L.C.
DRAWN BY: M.J.W.

PLAT OF CONDOMINIUM SUBDIVISION
FIRST FLOOR CONDOMINIUM UNITS
PHASE 2
2900/3000 STONECLIFF
CONDOMINIUM ASSOCIATION, INC.
PORTION OF PLAT S.M. 11 - 126
THIRD ELECTION DISTRICT

DRAWING NO.
SHEET 3 OF 7
KCI JOB NUMBER
01053918GB

LEGEND
— UNIT BOUNDARY
G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
SF SQUARE FEET

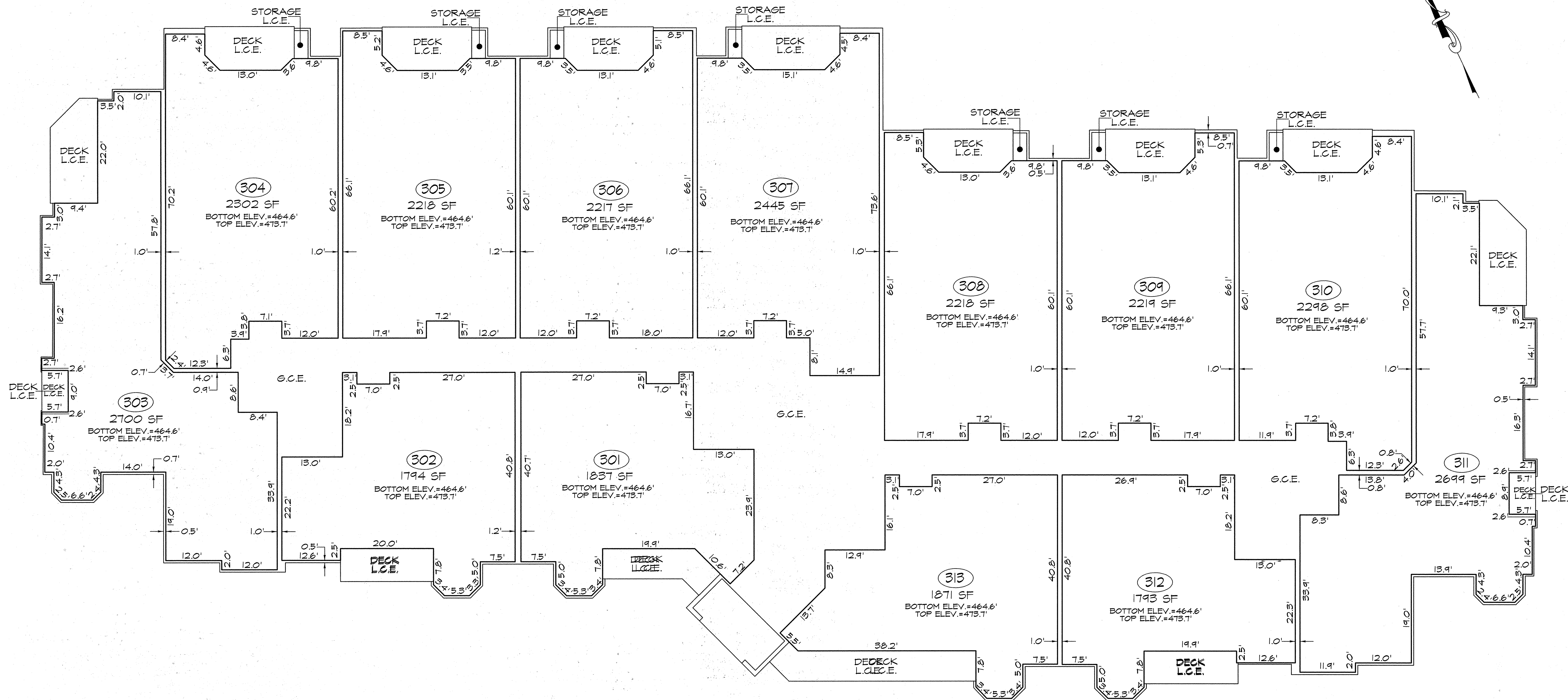
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LAND REC COPY	12.00
TOTAL	27.00
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MSA SS1265-1745-3

BALTIMORE COUNTY CIRCUIT COURT (Condominium Plats, BA) Condominium Book SM 31, pp. 295-304, MSA, S1285-1745, Date available 2007/08/06, Printed 05/30/2016.

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31 Filed for record
Date AUG 6 2007
Test: *Signature*
Clerk

S.M. 31-302

LEGEND

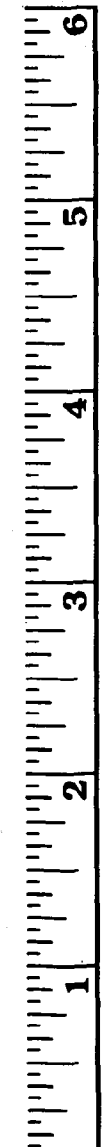
- UNIT BOUNDARY
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- SF SQUARE FEET

 ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS 10 NORTH PARK DRIVE HUNT VALLEY, MD 21030 PHONE: (410) 316-7800 FAX: (410) 316-7817 www.kci.com	REVISIONS			DATE 6-1-07
	NO.	DATE	DESCRIPTION	BY
PLAT OF CONDOMINIUM SUBDIVISION THIRD FLOOR CONDOMINIUM UNITS PHASE 2 2900/3000 STONECLIFF CONDOMINIUM ASSOCIATION, INC. PORTION OF PLAT S.M. 31-126 BALTIMORE COUNTY, MARYLAND THIRD ELECTION DISTRICT				DRAWING NO. SHEET 5 OF 7 KCI JOB NUMBER 0105391802B

PLAT RECORD
LAND REC COPY
TOTAL
Ref# B404
SN
Aug 06, 2007

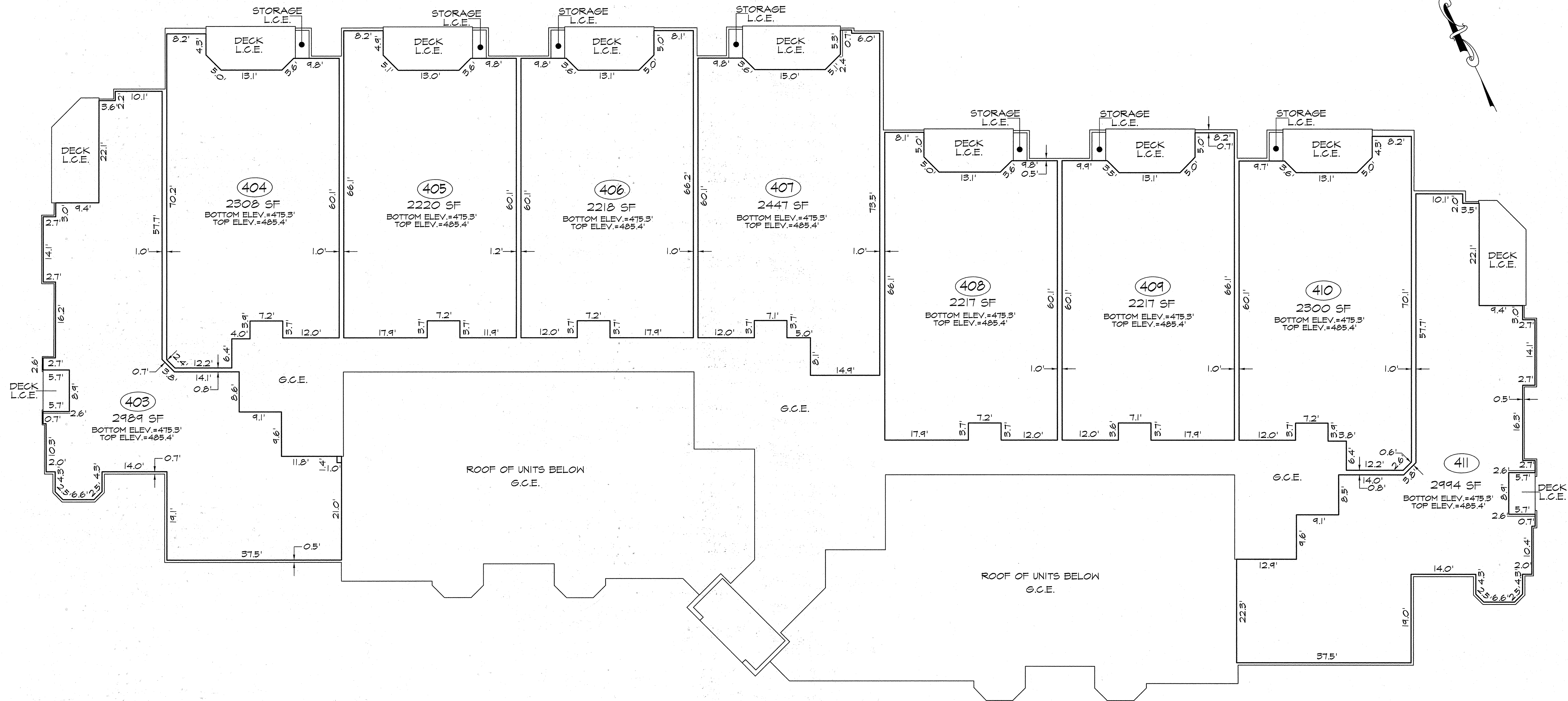
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P141846 msa55u1265-1945-5



BALTIMORE COUNTY CIRCUIT COURT (Condominium Plats, BA) Condominium Book SM 31, pp. 296-304, MSA, S1265-1745, Date available 2007/08/06, Printed 05/30/2016.

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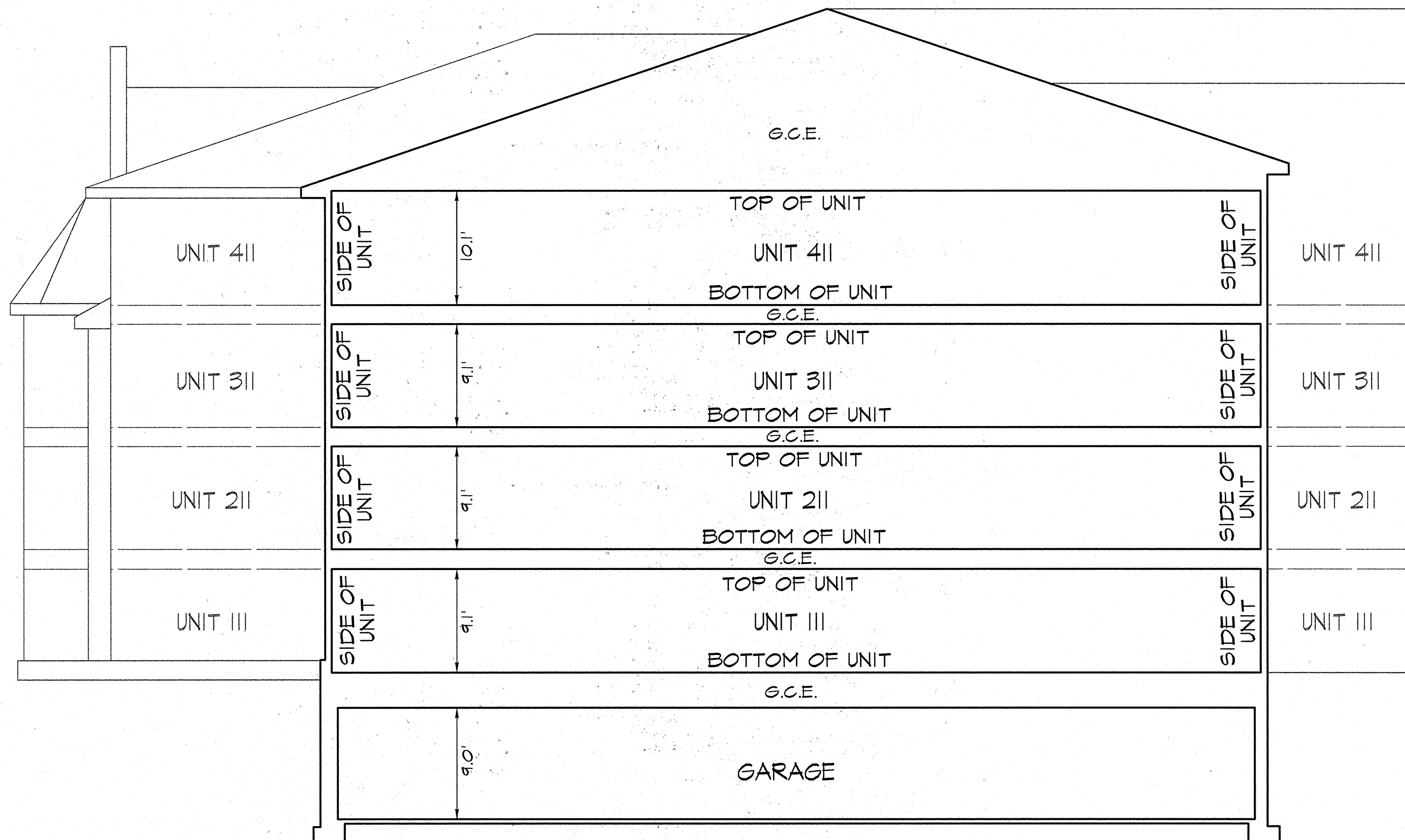
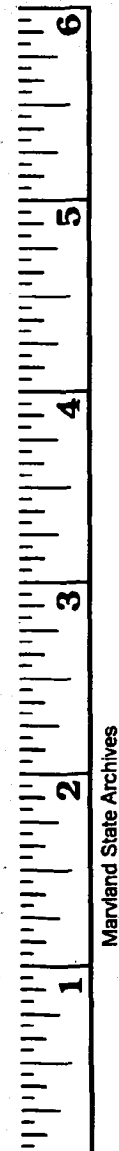
Filed for record
Date: AUG 6 2007
Test: *Richard M. M...*
Clerk

S.M. 31- 303

LEGEND
UNIT BOUNDARY
G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
SF SQUARE FEET

 KCI TECHNOLOGIES	ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS	REVISIONS		DATE 6-1-07	PLAT OF CONDOMINIUM SUBDIVISION FOURTH FLOOR CONDOMINIUM UNITS PHASE 2 2900/3000 STONECLIFF CONDOMINIUM ASSOCIATION, INC. PORTION OF PLAT S.M. 71 - 126 BALTIMORE COUNTY, MARYLAND THIRD ELECTION DISTRICT	DRAWING NO. SHEET 6 OF 7 KCI JOB NUMBER 01053918GB	
	10 NORTH PARK DRIVE HUNT VALLEY, MD 21030 PHONE: (410) 316-7800 FAX: (410) 316-7817 www.kci.com	NO.	DATE	DESCRIPTION			BY
							SCALE 1"=10'
							DESIGNED BY R.L.C.
						DRAWN BY M.J.W.	

PLAT RECORD
LAND REC COPY
TOTAL
Res# BADA
SF PF
AUG 06, 2007



Filed for record
81
Date AUG 6 2007
Test: *Reginae Smith*
Clerk

S.M. 31- 304

PLOTTED: 07:11 AM on Friday, July 27, 2007
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www.kci.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 6-1-07
SCALE AS SHOWN
DESIGNED BY R.L.C.
DRAWN BY M.J.W.

PLAT OF CONDOMINIUM SUBDIVISION
TYPICAL SECTION
PHASE 2
2900/3000 STONECLIFF
CONDOMINIUM ASSOCIATION, INC.
PORTION OF PLAT S.M. 71 - 126
THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWING NO.
SHEET 7 OF 7
KCI JOB NUMBER 01053918QB

PLAT RECORDING
LAND REC COPY
TOTAL
Reel B404
SH PF Bk 7
Aug 06, 2007

15.00
12.00
27.00
30268
301
1:154 am

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