RECEIVED
CLERK, CIRCUIT COURT
2009 DEC 22 PM 1:09
QUEEN ANNE'S COUNTY

PLAT OF ALTERATION OF THE NON-RESIDENTIAL BOAT SLIP UNIT

QUEEN'S LANDING CONDOMINIUM

FOURTH ELECTION DISTRICT
QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR QUEEN'S LANDING COMMUNITY MARINA, LLC

OWNERS CERTIFICATION

QUEEN'S LANDING COMMUNITY MARINA, LLC, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, DOES HEREBY ADOPT THIS PLAT OF CONDOMINIUM TO BE SUBJECTED TO AMENDMENT NUMBER 45 OF THE DECLARATION OF QUEEN'S LANDING COUNCIL OF UNIT OWNERS, INC. RECORDED OR TO BE RECORDED AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND, CONTEMPORANEOUSLY WITH THE RECORDATION OF THIS PLAT.

QUEEN'S LANDING COMMUNITY MARINA, LLC

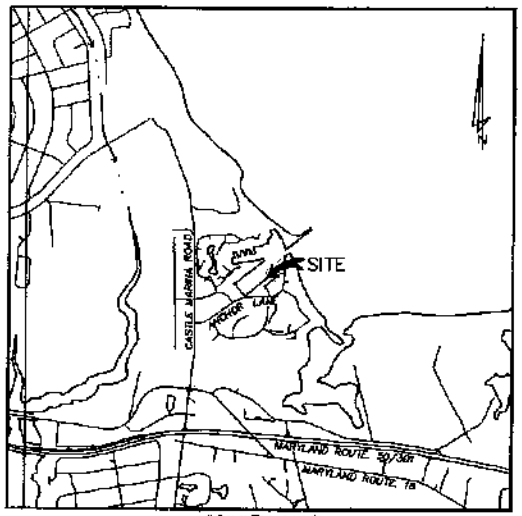
BY: TOM BLANC, MARINA EXECUTIVE COMMITTEE MEMBER — DATE 12/22/09

UNIFORM ACKNOWLEDGMENT ACT

STATE OF Maryland
COUNTY OF Queen Anne's
ON THIS 22 DAY OF December 20 09 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Tom Blanc
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Barbara B. Cummins
NOTARY PUBLIC

BARBARA B. CUMMINS NOTARY PUBLIC QUEEN ANNE'S COUNTY, MD



VICINITY MAP
SCALE: 1" = 2,000'

SURVEYORS CERTIFICATION

I, HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF; THIS CONDOMINIUM PLAT, CONSISTING ON TWO (2) SHEETS, HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-101, ETSEQ OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 2003 REPLACEMENT VOLUME, AS AMENDED, AS FAR AS IT RELATES TO THE MARKING OF THIS PLAT AND THAT THE PLAT TOGETHER WITH THE APPLICABLE WORDING OF AMENDMENT NUMBER 45 TO THE DECLARATION FOR QUEEN'S LANDING COUNCIL OF UNIT OWNERS, INC. IS A CORRECT REPRESENTATION OF THE CONDOMINIUM NON-RESIDENTIAL BOAT SLIP UNIT ALTERATION DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH U.M.L. BOX UNIT AND THE COMMON ELEMENTS AS CONSTRUCTED CAN BE DETERMINED BY THEM; THE PROPERTY SHOWN HEREON IS THE SAME LAND GRANTED AND CONVEYED FROM QUEEN'S LANDING MARINA, LLC TO QUEEN'S LANDING COMMUNITY MARINA, LLC BY DEED DATED DECEMBER 2005, AND RECORDED AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND IN LIBER S.M. 40 FOLIO AND DESIGNATED "NON-RESIDENTIAL BOAT SLIP UNIT" AS SHOWN ON A PLAT ENTITLED "PLAT 2 OF 2 PHASE 2 QUEEN'S LANDING A CONDOMINIUM" WHICH IS RECORDED AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND IN PLAT BOOK M.W.M. 6, PAGES 44.

DAVID R. JORNER
PROPERTY LINE SURVEYOR No. 414

GENERAL NOTES:

1. FOR REFERENCE TO THE NON-RESIDENTIAL BOAT SLIP UNIT SEE PLAT BOOK M.W.M. 6, PAGE 44.
2. VERTICAL DATUM UTILIZED IS N.G.V.D. 1929.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF AN ABSTRACT OF TITLE.
4. QUEEN'S LANDING COMMUNITY MARINA, LLC IS THE OWNER OF THE ENTIRE RESIDENTIAL BOAT SLIP UNIT EXCLUDING 62 MAIL BOX UNITS.

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, SCT.
I HEREBY CERTIFY THAT
THIS PLAT WAS
RECEIVED FOR RECORD THIS 22nd
DAY OF December 2009 AT 1:09 PM
RE AND RECORDED IN
LIBER SM 41 FOLIO 27A A PLAT RECORD
BOOK FOR QUEEN ANNE'S COUNTY
SCOTT MACGLASHAN, CLERK

REVISIONS		
REV	DATE	DESCRIPTION

DATE	DECEMBER 2009
JOB NUMBER	D1090053
SCALE	NO SCALE
DRAWN BY	BWF
DESIGNED BY	
APPROVED BY	DRJ
FOLDER REFERENCE	1118-01

MACRONE
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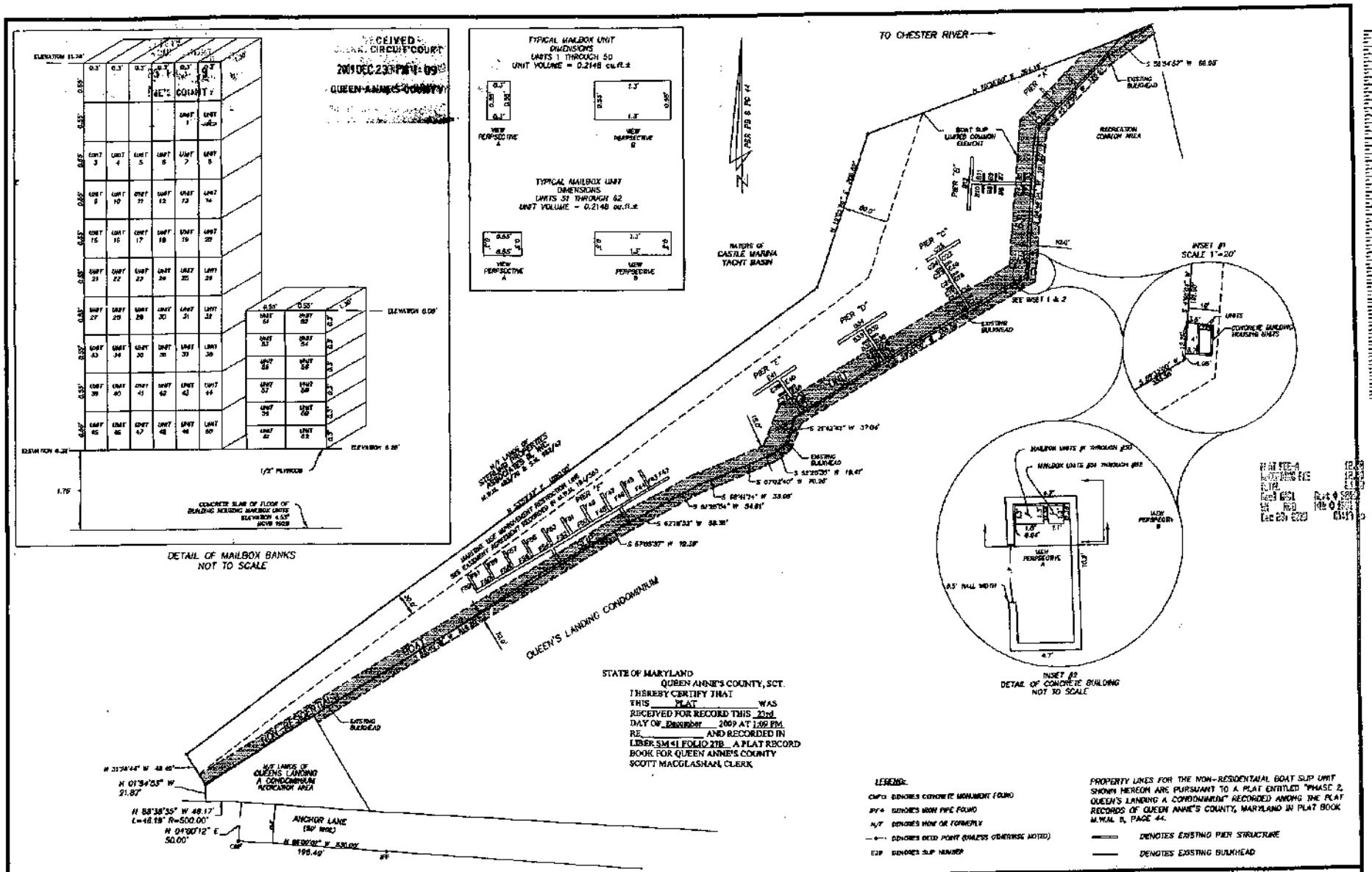
PLAT OF THE ALTERATION OF THE
NON-RESIDENTIAL BOAT SLIP UNIT
QUEEN'S LANDING CONDOMINIUM
FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: QUEEN'S LANDING COMMUNITY MARINA, LLC

SEAL
DATE 12/21/09
SHEET NO. 1 OF 2
FILE NO. 09053-BS

A71178

SM 41 FOLIO 27A
LLA SM 1251 3644-1

PLOTTED: Dec 21, 2009 - 3:30pm Q:_2009\D1090053 - QUEENS LANDING MARINA\SURVEY\Survey-Production\09053-BS.dwg Tab:Title 18x24



REVISIONS		
REV	DATE	DESCRIPTION

DATE DECEMBER 2009
JOB NUMBER D1090053
SCALE 1" = 60'
DRAWN BY SWF
DESIGNED BY
APPROVED BY DRJ
FOLDER REFERENCE 1115-QL

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● Construction Services ● Land Planning & Surveying
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PLAT OF THE ALTERATION OF THE

NON-RESIDENTIAL BOAT SLIP UNIT

QUEEN'S LANDING CONDOMINIUM

FOURTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR: QUEEN'S LANDING COMMUNITY MARINA, LLC

SEAL
DATE 12/14/09
SHEET NO. 2 OF 2
FILE NO. 09053-BS

PLOTTED: Dec 21, 2009 - 1:57pm Q:_2009\D1090053 - QUEEN'S LANDING MARINA\SURVEY\Survey-Production\09053-BS.dwg.....Tab:BS 18x24

P171179

SM 41 FOLIO 27B
MSA 564, 12681 3944-2