

EXPANSION AREA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	238.00'	97.37'	96.69'	N 57°32'43" E	23°26'28"
C2	212.00'	96.91'	96.07'	N 56°10'10" E	26°11'53"
C3	163.00'	69.27'	68.75'	N 55°14'55" E	24°21'02"
C4	99.00'	18.46'	18.44'	N 62°04'51" E	10°41'04"
C5	5.00'	7.61'	6.90'	S 79°38'24" E	87°14'40"
C6	117.00'	40.18'	39.99'	N 44°08'37" E	19°40'39"
C7	5.00'	7.61'	6.90'	N 12°04'23" W	87°14'40"
C8	99.00'	42.00'	41.69'	N 19°23'42" E	24°18'30"
C9	109.00'	66.13'	65.12'	N 10°08'19" W	34°45'31"
C10	5.00'	7.63'	6.91'	N 16°13'31" E	87°29'10"
C11	127.00'	19.57'	19.55'	N 34°26'48" W	08°49'48"
C12	573.69'	60.08'	60.06'	S 53°59'04" W	06°00'04"
C13	5.00'	7.85'	7.07'	S 54°31'18" E	90°00'00"
C14	199.00'	86.04'	85.42'	S 21°54'55" E	24°47'14"
C15	5.00'	7.73'	6.98'	S 09°59'20" W	88°35'44"
C16	217.00'	11.92'	11.92'	S 37°17'15" E	03°08'54"
C17	5.00'	7.85'	7.07'	S 83°51'42" W	90°00'00"
C18	85.00'	68.39'	66.56'	S 15°48'38" E	46°06'04"
C19	75.00'	78.78'	75.21'	S 37°19'56" W	60°10'59"
C20	187.00'	79.47'	78.88'	S 55°14'55" E	24°21'02"
C21	188.00'	85.94'	85.20'	S 56°10'10" W	26°11'53"
C22	262.00'	107.19'	106.45'	S 57°32'43" W	23°26'28"

PHASE IV BOUNDARY

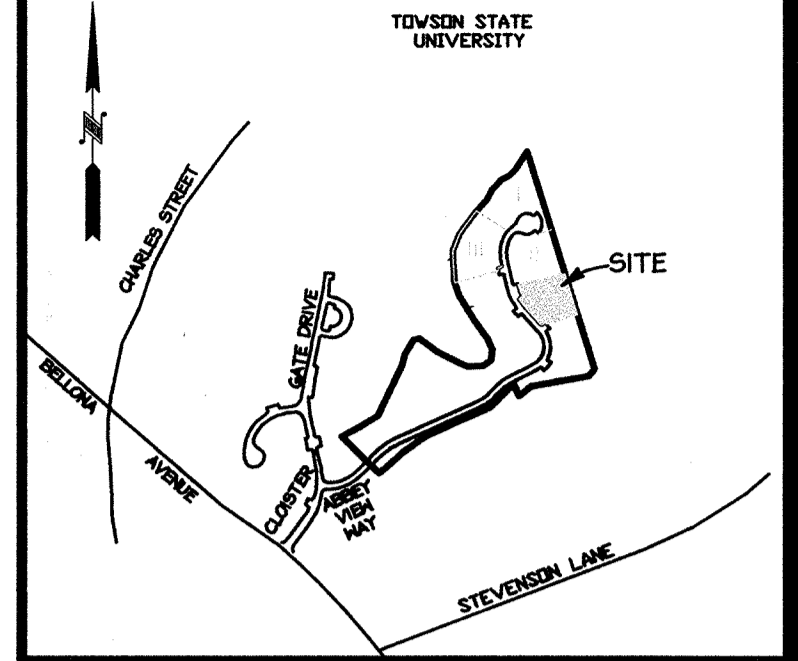
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
BC1	5.00'	7.85'	7.07'	N 83°51'42" W	90°00'00"
BC2	175.00'	30.99'	30.95'	N 33°47'20" W	10°08'45"
BC3	5.00'	8.00'	7.17'	N 17°07'36" E	91°41'07"
BC4	157.00'	47.98'	47.79'	N 18°16'34" W	17°30'32"

PHASE IV BOUNDARY

LINE	BEARING	DISTANCE
B1	N 38°51'42" W	8.70'
B2	S 51°08'18" W	13.00'
B3	N 38°51'42" W	97.81'
B4	N 62°58'10" E	12.93'
B5	N 09°31'18" W	3.02'

NOTES:

PHASE IV, WHICH CONSISTS OF ALL THE PROPERTY AND IMPROVEMENTS LOCATED WITHIN THE BOUNDARIES OF SUCH PHASE AS SHOWN HEREON, REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBJECT TO THE CONDOMINIUM REGIME FOR THE CLOISTERS AT CHARLES, A CONDOMINIUM ("CONDOMINIUM") IN ACCORDANCE WITH TITLE II, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2005 REPL. VOL.). THE AREA SHOWN ON THIS PLAT DESCRIBED AS "AREA RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION" MAY BE, BUT IS NOT REQUIRED TO BE, SUBJECT TO AND INCLUDED WITHIN THE CONDOMINIUM IN ACCORDANCE WITH THE PROVISIONS OF SECTION II-120 OF TITLE II, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND (2005 REPL. VOL.).



VICINITY MAP  
SCALE: 1" = 2000'

EXPANSION AREA

LINE	BEARING	DISTANCE
L1	N 42°04'56" W	43.20'
L2	N 45°49'29" E	35.36'
L3	N 69°15'57" E	342.40'
L4	N 67°25'26" E	101.85'
L5	S 36°01'04" E	13.12'
L6	N 55°41'43" W	13.12'
L7	N 59°58'06" E	13.11'
L8	S 13°44'44" E	217.24'
L9	S 40°46'14" W	34.36'
L10	S 83°20'47" W	226.66'
L11	N 21°16'39" W	51.63'
L12	S 48°47'41" W	127.64'
L13	S 69°13'33" W	59.99'
L14	S 69°13'47" W	60.00'
L15	S 69°14'01" W	60.01'
L16	S 69°13'37" W	87.11'
L17	S 58°57'03" W	109.32'
L18	S 51°48'39" W	64.13'
L19	S 45°00'57" E	1.02'
L20	S 52°39'42" W	62.39'
L21	N 42°04'56" W	135.95'
L22	N 64°58'52" E	84.02'
L23	N 61°27'00" E	77.50'
L24	N 29°11'00" E	215.50'
L25	N 18°02'00" E	45.00'
L26	N 35°00'00" E	36.50'
L27	N 35°04'00" E	28.13'
L28	N 82°04'45" E	22.85'
L29	S 49°44'07" E	86.04'
L30	S 59°35'13" E	77.24'
L31	S 61°26'00" E	52.36'
L32	N 89°22'52" E	63.11'
L33	S 57°24'16" E	35.02'
L34	N 10°25'16" E	43.15'
L35	N 22°32'20" W	45.51'
L36	N 32°10'21" W	86.41'
L37	N 28°14'14" W	108.82'
L38	N 17°03'16" W	55.48'
L39	S 09°31'18" E	14.33'
L40	N 80°28'42" E	13.00'
L41	S 09°31'18" E	49.16'
L42	S 54°17'12" W	13.06'
L43	S 38°51'42" E	14.57'
L44	N 51°08'18" W	13.00'
L45	S 38°51'42" E	91.94'
L46	S 67°25'26" W	101.85'
L47	S 69°15'57" W	342.40'
L48	S 45°49'29" W	34.48'

THE DECLARANT RESERVES THE RIGHT TO ANNEX ANY PROPOSED PHASES OR ADDITIONAL PROPERTY IN A MANNER OTHER THAN AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO ALTERING THE NUMBER, BOUNDARIES, DESIGNATIONS AND SEQUENCE OF ADDITIONAL PHASES AND THE DECLARANT RESERVES THE RIGHT NOT TO ANNEX ANY ADDITIONAL PROPERTY WITHIN THE CONDOMINIUM REGIME.

THE IMPROVEMENTS WITHIN THE AREA DESIGNATED AS "AREA RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION" ARE NOT COMPLETE AND THE DECLARANT RESERVES THE RIGHT NOT TO COMPLETE SUCH IMPROVEMENTS.

THE DIMENSIONS AND AREAS OF THE UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT THE FIELD MEASURED DIMENSIONS OF THE UNITS AS CONSTRUCTED. SQUARE FOOTAGES ARE COMPUTED ACCORDINGLY AND DESIGNATED "S.F." HEREON. ALL IMPROVEMENTS WITHIN THE BOUNDARIES OF ANY UNIT SHOWN HEREON SHALL BE PART OF THE UNIT.

"UNIT" MEANS A THREE-DIMENSIONAL AREA, AS DESCRIBED BELOW AND IN THE DECLARATION, AND INCLUDES ALL IMPROVEMENTS CONTAINED WITHIN SUCH AREA EXCEPT SUCH IMPROVEMENTS AS ARE EXPRESSLY EXCLUDED IN THE DECLARATION OR ON THIS PLAT. THE UPPER AND LOWER BOUNDARIES OF ANY UNIT SHALL BE HORIZONTAL PLANES EXTENDED TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES OF SUCH UNIT. THE ELEVATIONS OF SUCH HORIZONTAL PLANES SHALL BE AS DESCRIBED ON THIS PLAT. THE LATERAL OR PERIMETRICAL BOUNDARIES OF ANY UNIT SHALL BE THE VERTICAL PLANES LOCATED ON THE LINES SHOWING THE DIMENSIONS AND LOCATION OF SUCH UNIT, AS MORE PARTICULARLY SHOWN ON THIS PLAT, EXTENDED TO INTERSECT THE UPPER AND LOWER HORIZONTAL BOUNDARIES THEREOF AND TO INTERSECT THE LATERAL OR PERIMETRICAL BOUNDARIES OF THE UNIT; PROVIDED, HOWEVER, THAT ANY PORTION OF THE LATERAL OR PERIMETRICAL BOUNDARY OF A UNIT DESIGNED OR INTENDED TO CONSTITUTE THE BOUNDARY BETWEEN TWO SEPARATE CONTIGUOUS DWELLING UNITS SHALL COINCIDE WITH THE CENTER LINE OF THE PARTY WALL(S) BETWEEN SUCH DWELLING UNITS. UNLESS OTHERWISE DESIGNATED ON THIS PLAT OR IN THE DECLARATION AS A COMMON ELEMENT OR LIMITED COMMON ELEMENT, MECHANICAL EQUIPMENT, FIXTURES AND APPURTENANCES LOCATED WITHIN OR OUTSIDE OF ANY UNIT AND DESIGNATED TO SERVE ONLY THAT UNIT, SUCH AS PIPES, WIRES, CABLES, CONDUITS, ELECTRICAL RECEPTACLES AND OUTLETS, DUCTS, FLUES, CHUTES, APPLIANCES, AND THE LIKE, SHALL BE CONSIDERED A PART OF THE UNIT.

THIS 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.

THE LOCATION AND APPROXIMATE DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED AND SURVEYED, AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

G.C.E. = GENERAL COMMON ELEMENTS WHICH SHALL CORRESPOND TO ALL OF THE PROPERTY SHOWN WITHIN THIS PHASE EXCEPT THE UNITS.

L.E. = LOWER ELEVATION (COINCIDES WITH THE UNIT LOWER BOUNDARY).

U.E. = UPPER ELEVATION (COINCIDES WITH THE UNIT UPPER BOUNDARY).

THE ELEVATIONS SHOWN HEREON ARE BASED ON VERTICAL DATUM NAVD 1988.

INDICATES EXISTING 100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT PER PLAT BOOK 78, PAGE 90.

Filed for record  
 317  
 Date SEP 28 2007  
 Test: [Signature]  
 Clerk  
 SM 31-317  
 SCALE: 1" = 100'

OWNER'S DEDICATION

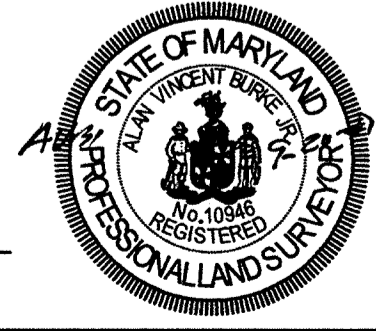
WE, CLOISTERS HOLDINGS, LTD., OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS CONDOMINIUM PLAT.  
 TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER  
 CLOISTERS HOLDINGS, LTD.  
 10705 CHARTER DRIVE  
 SUITE 320  
 COLUMBIA, MARYLAND 21044  
 [Signature]  
 DIRECTOR OR DESIGNEE  
 DATE 9/21/07

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS CONDOMINIUM PLAT, CONSISTING OF TWO SHEETS IS CORRECT; THAT IT IS PHASE IV OF A CONDOMINIUM PLAT OF THE LAND KNOWN AS "A PORTION OF SECTION III, CLOISTERS AT CHARLES" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 78, FOLIO 90. THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERNS IN THE MAKING OF THE PLAT AND SETTING OF MARKERS.

[Signature]  
 ALAN VINCENT BURKE, JR.  
 PROFESSIONAL LAND SURVEYOR MD. NO. 10946  
 DATE 9-20-07



CONDOMINIUM PLAT  
 THE CLOISTERS AT CHARLES III  
 PHASE IV - UNITS 21 THRU 23

9TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 SCALE 1" = 100' DATE: 09/18/2007 DRAWN BY: ML CHURCH CHECKED BY: AVB, JR. SHEET: 1 OF 2

christopher consultants  
 engineering · surveying · land planning  
 christopher consultants, ltd.  
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990  
 410.872.8690 metro 301.881.0148 · fax 410.872.8693  
 CCL #048002

USA SSU 1265 17531 MDB-240

9143634

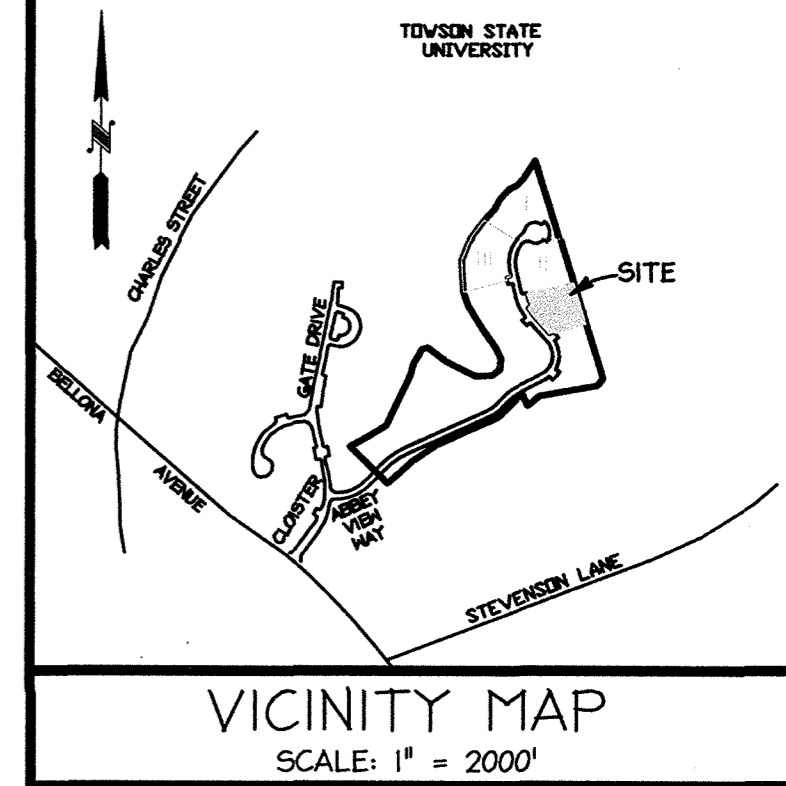
BALTIMORE COUNTY CIRCUIT COURT (Condominium Plats, BA) Condominium Book SM 31, pp. 317-318, MSA\_S1265\_1753. Date available 2007/09/26. Printed 01/13/2025.

LINE TABLE

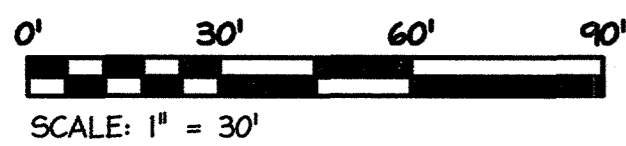
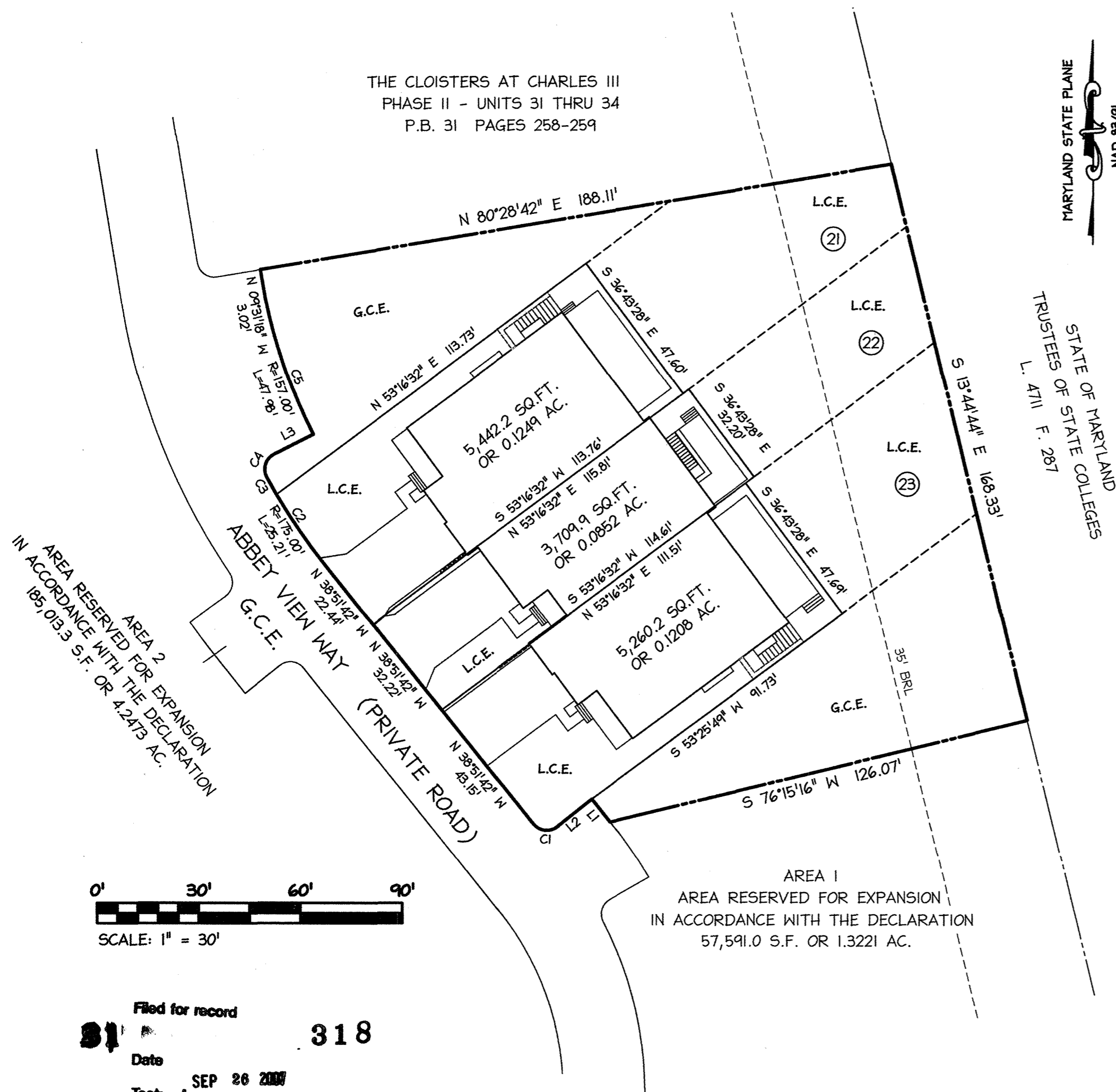
LINE	BEARING	DISTANCE
L1	N 38°51'42" W	8.70'
L2	S 51°08'18" W	13.00'
L3	N 62°58'10" E	12.93'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.00'	7.85'	7.07'	N 85°51'42" W	90°00'00"
C2	175.00'	26.21'	26.19'	N 34°44'03" W	08°15'18"
C3	175.00'	5.77'	5.77'	N 29°39'41" W	01°53'27"
C4	175.00'	5.77'	5.77'	N 29°39'41" E	01°53'27"
C5	5.00'	8.00'	7.17'	N 17°07'36" W	91°41'07"



THE CLOISTERS AT CHARLES III  
PHASE II - UNITS 31 THRU 34  
P.B. 31 PAGES 258-259



Filed for record  
Date: SEP 28 2007  
Test: *[Signature]*  
Clerk

**318**

**SM**  
**31-318**

**OWNER**  
CLOISTERS HOLDINGS, LTD.  
10705 CHARTER DRIVE  
SUITE 320  
COLUMBIA, MARYLAND 21044

RECORDED:  
PLAT BOOK:  
PLAT NO.:

OWNER'S DEDICATION

WE, CLOISTERS HOLDINGS, LTD., OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS CONDOMINIUM PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

*[Signature]*  
DIRECTOR OR DESIGNEE

9/21/07  
DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS CONDOMINIUM PLAT, CONSISTING OF TWO SHEETS IS CORRECT; THAT IT IS PHASE IV OF A CONDOMINIUM PLAT OF THE LAND KNOWN AS 'A PORTION OF SECTION III, CLOISTERS AT CHARLES' RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 78, FOLIO 90. THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERNS IN THE MAKING OF THE PLAT AND SETTING OF MARKERS.

*[Signature]* 9.20.07  
ALAN VINCENT BURKE, JR.  
PROFESSIONAL LAND SURVEYOR MD. NO. 10946  
DATE



CONDOMINIUM PLAT  
THE CLOISTERS AT CHARLES III  
PHASE IV - UNITS 21 THRU 23

9TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: VARIES DATE: 09/18/2007 DRAWN BY: ML CHURCH CHECKED BY: AVB, JR. SHEET: 2 OF 2

**christopher consultants**  
engineering · surveying · land planning  
christopher consultants, ltd.  
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990  
410.872.8690 metro 301.881.0148 · fax 410.872.8693  
CCL #048002

MSA Ssu 1265 1753-2 MDB-240

01143635

PLAT RECORDING TOTAL 15,000  
Reel # 7454  
SH 53  
Ser 267 8967

Maryland State Archives

BALTIMORE COUNTY CIRCUIT COURT (Condominium Plats, BA) Condominium Book SM 31, pp. 317-318, MSA\_S1265\_1753. Date available 2007/09/26. Printed 01/13/2025.