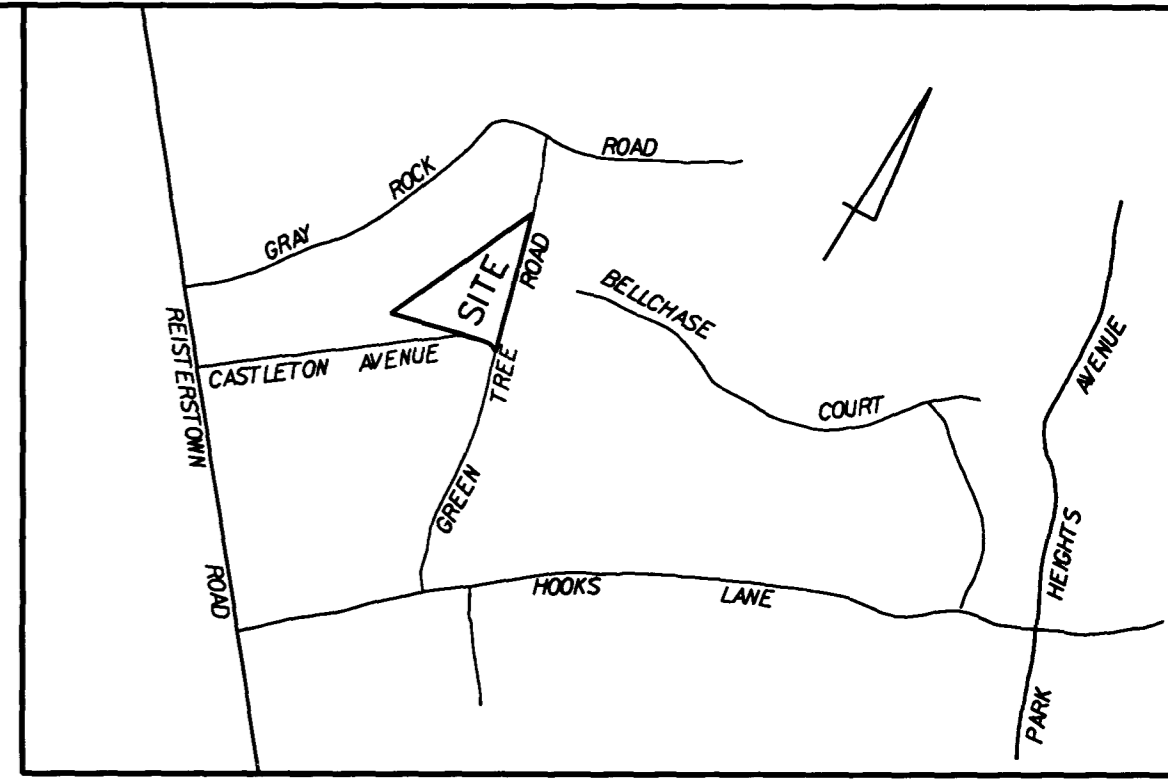
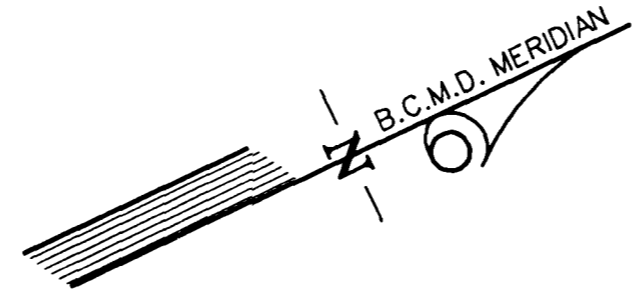
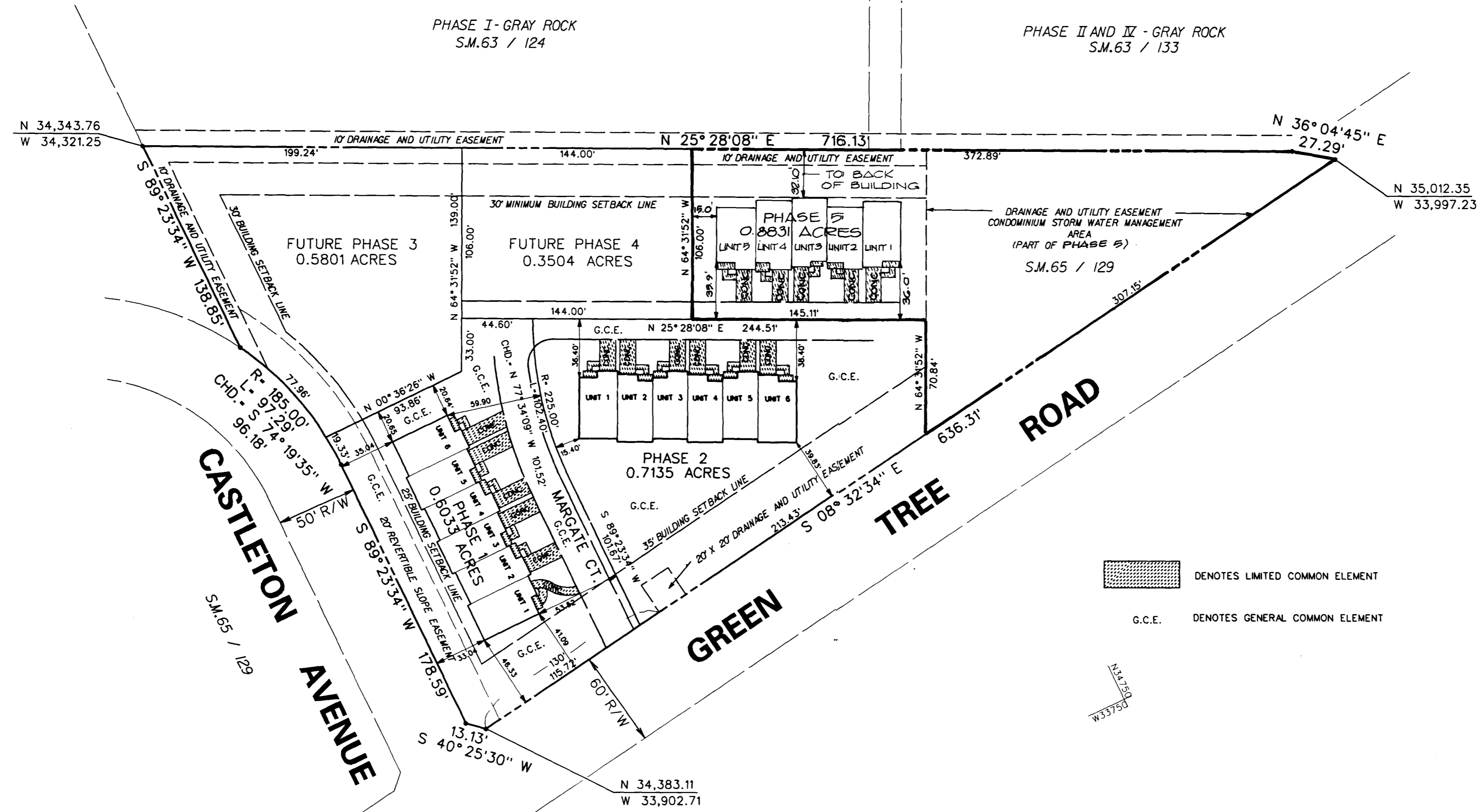


W34500
N347350



LOCATION MAP
SCALE: 1" = 1000'



DENOTES LIMITED COMMON ELEMENT
 G.C.E. DENOTES GENERAL COMMON ELEMENT

GENERAL NOTES:

- THIS PLAT IS SUBJECT TO THE DECLARATION DATED APRIL 24, 1996 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. NO. 11129, FOLIO 534, ET SEQ. THE FIRST AMENDMENT TO DECLARATION DATED MAY 10, 1998 AND RECORDED AMONG SAID LAND RECORDS IN LIBER S.M. NO. 11129, FOLIO 639, ET SEQ., THE SECOND AMENDMENT OF DECLARATION DATED SEPTEMBER 25, 1998 AND RECORDED AMONG SAID LAND RECORDS IN LIBER S.M. NO. 11231, FOLIO 662, ET SEQ., AND THE BYLAWS DATED APRIL 24, 1996 AND RECORDED AMONG SAID LAND RECORDS IN LIBER S.M. NO. 11125, FOLIO 586, ET SEQ.
- SEE "2ND AMENDED PLAT FOR THE MARGATE" PLAT BOOK S.M. 65 FOLIO 129.

OWNER'S CERTIFICATE

THE UNDERSIGNED, MARGATE JOINT VENTURE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, DOES ADOPT THE WITHIN CONDOMINIUM PLAT CONSISTING OF 2 SHEETS, THE MARGATE CONDOMINIUM PHASE 5. THE UNDERSIGNED CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENTS OF SECTION 11-105 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1988) AS AMENDED HAVE BEEN COMPLIED WITH.

MARGATE JOINT VENTURE
 BY: Jackson G. Kochen
 JACKSON G. KOCHEN, PRESIDENT
 LOVELL HOMES, INC., PARTNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT, CONSISTING OF TWO SHEETS IS CORRECT, THAT IT IS THE PROPERTY SHOWN ON "2ND AMENDED PLAT FOR THE MARGATE" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN PLAT BOOK S.M. 65 FOLIO 129 AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REAL PROPERTY ARTICLE, TITLE XI, OF THE ANNOTATED CODE OF MARYLAND.

I FURTHER CERTIFY THAT THE BUILDING UNITS AND COMMON ELEMENTS ARE LOCATED AS SHOWN, THAT IT IS BASED ON AN ACCURATE TRANSIT-TAPE AS-BUILT SURVEY AND WAS PREPARED FOR THE PURPOSE OF ESTABLISHING THE MARGATE CONDOMINIUM PHASE 5.

I FURTHER CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS ON THE LOT SHOWN HEREON, THAT SUCH IMPROVEMENTS LIE ENTIRELY WITHIN THE BOUNDARIES, AND THAT THESE PLATS ARE, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, 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.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS FAR AS SUCH SECTIONS CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, TO THE BEST KNOWLEDGE OF THE UNDERSIGNED SURVEYOR HAVE BEEN COMPLIED WITH IN PREPERATION OF THIS CONDOMINIUM PLAT.

S.M. 19-118

APR 19 1996 118

Date: MAY 83 '96

REG. PROP. LINE SURVEYOR
 MARYLAND REG. NO. 463
 Clerk

[Signature] 5/28/96
 DATE

REVISION	DATE	BY



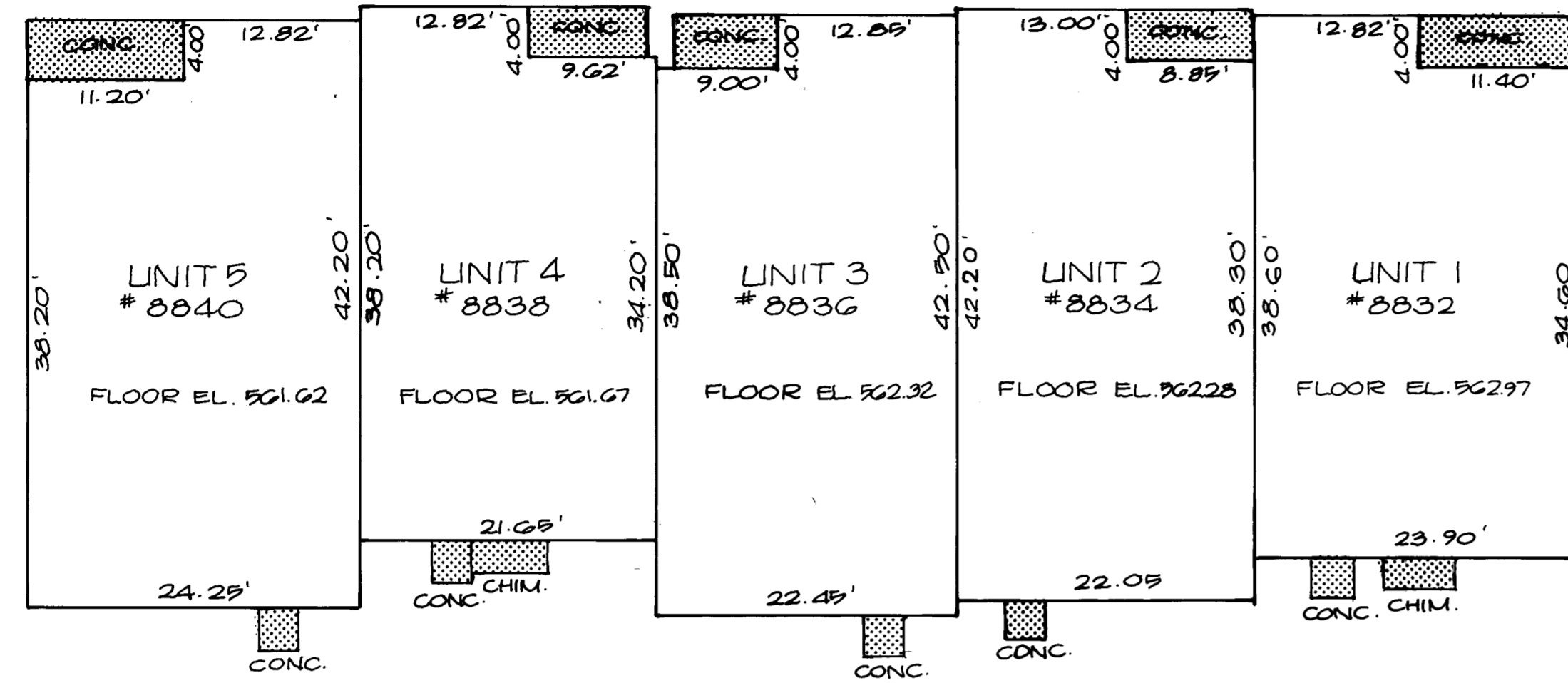
ENGINEERS AND PLANNERS
 10 NORTH PARK DRIVE
 HUNT VALLEY, MD. 21030-1888
 (410) 316-7800

**PHASE 5
 THE MARGATE CONDOMINIUM**

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

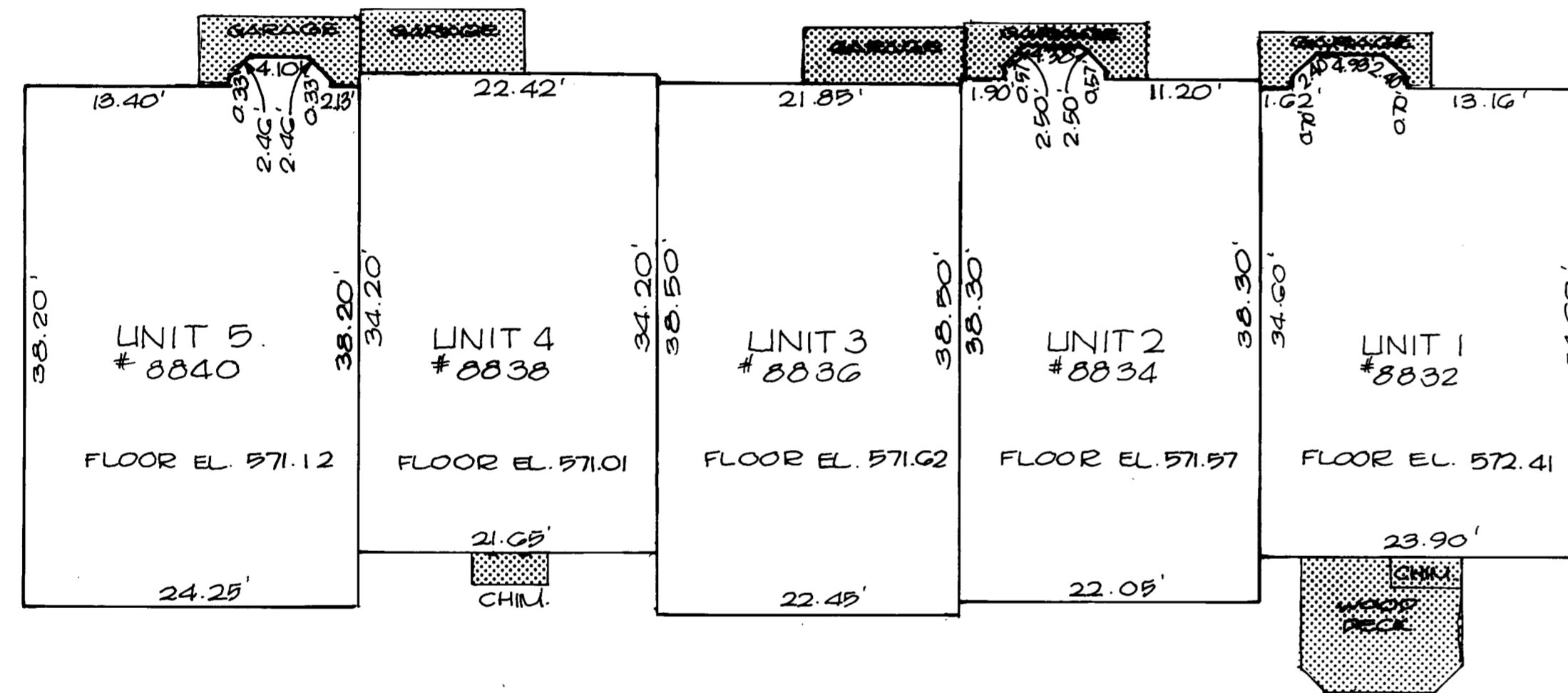
DESIGN AP	SCALE: 1" = 50'
DRAWN RLC	SHEET 1 OF 2
CHECKED AP	
DATE	KCI JOB NO. 0176055

MARGATE COURT



UNIT AREA CALCULATIONS					
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
FIRST FLOOR	882 SQ. FT.	893 SQ. FT.	898 SQ. FT.	803 SQ. FT.	969 SQ. FT.
SECOND FLOOR	848 SQ. FT.	855 SQ. FT.	847 SQ. FT.	783 SQ. FT.	930 SQ. FT.
THIRD FLOOR	851 SQ. FT.	883 SQ. FT.	863 SQ. FT.	766 SQ. FT.	948 SQ. FT.
TOTAL	2581 SQ. FT.	2631 SQ. FT.	2608 SQ. FT.	2322 SQ. FT.	2846 SQ. FT.

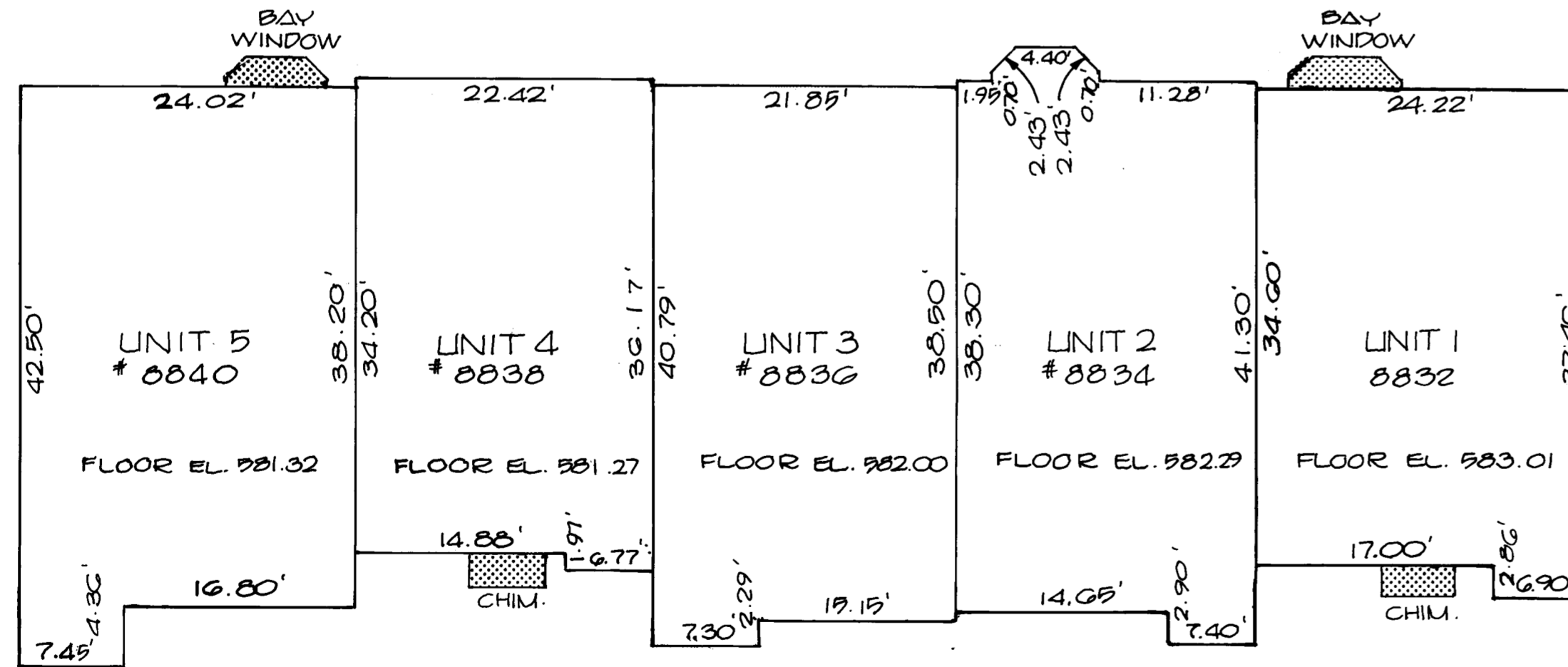
MARGATE COURT



NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BENCHMARK NO. X-13158, ELEVATION = 480.70 - RAILROAD SPIKE IN MACADAM 1' OFF EDGE EAST SIDE PARK HEIGHTS AVENUE.

DENOTES LIMITED COMMON ELEMENT

MARGATE COURT



PLAT RECORDIN 15.00
TOTAL 15.00
Rev# 0002 Rpt# 12024
SH LL Bk# 2485
May 31, 1996 18:17

S.M. 19-119
Filed for record
S.M. 19 FOLIO 119
Date MAY 31 1996
Test: *Signature*
Clerk

REVISION	DATE	BY



ENGINEERS AND PLANNERS
10 NORTH PARK DRIVE
HUNT VALLEY, MD. 21030-1888
(410) 316-7800

PHASE 5
THE MARGATE CONDOMINIUM

DESIGN	SCALE: 1" = 10'
DRAWN J.J.K.	SHEET 2 OF 2
CHECKED	
DATE 5-24-96	KCI JOB NO. 0178055

BALTIMORE COUNTY ARCHITECT COLLEGE CONDOMINIUM PLANS, BAY WINDOW

118-119, MSA 51265-1077, Date available 1996/05/31, Printed 10/09/2024.