

COORDINATE TABLE			COORDINATE TABLE		
POINT NO.	SOUTH	EAST	POINT NO.	SOUTH	EAST
1001	6459.6561	5055.5314	1036	5899.2168	4715.6226
1008	6450.1117	5067.6243	1037	5891.9128	4806.5083
1009	6425.1446	4919.6362	1038	5810.4048	4805.1418
1010	6407.0743	4740.6243	1039	5784.3141	5383.5076
1011	6371.0254	4513.6115	1040	5624.0432	5045.2344
1012	6303.6081	4552.7381	1041	6401.8007	5061.3144
1013	6283.4041	4532.0447	1042	5814.1264	4714.4294
1014	6124.0502	4442.4614	1043	5803.5161	5113.1814
1015	6641.0057	4344.1471	1044	6125.6403	5058.7515
1016	6641.1172	4344.1471	1045	6060.4042	4731.2200
1017	6625.8711	4248.4414	1046	6243.4425	4708.2575
1018	6563.8247	4250.5121	1047	6307.4804	5021.1816
1019	6523.2611	4244.8710	1048	6126.5404	4435.6242
1020	6460.0614	4242.3512	1049	6669.8148	4814.3312
1021	6348.8076	4234.0884	1050	6372.8815	4715.0838
1022	6316.6188	4251.3162	1051	6362.1155	4667.3101
1023	6279.5042	4210.2744	1052	6278.1021	4628.1108
1024	6212.0456	4210.2744	1053	6245.6476	4281.6480
1025	6144.6302	4284.5433	1054	6148.2473	4314.5026
1026	6084.8401	4241.9104	1055	6035.0205	4341.5274
1027	6024.8411	4319.0320	1056	5844.7814	4318.4084
1028	5964.4357	4330.3543	1057	5816.0275	4709.3448
1029	5906.5422	4347.4074	1058	5811.5685	5385.3075
1030	5850.6436	4354.4716	1059	5854.3447	5178.4312
1031	5841.8431	4366.2704	1060	5844.6474	5369.0382
1032	5840.3152	4380.4125	1061	5419.0454	5343.8620
1033	5845.7643	4344.4717	1062	6240.5272	5500.8176
1034	5847.3744	4447.9432	1063	6268.8074	6268.8074
1035	5841.8141	4585.3446	1064	6145.3143	5104.2043
			1065	6348.4184	5536.6268

BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 02°02'01" W	21.58'	L16	N 12°33'25" E	61.25'
L2	N 78°48'23" W	48.86'	L17	N 14°08'44" E	61.88'
L3	S 58°54'13" W	24.36'	L18	N 16°07'42" E	62.36'
L4	S 88°53'56" W	15.10'	L19	N 15°04'04" E	65.60'
L5	N 52°08'33" W	62.00'	L20	N 12°10'51" E	51.14'
L6	N 48°44'10" W	65.54'	L21	N 37°34'47" E	11.12'
L7	N 47°44'27" W	62.42'	L22	N 83°38'01" E	14.23'
L8	N 43°53'31" W	58.02'	L23	S 64°28'50" E	15.55'
L9	N 12°00'38" W	41.48'	L24	S 88°15'38" E	53.05'
L10	N 06°47'10" W	63.64'	L25	N 81°40'55" E	137.47'
L11	N 07°41'12" W	61.82'	L26	N 88°26'44" E	130.32'
L12	N 08°54'36" W	61.44'	L27	N 86°01'57" E	14.23'
L13	N 12°08'25" E	65.56'	L28	S 11°28'40" W	54.24'
L14	N 11°52'25" E	62.80'	L29	S 11°28'40" W	54.24'
L15	N 12°54'54" E	64.04'	L30	S 03°06'15" E	33.24'

OWNER'S ACKNOWLEDGMENT

The undersigned owners of the property shown herein adopt this condominium plat pursuant to the provisions and requirements of the Maryland Condominium Act, Real Property Article, Title 11 of the Annotated Code of Maryland, and consent to the described property being subjected to the Harbor Point Master Land Condominium.

HARBOR POINT LAND, LLC

By: Michael S. Beatty
Manager

CURVE DATA						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	24.78'	111°36'42"	48.24'	S 46°23'26" W	41.00'	36.44'

SURVEYOR'S CERTIFICATE

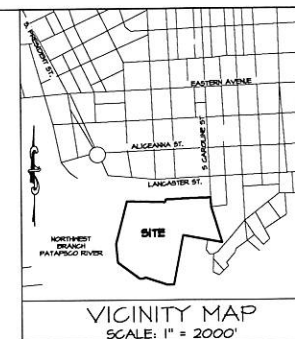
I hereby certify that this plat of a condominium, consisting of one sheet is correct; that it is a land condominium plat of certain land owned by Harbor Point Land, LLC, as recorded among the Land Records of Baltimore City, Maryland in Liber _____, Folio _____ and Liber _____, Folio _____, Being Lots 1 and 4 as shown on a plat entitled "Plat of Lot Line Adjustment, HARBOR POINT LOTS 1, 2, 3, & 4", as recorded among the aforesaid Land Records in Plat Book F.M.C. Folio 4168.

I further certify that this plat, together with the applicable wording of the declaration relating to the condominium is a correct representation of the condominium described and the identification and location of each condominium unit and general common elements can be determined from the condominium plat, and that this Plat of Condominium has been prepared in accordance with the requirements of Title 11 of the Real Property Article of the Annotated Code of Maryland.

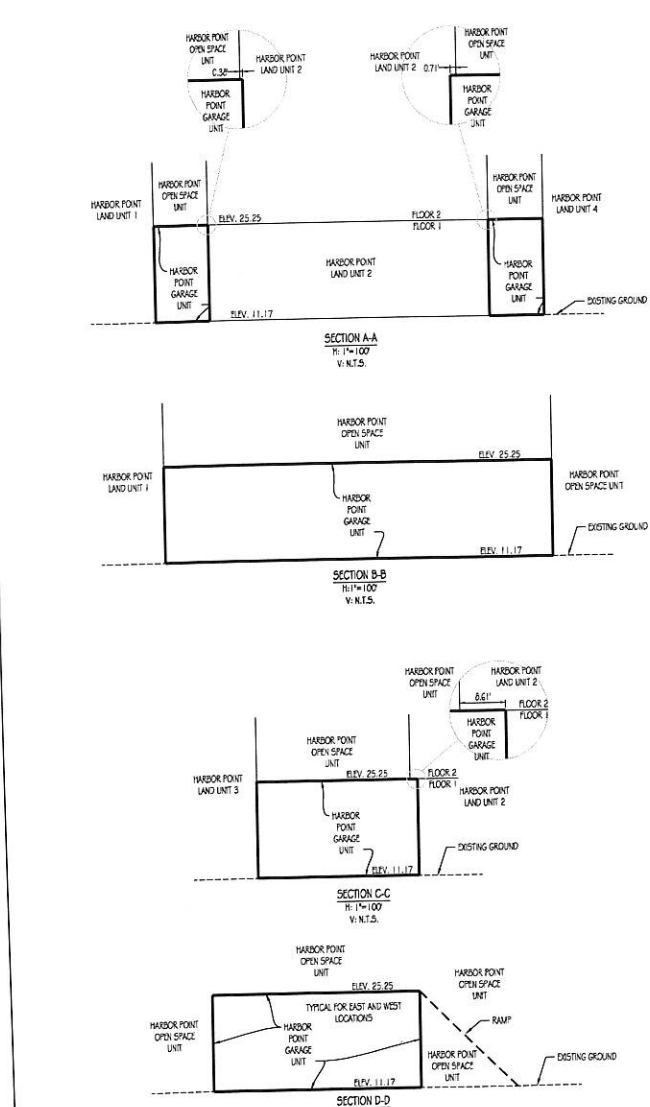
Gary D. Simpson
Property Line Surveyor
Maryland License #504
Expiration Date: 02/19/2015

Date: _____

AREA TABULATION		
LAND UNIT 1	134,814 S.F. OR	3.0449 AC.
LAND UNIT 2	75,965 S.F. OR	1.7439 AC.
LAND UNIT 3	134,552 S.F. OR	3.0884 AC.
LAND UNIT 4	113,284 S.F. OR	2.6007 AC.
OPEN SPACE UNIT	460,784 S.F. OR	10.5183 AC.
TOTAL AREA THIS PLAT	914,404 S.F. OR	21.0671 AC.
GARAGE UNIT	45,908 S.F. OR	2.2017 AC.
BELOW OPEN SPACE UNIT, SEE SECTIONS		



- GENERAL NOTES**
- Bearings and coordinates as shown herein are based on the Baltimore City Grid Meridian as referenced from Traverse/Control Stations.
 - Owner/Deed references:
L. _____ F. _____ and L. _____ F. _____
 - All of the property shown herein and subjected to the Harbor Point Master Land Condominium is depicted as Lot 1 and Lot 4 on the Plat entitled "Plat of Lot Line Adjustment HARBOR POINT LOTS 1, 2, 3 & 4" dated December, 2013 and recorded on December 30, 2013 among the Plat Records of Baltimore City, Maryland in Plat Book F.M.C. Folio 4168 (the "Lot Line Plat"). All references to "Lot 1", "Lot 2", "Lot 3" or "Lot 4" herein shall mean Lot 1, Lot 2, Lot 3 or Lot 4 as created by the Lot Line Plat.
 - Property Address:
Lot 1 - 1000 Mills Street
Lot 4 - 407 S. Caroline Street
 - Depiction of the boundary of the Harbor Point Garage Unit at its elevation below grade. Not an encroachment.
 - Unit Description taken from the "Declaration of Condominium for Harbor Point Master Land Condominium".
 - Section 2.3 Units. Attached to and made part of this Declaration as Exhibit "D" is a list of the Units and the Percentage Interest of each Unit in the General Common Elements, which may be amended from time to time in accordance with this Declaration. Exhibit "D" also contains the votes appurtenant to each Unit in the Council of Unit Owners, as the same may be amended from time to time in accordance with this Declaration. The locations of the Units are shown on the Condominium Plat. Each Unit consists of the area so described in Section 2.4 and identified on the Condominium Plat, as may be amended from time to time. The designation of the Units in this Declaration, the Bylaws or on the Condominium Plat shall not be deemed to limit or restrict the uses of those Units, which uses shall be in accordance with this Declaration, the Bylaws and all applicable laws.
 - Section 2.4 Unit Boundaries. The Condominium Plat shows the location and dimensions of the Units, and may be amended from time to time in accordance with this Declaration to reflect changes in Unit boundaries or the location of General Common Elements, including, without limitation, the expansion of Harbor Point Garage Unit with certain space beneath Harbor Point Open Space Unit. Each Unit shall initially be comprised of that portion of the Property as so described and depicted on the Condominium Plat, as well as any buildings and other improvements constructed within and/or on that portion of the Property.
 - Land Units 1, 2, 3 and 4. Harbor Point Land Unit 1, Harbor Point Land Unit 2, Harbor Point Land Unit 3 and Harbor Point Land Unit 4 are each a three-dimensional area, the horizontal boundaries of which shall be (i) a lower horizontal plane located at fourteen (14) feet above sea level, as measured using the North American Vertical Control Datum of 1988 ("NAVD88"), of the size and shape shown on the Condominium Plat, extended to intersect the vertical boundaries of such Unit and (ii) upper horizontal planes located at an elevation of one thousand (1000) feet above sea level, as measured using NAVD88, of the size and shape shown on the Condominium Plat, extended to intersect the vertical boundaries of such Unit. The vertical boundaries of Harbor Point Land Unit 1, Harbor Point Land Unit 2, Harbor Point Land Unit 3 and Harbor Point Land Unit 4 shall be vertical planes extended to the upper and lower horizontal boundaries of each such Unit, as now or hereafter indicated on the Condominium Plat.
 - Garage Unit. Harbor Point Garage Unit is a three-dimensional area, the horizontal boundaries of which shall be (i) a lower horizontal plane located at eleven feet-two inches (11'-2") above sea level, as measured using NAVD88, of the size and shape shown on the Condominium Plat, extended to intersect the vertical boundaries of the Unit and (ii) an upper horizontal plane located at an elevation of twenty-three inches (23") above sea level, as measured using NAVD88, of the size and shape shown on the Condominium Plat, extended to intersect the vertical boundaries of the Unit. The vertical boundaries of Harbor Point Garage Unit shall be vertical planes extended to the upper and lower horizontal boundaries of the Unit, as now or hereafter indicated on the Condominium Plat.
 - Open Space Unit. Harbor Point Open Space Unit is a three-dimensional area, the horizontal boundaries of which shall be (i) a lower horizontal plane located at fourteen (14) feet above sea level, as measured using NAVD88, of the size and shape shown on the Condominium Plat, extended to intersect the vertical boundaries of the Unit and (ii) an upper horizontal plane located at an elevation of one thousand (1000) feet above sea level, as measured using NAVD88, of the size and shape shown on the Condominium Plat, extended to intersect the vertical boundaries of the Unit. The vertical boundaries of Harbor Point Open Space Unit shall be vertical planes extended to the upper and lower horizontal boundaries of the Unit, as now or hereafter indicated on the Condominium Plat. Notwithstanding the foregoing, Harbor Point Open Space Unit shall also include all of the airspace between the upper-most horizontal boundary of Harbor Point Garage Unit (as described in Section 2.4(b)) and the elevation that is one thousand (1000) feet above sea level, as measured using NAVD88.
 - Included Improvements. Each Unit Owner may construct improvements upon or within its Unit strictly in accordance with the provisions of this Declaration. All improvements constructed upon or within each Unit, including, without limitation, all exterior walls, doors, windows, entrances, and other exterior improvements, shall become part of that Unit as and when it is constructed and no part of the improvements located on a Unit by a Unit Owner shall be considered a General Common Element of the Condominium unless designated as a General Common Element pursuant to Section 2.5.
 - Encroachments. Notwithstanding the foregoing, in the event that any improvement now or hereafter constructed encroaches upon any other Unit, due to inadvertent construction or design error, the Unit Owners will cooperate in recording one or more amendments to this Declaration and the Condominium Plat to cause such encroaching part of an improvement to be consolidated into and become a part of the Unit within which the non-encroaching portion of the improvement was constructed. Until such time as such amendments are recorded, the encroaching Unit Owner shall have the benefit of an easement for such encroachment and for maintenance of same.
 - Section 2.5 General Common Elements.
 - Ownership. Each Unit Owner shall be the owner of an undivided interest as a tenant-in-common in the General Common Elements, in accordance with each Unit Owner's Percentage Interest.
 - General Common Elements. The General Common Elements shall consist only of:
 - all of the airspace existing above that horizontal plane that is located at an elevation of one thousand (1000) feet above sea level, as measured using NAVD88;
 - with respect to Harbor Point Land Units 1, 2, 3 and 4 and Harbor Point Open Space Unit, all of the property located below that horizontal plane which is fourteen (14) feet above sea level as measured using NAVD88, to the center of the earth, and, with respect to Harbor Point Garage Unit, all of the property located below that horizontal plane which is eleven feet-two inches (11'-2") above sea level, as measured using NAVD88, to the center of the earth; and
 - all areas, improvements, and facilities now or hereafter constructed and now or hereafter designated as General Common Elements on the Condominium Plat.
- It is the intention of the Declarant that the remainder of the Property shall be allocated among the Units, with no additional General Common Elements, as shown on the Condominium Plat.



Note**
Garage Unit Sections - all elevations based upon NAVD88 Vertical Datum

OWNER/DEVELOPER/APPLICANT
HARBOR POINT LAND, LLC



PLAT OF CONDOMINIUM OF
HARBOR POINT
MASTER LAND CONDOMINIUM
LAND UNITS 1, 2, 3, AND 4, GARAGE UNIT & OPEN SPACE UNIT
BALTIMORE CITY, MARYLAND
SCALE 1"=80' MARCH, 2014
SHEET 1 OF 1

