

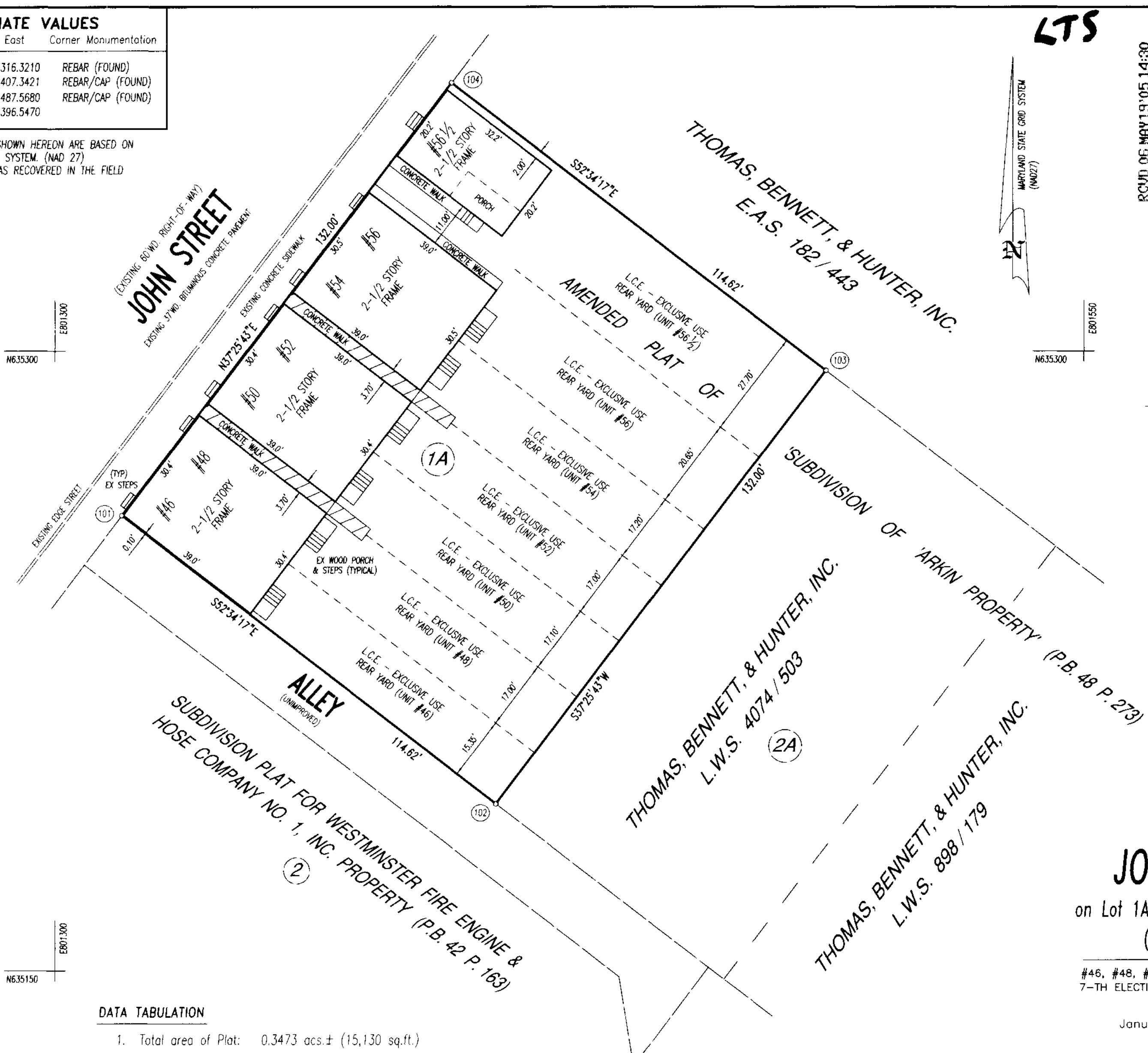
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Maryland State Partnership

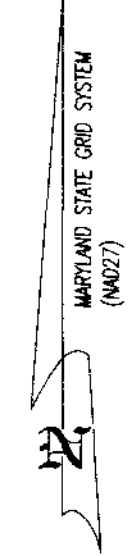


COORDINATE VALUES			
Pt.No.	North	East	Corner Monumentation
101	635260.1343	801316.3210	REBAR (FOUND)
102	635190.4716	801407.3421	REBAR/CAP (FOUND)
103	635295.2940	801487.5680	REBAR/CAP (FOUND)
104	635364.9570	801396.5470	

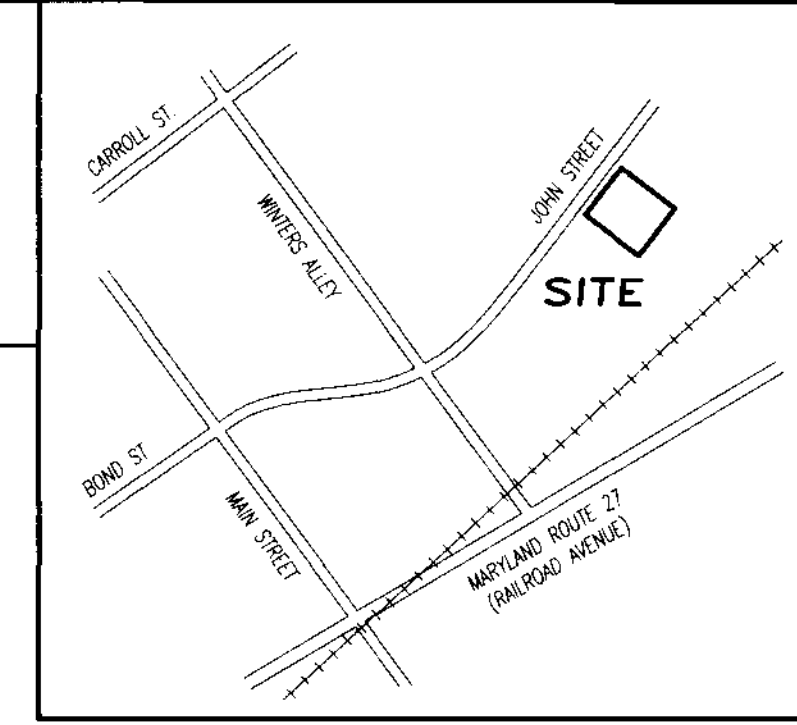
THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM. (NAD 27) MONUMENTATION SHOWN WAS RECOVERED IN THE FIELD ON MAY 6, 2004.



LTS



RCVD 05 MAY 19 '05 14:30



VICINITY MAP
Scale: 1" = 400'

GENERAL NOTES:

- Current Title Reference:
Owner: John Street Family Limited Partnership
Deed Reference: Book L.W.S. 1774 Page 752, dated February 2, 1996
Grantor: Renovation Limited Partnership - I, a Maryland Limited Partnership
...part of Lot 1 - PLAT OF SUBDIVISION OF THE ARKIN PROPERTY PLAT BOOK 26 PAGE 146
- Tax Map: 104 Grid: 4 Parcel: 1231 Tax acct. no.: 07-053681
- The property shown hereon is subject to the easements, terms and conditions as shown on the Plat entitled 'Plat of Subdivision of the Arkin Property', recorded among the Land Records of Carroll County, Maryland in Plat Book 26, Page 146 and as shown on the 'Amended Plat of Subdivision of Arkin Property', recorded in Plat Book 48, Page 273.
- The property as shown hereon is subject to a Deed of Easement, dated December 23, 1983 and granted to the Maryland Historical Trust, and recorded among the Land Records of Carroll County in Book L.W.S. 852, Page 830.
- The property is subject to the terms and conditions outlined in the John Street Condominium Declaration, intended to be recorded simultaneously herewith.

SITE PLAN
CONDOMINIUM PLAT for the
JOHN STREET CONDOMINIUMS

on Lot 1A of the Amended Plat of 'Subdivision of the ARKIN PROPERTY'
(PREVIOUSLY RECORDED IN PLAT BOOK 48 PAGE 273)

#46, #48, #50, #52, #54, #56, & #56-1/2 JOHN ST. IN WESTMINSTER
7-TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND

January 18, 2005

Scale: 1"=20'

OWNER / DEVELOPER
JOHN STREET FAMILY LIMITED PARTNERSHIP
c/o ROBYN PROPERTIES
5621 OLD FREDERICK ROAD
BALTIMORE, MARYLAND 21228

SHEET 1 OF 5

DATA TABULATION

- Total area of Plat: 0.3473 acs.± (15,130 sq.ft.)

49 PAGE 28
DATE 5/19/2005

SURVEYOR'S CERTIFICATION
I hereby certify that this plat depicting a Condominium Subdivision was prepared in accordance with the Real Property Article, Title 11, Subsection 11-105 of the Annotated Code of Maryland as Amended, and that the locations and dimensions of all existing improvements have been carefully established by an actual field survey using accepted methods. I further certify that the plat together with the accurate wording of the Declaration is a correct representation of the condominium described, and that the identification and location of each unit and common elements, as constructed, can be determined from them.

Cynthia B. Bowden 5/7/05
Cynthia B. Bowden Reg. No. 10786 Date

CERTIFICATE
The Owner(s), to the best of his (their) knowledge, and the Surveyor do hereby certify that the land shown hereon has been laid out and the plat prepared in compliance with Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1974), as amended, pertaining to the preparation of Record Plats. Community water and sewerage facilities will be available to all units offered for sale.

Cynthia B. Bowden 5/7/05
Cynthia B. Bowden Reg. No. 10786 Date

CARROLL COUNTY HEALTH DEPARTMENT
Charles Y. Zelinski 5/19/05
By Date
Community water and sewerage systems are in conformance with the Carroll County Master Plan for water and sewer.

Indicates Limited Common Element for common use by adjoining units. Existing concrete walkways between Units #46 & #50 and Units #52 & #54

L.C.E. - Indicates Limited Common Element

LEON A. PODOLAK and ASSOCIATES, L.L.C.

SURVEYING and CIVIL ENGINEERING
63 East Main St. (P.O. Box 266) Westminster, Maryland 21157
(410) 848-2229 - (410) 876-1226

Cynthia B. Bowden
Cynthia B. Bowden Reg. No. 10786

Date	Revision

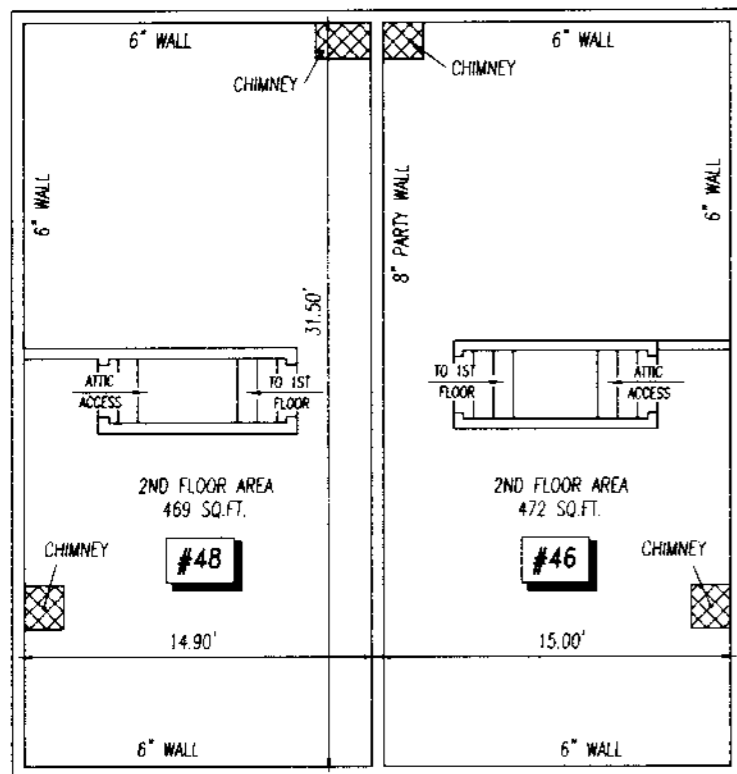
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MSR 55U1240-6061-1

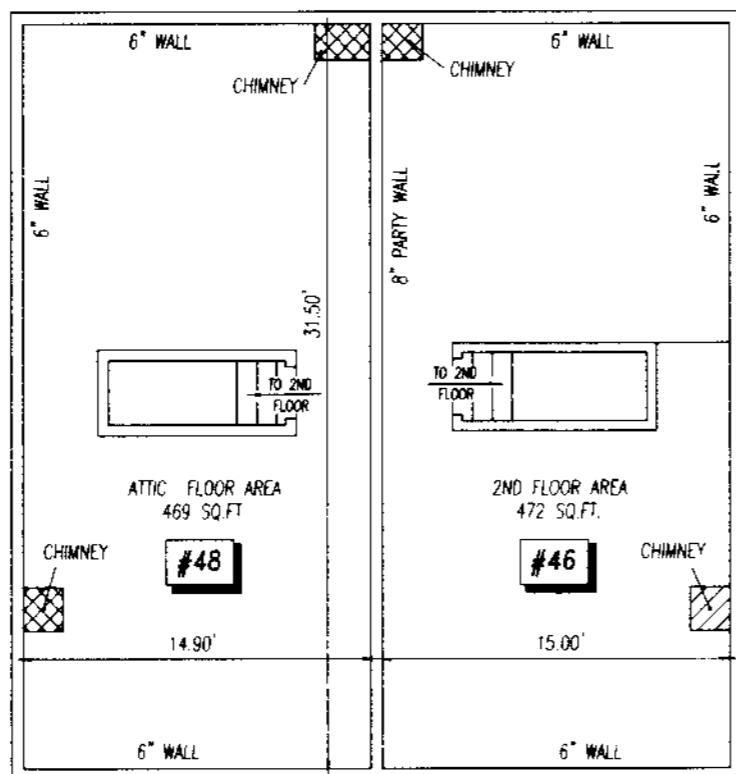
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1/6/05/c

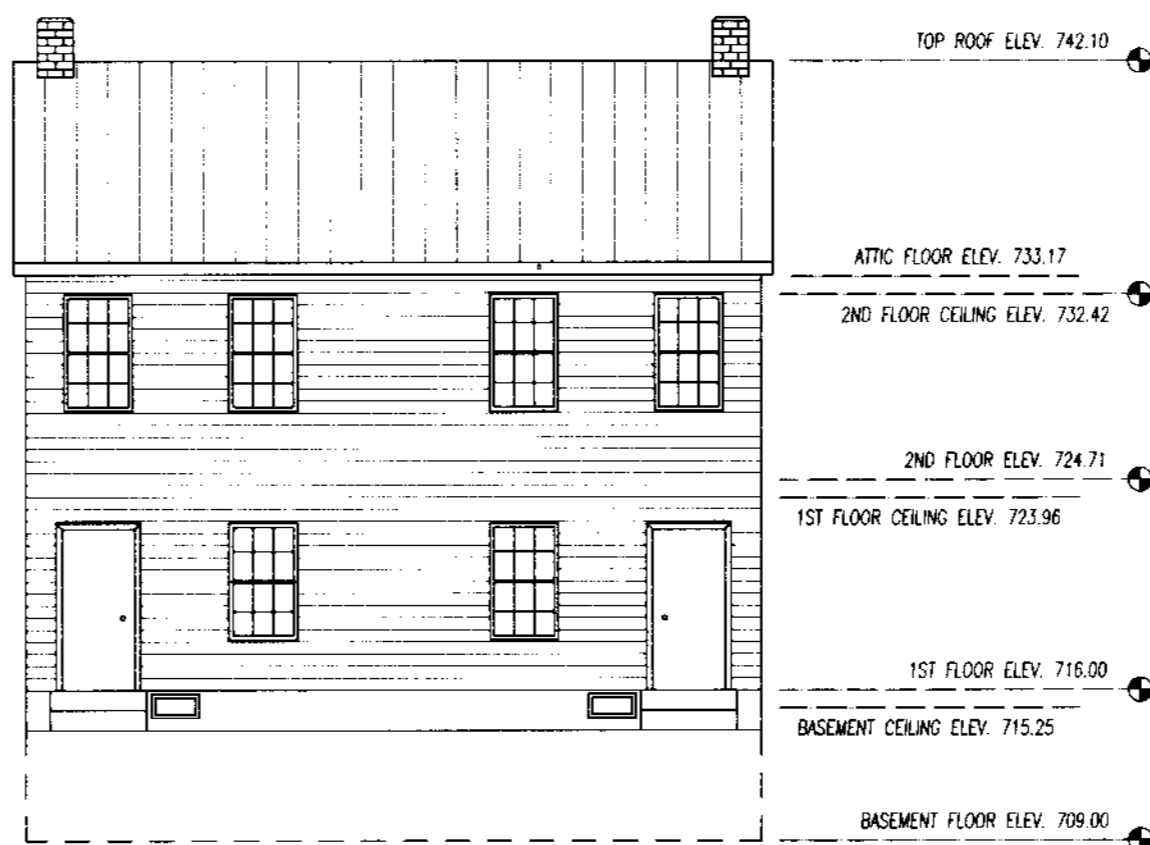
CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book LWS 49, pp. 28-32, MSA_S1240_6061. Date available 2005/05/19. Printed 06/05/2024. 4-25-2005
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SECOND FLOOR PLAN



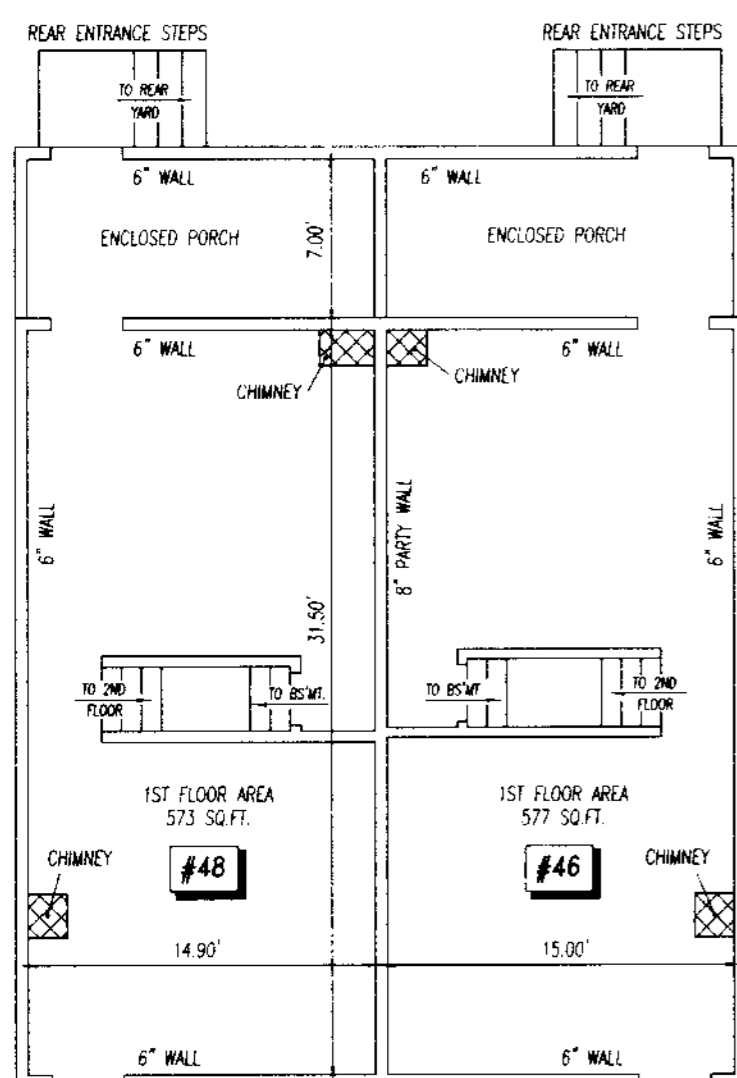
ATTIC FLOOR PLAN



FRONT ELEVATION

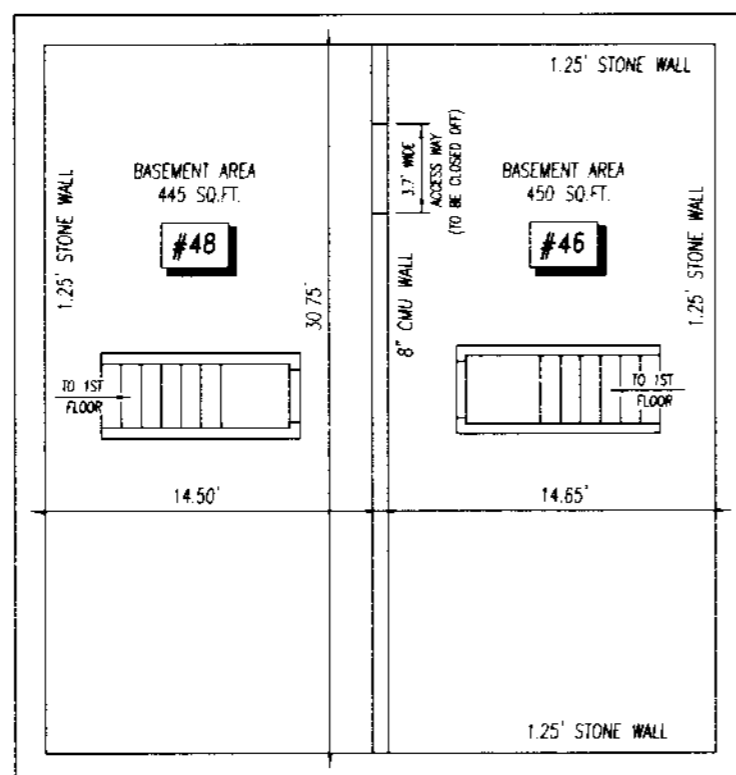


RIGHT SIDE ELEVATION



FIRST FLOOR PLAN

FRONT



BASEMENT PLAN



REAR ELEVATION

NOTE: THE OUTER HALF OF ALL OUTSIDE WALLS AND THE ROOF STRUCTURE ARE GENERAL COMMON ELEMENTS.

UNITS #46 and #48 CONDOMINIUM PLAT for the JOHN STREET CONDOMINIUMS

on Lot 1A of the Amended Plat of 'Subdivision of the ARKIN PROPERTY'
(PREVIOUSLY RECORDED IN PLAT BOOK 48 PAGE 273)

#46, #48, #50, #52, #54, #56, & #56-1/2 JOHN ST. IN WESTMINSTER
7-TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND

January 18, 2005

Scale: 1/8"=1'-0"

OWNER / DEVELOPER

JOHN STREET FAMILY LIMITED PARTNERSHIP
c/o ROBYN PROPERTIES
5621 OLD FREDERICK ROAD
BALTIMORE, MARYLAND 21228

SHEET 2 OF 5

SURVEYOR'S CERTIFICATION

I hereby certify that this plat depicting a Condominium Subdivision was prepared in accordance with the Real Property Article, Title 11, Subsection 11-105 of the Annotated Code of Maryland as Amended, and that the locations and dimensions of all existing improvements have been carefully established by an actual field survey using accepted methods. I further certify that the plat together with the accurate wording of the Declaration is a correct representation of the condominium described, and that the identification and location of each unit and common elements, as constructed, can be determined from them.

Cynthia B. Bowden 5/7/05
Cynthia B. Bowden Reg. No. 10786 Date

CERTIFICATE

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Wm M. R. 1-30-05
Owners' signature Date

Cynthia B. Bowden 5/7/05
Cynthia B. Bowden Reg. No. 10786 Date

PLAT BOOK 49 PAGE 29
DATE 5/19/05

CARROLL COUNTY HEALTH DEPARTMENT
Charles P. Zelaski 5/19/05
By Date
Community water and sewerage systems are in conformance with the Carroll County Master Plan for water and sewer.

LEGEND

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT FOR SHARED USE BY ADJOINING UNITS OR FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT

LEON A. PODOLAK and ASSOCIATES, L.L.C.



SURVEYING and CIVIL ENGINEERING
63 East Main St. (P.O. Box 266) Westminster, Maryland 21157
(410) 848-2229 - (410) 876-1226

Cynthia B. Bowden
Cynthia B. Bowden Reg. No. 10786

Date	Revision

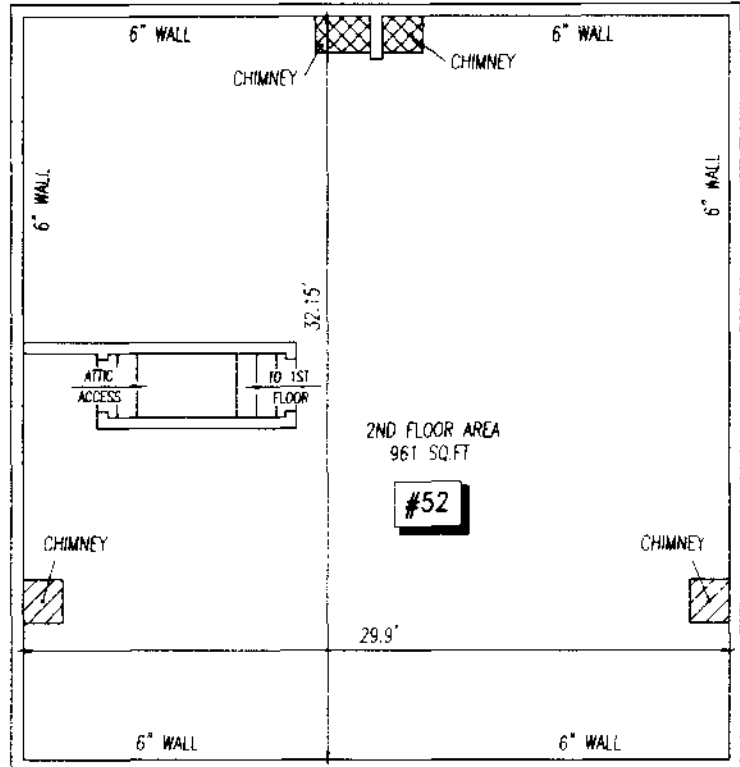
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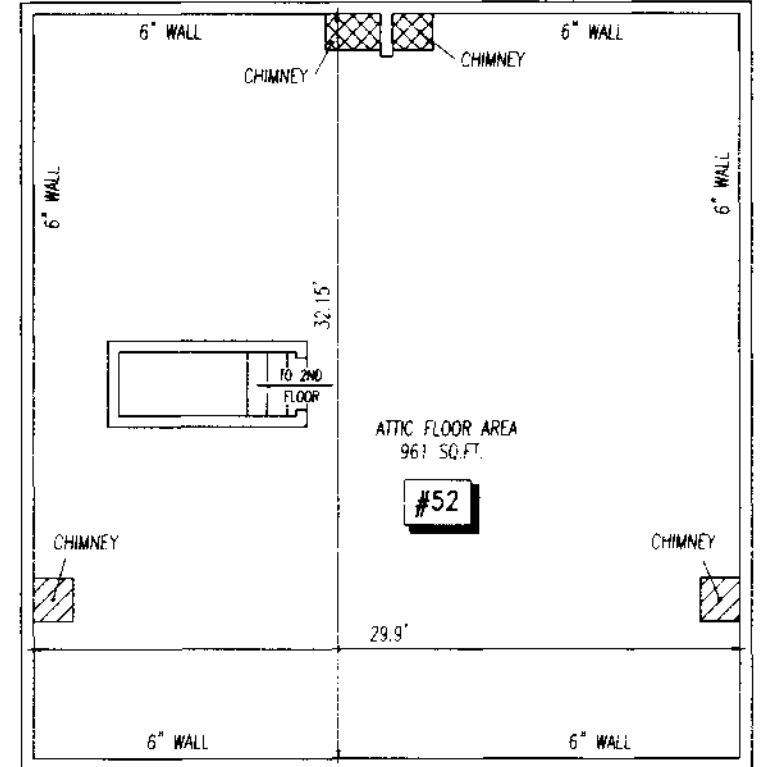
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MARYLAND STATE ARCHIVES
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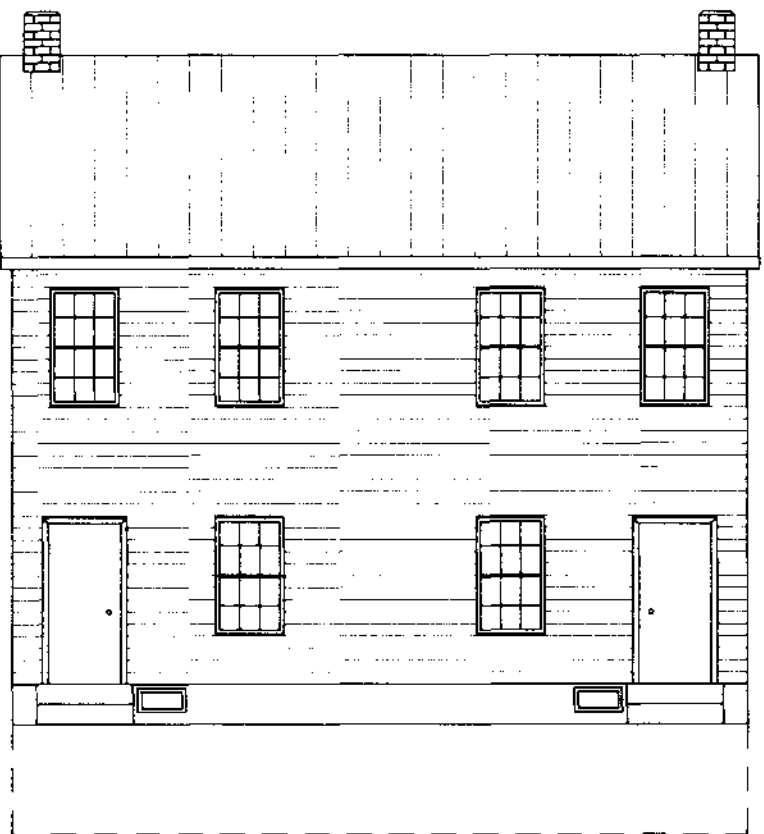
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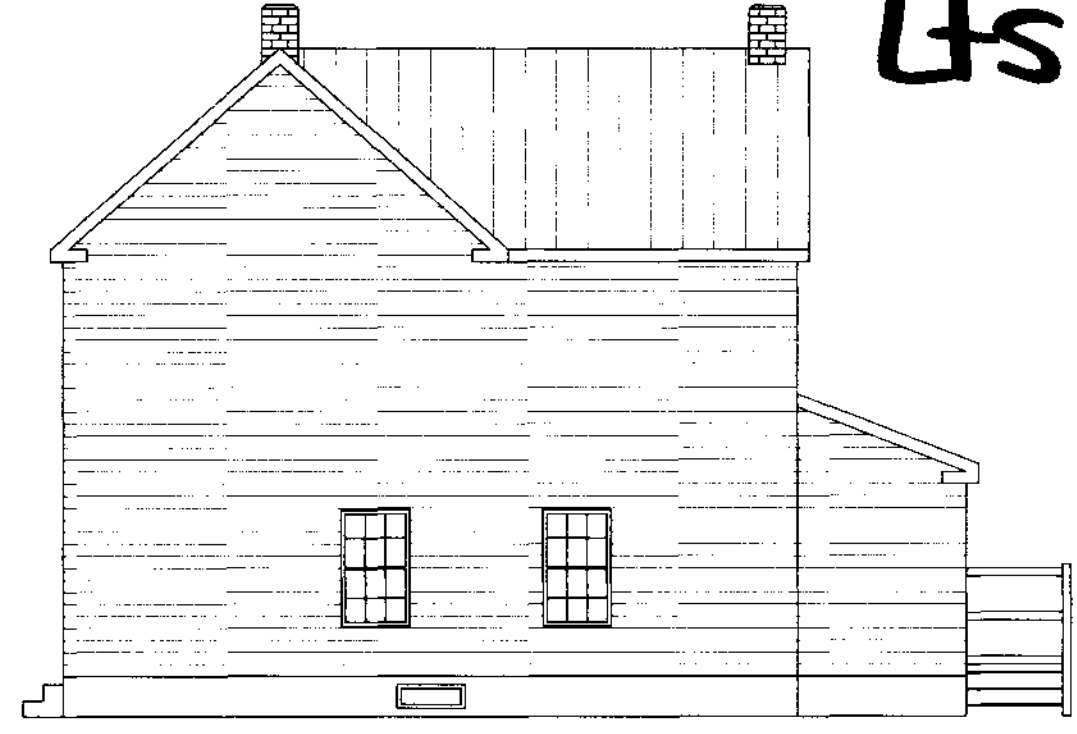
SECOND FLOOR PLAN



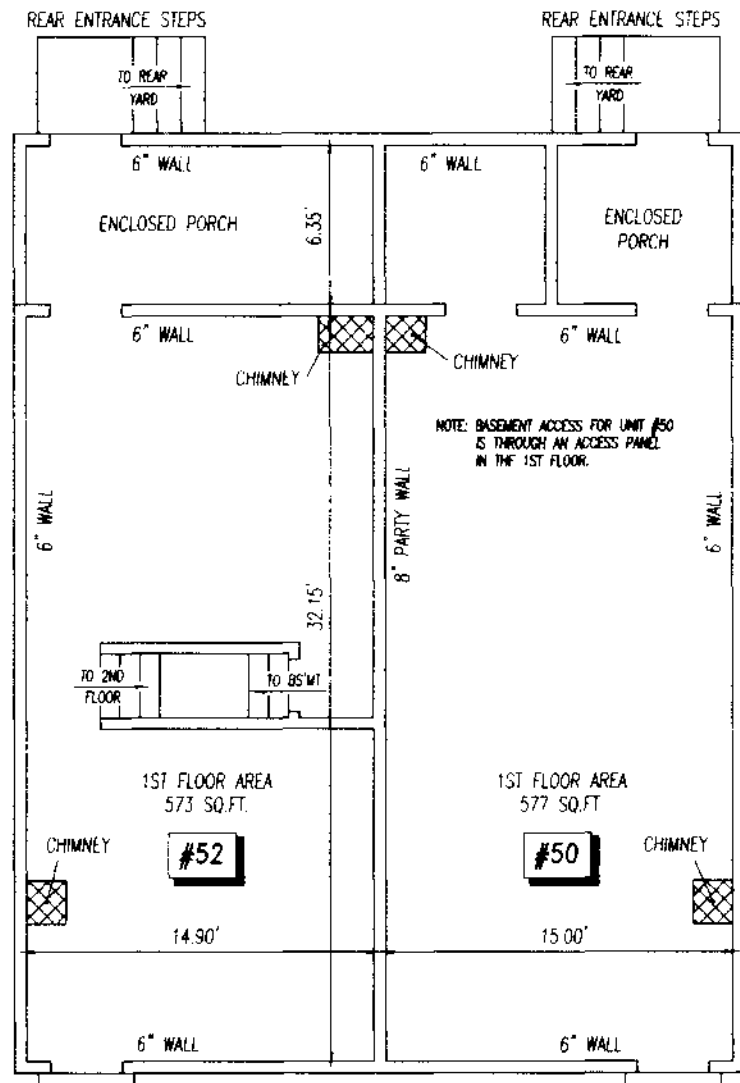
ATTIC FLOOR PLAN



FRONT ELEVATION

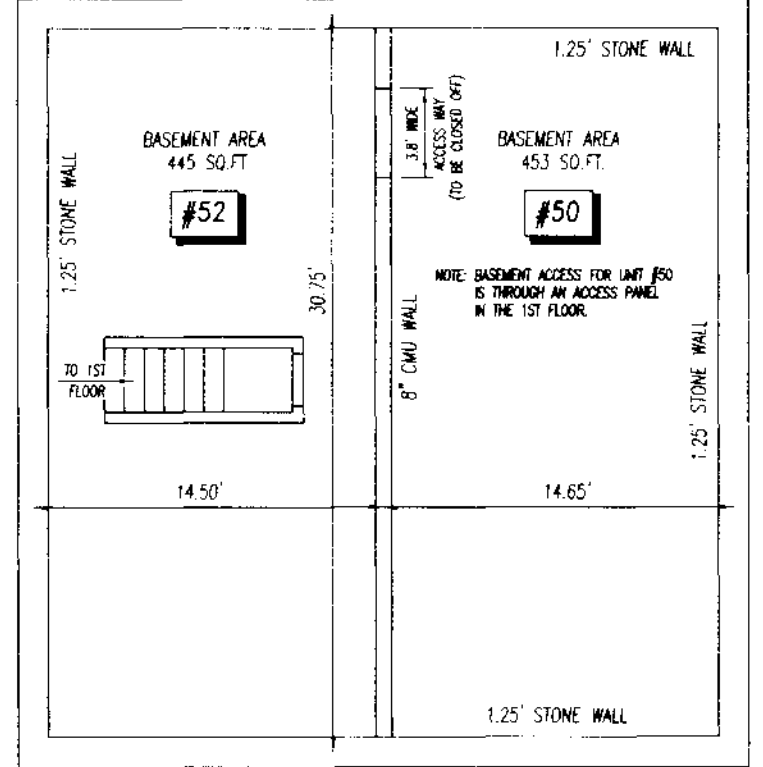


RIGHT SIDE ELEVATION



FIRST FLOOR PLAN

FRONT

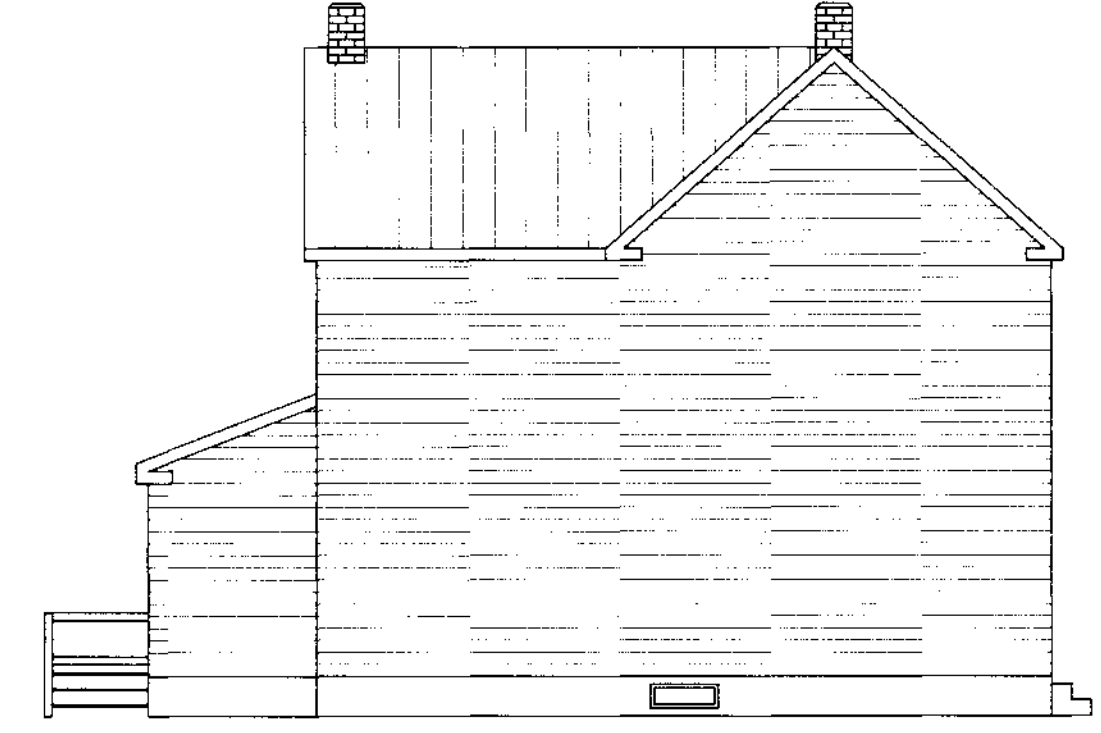


BASEMENT PLAN



REAR ELEVATION

NOTE: THE OUTER HALF OF ALL OUTSIDE WALLS AND THE ROOF STRUCTURE ARE GENERAL COMMON ELEMENTS.



LEFT SIDE ELEVATION

NOTE: ALL INTERIOR DIMENSIONS ARE MEASURED TO THE CENTERLINE OF CONSTRUCTED WALLS.

UNITS #50 and #52 CONDOMINIUM PLAT for the JOHN STREET CONDOMINIUMS

on Lot 1A of the Amended Plat of 'Subdivision of the ARKIN PROPERTY'
(PREVIOUSLY RECORDED IN PLAT BOOK 48 PAGE 273)

#46, #48, #50, #52, #54, #56, & #56-1/2 JOHN ST. IN WESTMINSTER
 7-TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND
 January 18, 2005 Scale: 1/8"=1'-0"

OWNER / DEVELOPER
 JOHN STREET FAMILY LIMITED PARTNERSHIP
 c/o ROBYN PROPERTIES
 5621 OLD FREDERICK ROAD
 BALTIMORE, MARYLAND 21228

SHEET 3 OF 5

SURVEYOR'S CERTIFICATION

I hereby certify that this plat depicting a Condominium Subdivision was prepared in accordance with the Real Property Article, Title 11, Subsection 11-105 of the Annotated Code of Maryland as Amended, and that the locations and dimensions of all existing improvements have been carefully established by an actual field survey using accepted methods. I further certify that the plat together with the accurate wording of the Declaration is a correct representation of the condominium described, and that the identification and location of each unit and common elements, as constructed, can be determined from them.

Cynthia B. Bowden 5/7/05
 Cynthia B. Bowden Reg. No. 10786 Date

CERTIFICATE

The Owner(s), to the best of his (their) knowledge, and the Surveyor do hereby certify that the land shown hereon has been laid out and the plat prepared in compliance with Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1974), as amended, pertaining to the preparation of Record Plats. Community water and sewerage facilities will be available to all units offered for sale.

Thomas M. P. 1-30-05
 Owner's Signature Date

Cynthia B. Bowden 5/7/05
 Cynthia B. Bowden Reg. No. 10786 Date

PLAT BOOK 49 PAGE 30
 DATE 5/19/05
 CARROLL COUNTY HEALTH DEPARTMENT
Charles L. Zelinski 5/19/05
 By Date
 Community water and sewerage systems are in conformance with the Carroll County Master Plan for water and sewer.

LEGEND

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT FOR SHARED USE BY ADJOINING UNITS OR FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT

LEON A. PODOLAK and ASSOCIATES, L.L.C.

SURVEYING and CIVIL ENGINEERING
 63 East Main St. (P.O. Box 266) Westminster, Maryland 21157
 (410) 848-2229 - (410) 876-1226

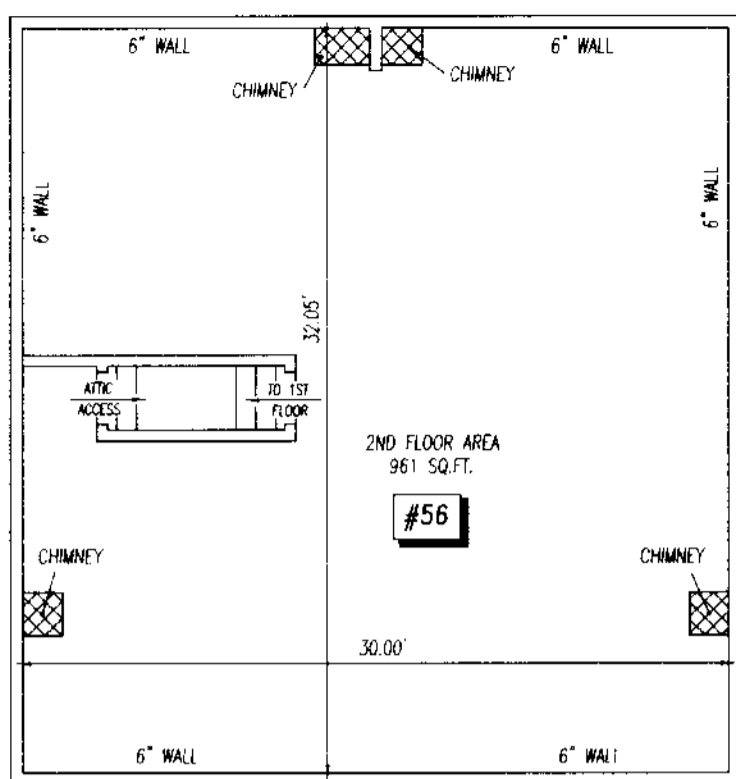
Cynthia B. Bowden
 Cynthia B. Bowden Reg. No. 10786

Date	Revision

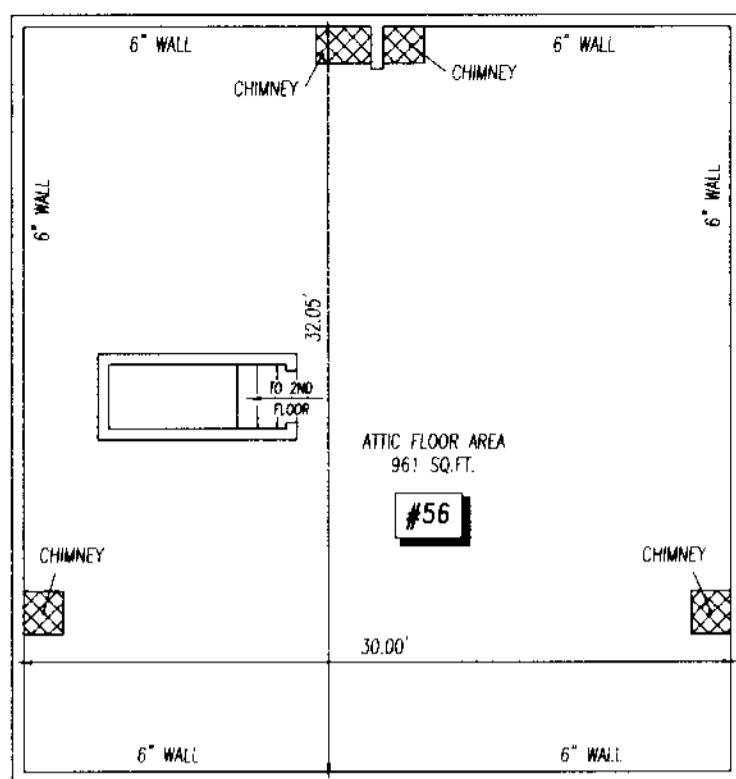
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MSA SSA 1240-6061-3
P100012

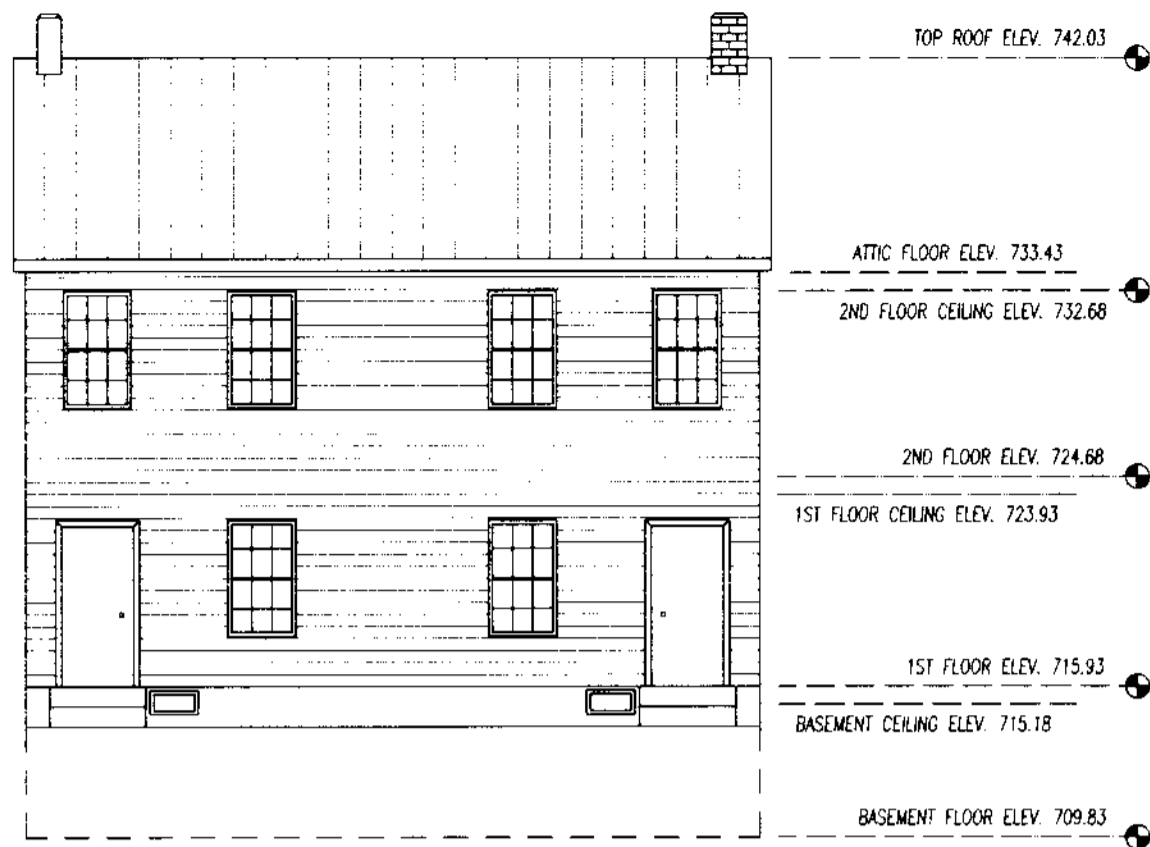
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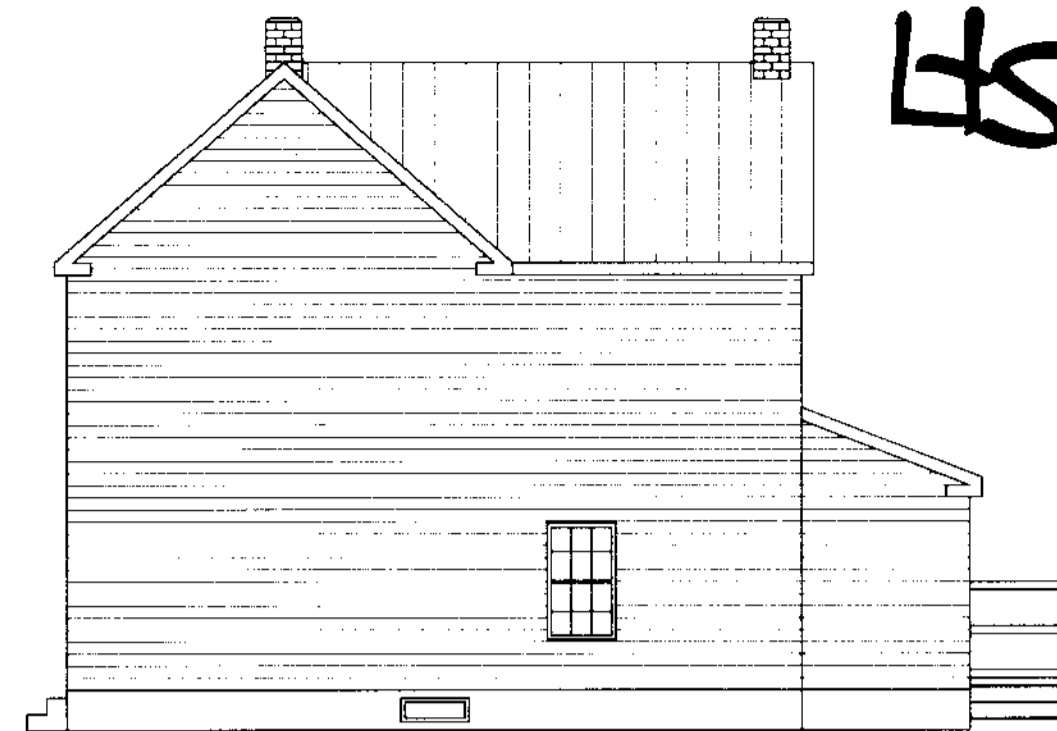
SECOND FLOOR PLAN



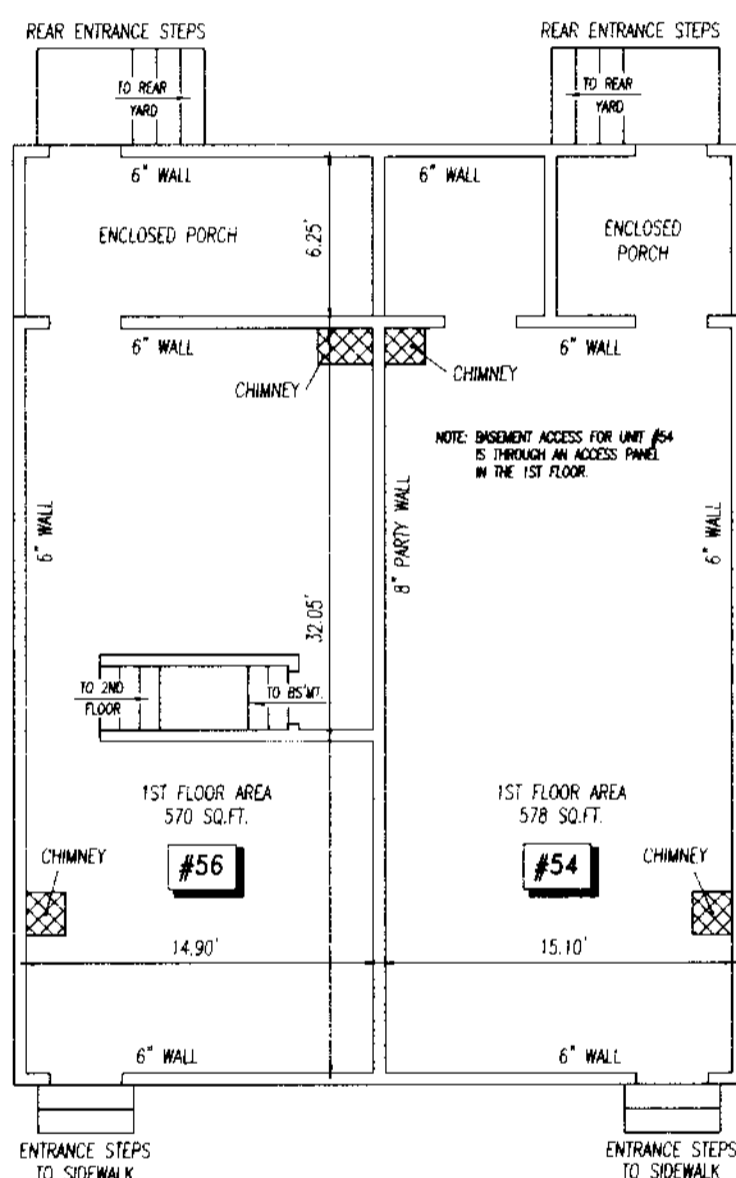
ATTIC FLOOR PLAN



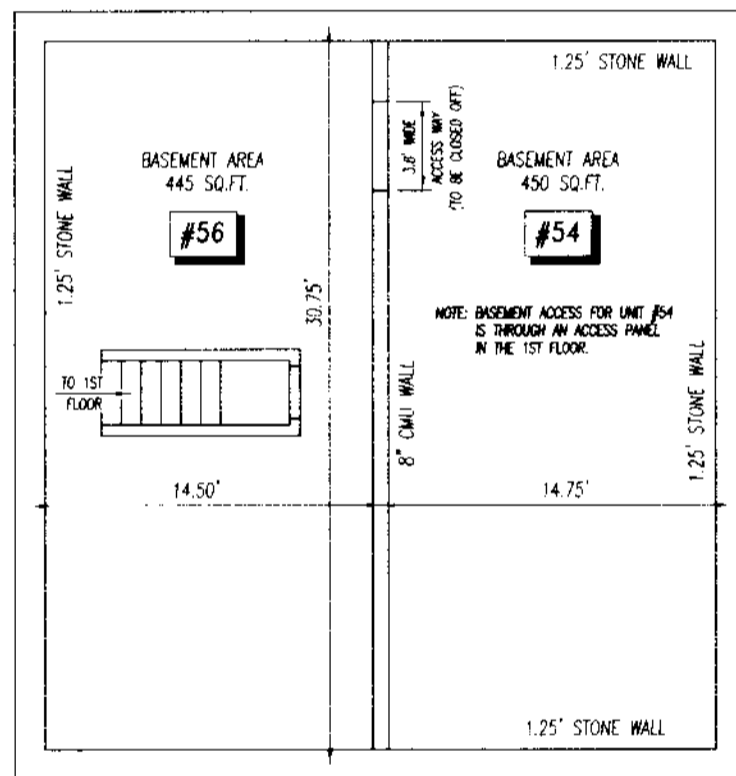
FRONT ELEVATION



RIGHT SIDE ELEVATION



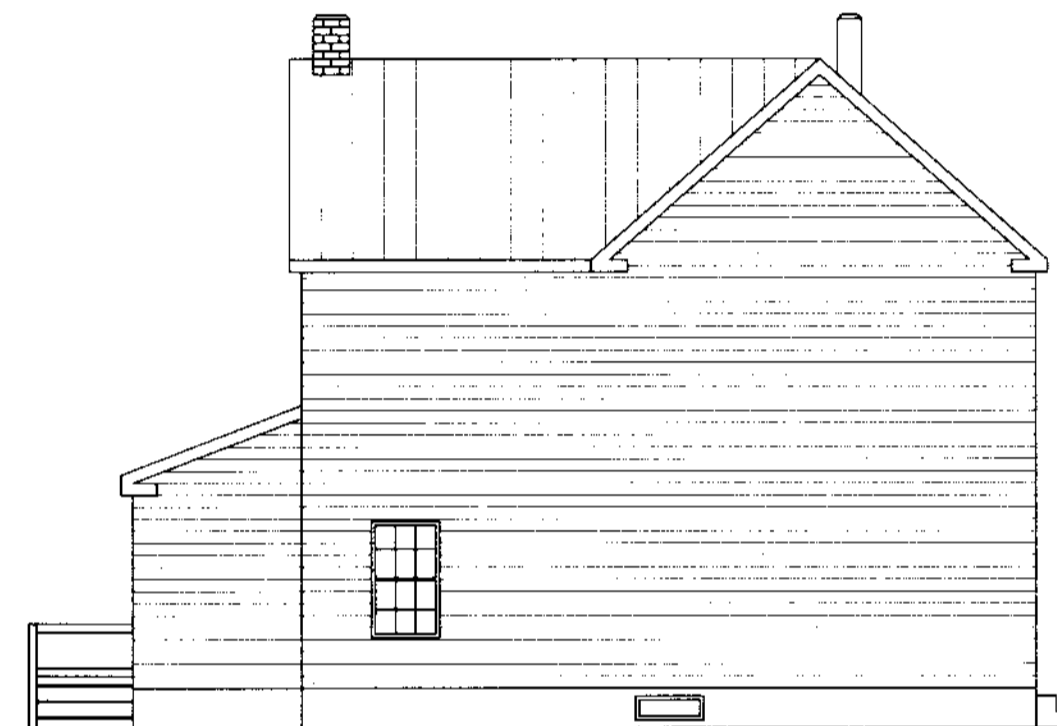
FIRST FLOOR PLAN



BASEMENT PLAN



REAR ELEVATION



LEFT SIDE ELEVATION

NOTE: THE OUTER HALF OF ALL OUTSIDE WALLS AND THE ROOF STRUCTURE ARE GENERAL COMMON ELEMENTS.

UNITS #54 and #56 CONDOMINIUM PLAT for the JOHN STREET CONDOMINIUMS

on Lot 1A of the Amended Plat of 'Subdivision of the ARKIN PROPERTY'
(PREVIOUSLY RECORDED IN PLAT BOOK 48 PAGE 273)

#46, #48, #50, #52, #54, #56, & #56-1/2 JOHN ST. IN WESTMINSTER
7-TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND

January 18, 2005

Scale: 1/8"=1'-0"

OWNER / DEVELOPER

JOHN STREET FAMILY LIMITED PARTNERSHIP
c/o ROBYN PROPERTIES
5621 OLD FREDERICK ROAD
BALTIMORE, MARYLAND 21228

SHEET 4 OF 5

LEON A. PODOLAK and ASSOCIATES, L.L.C.

SURVEYING and CIVIL ENGINEERING
63 East Main St. (P.O. Box 266) Westminster, Maryland 21157
(410) 848-2229 - (410) 876-1226

Cynthia B. Bowden
Cynthia B. Bowden
Reg. No. 10786

Date Revision

Drawing No. 3618

MSA S50 1240-6061-4
P108013

NOTE: ALL INTERIOR DIMENSIONS ARE MEASURED TO THE CENTERLINE OF CONSTRUCTED WALLS.

SURVEYOR'S CERTIFICATION

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Cynthia B. Bowden 5/7/05
Cynthia B. Bowden
Reg. No. 10786 Date

CERTIFICATE

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4-30-05
Owner's Signature Date

Cynthia B. Bowden 5/7/05
Cynthia B. Bowden
Reg. No. 10786 Date

PLAT BOOK 49 PAGE 31
DATE 5/19/05

CARROLL COUNTY HEALTH DEPARTMENT

Charles Y. Zelenka 5/19/05
By Date

Community water and sewerage systems are in conformance with the Carroll County Master Plan for water and sewer.

LEGEND

GENERAL COMMON ELEMENT

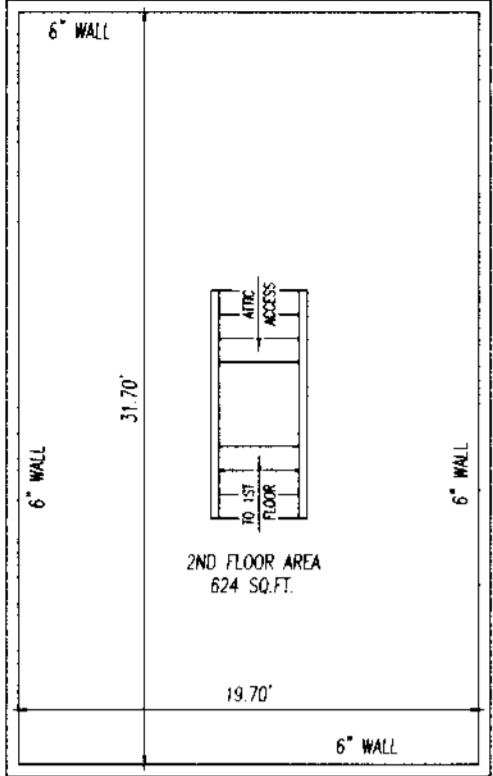
LIMITED COMMON ELEMENT FOR SHARED USE BY ADJOINING UNITS OR FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT



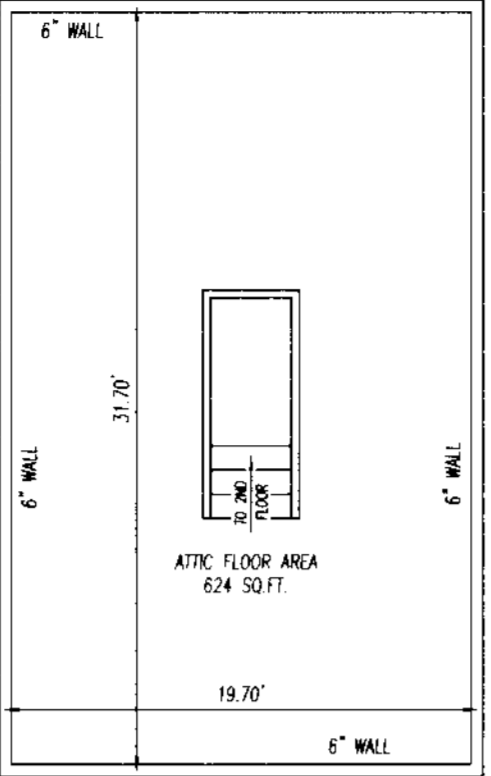
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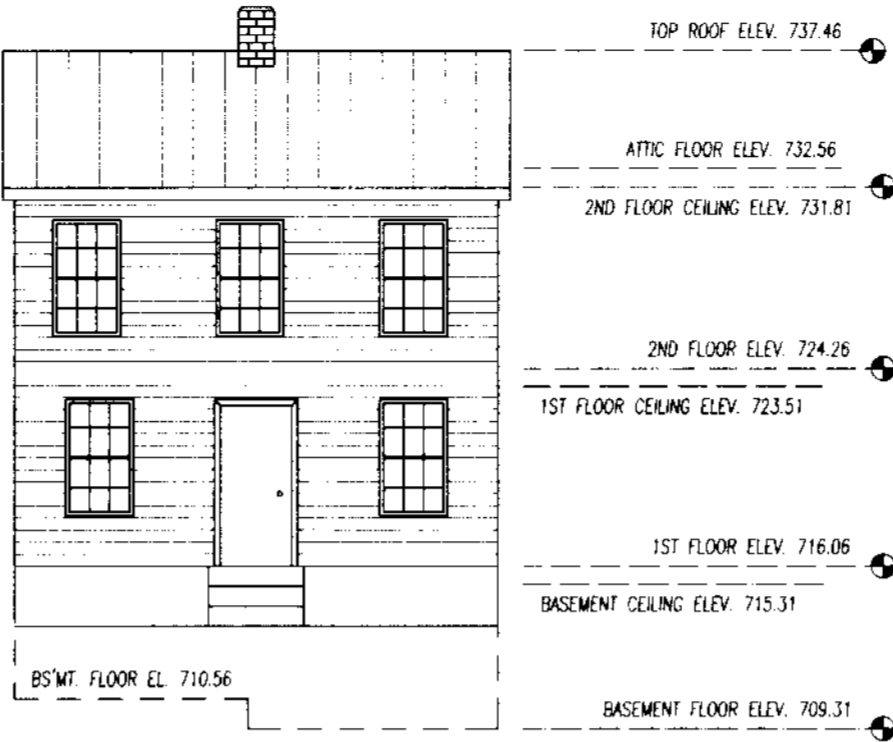
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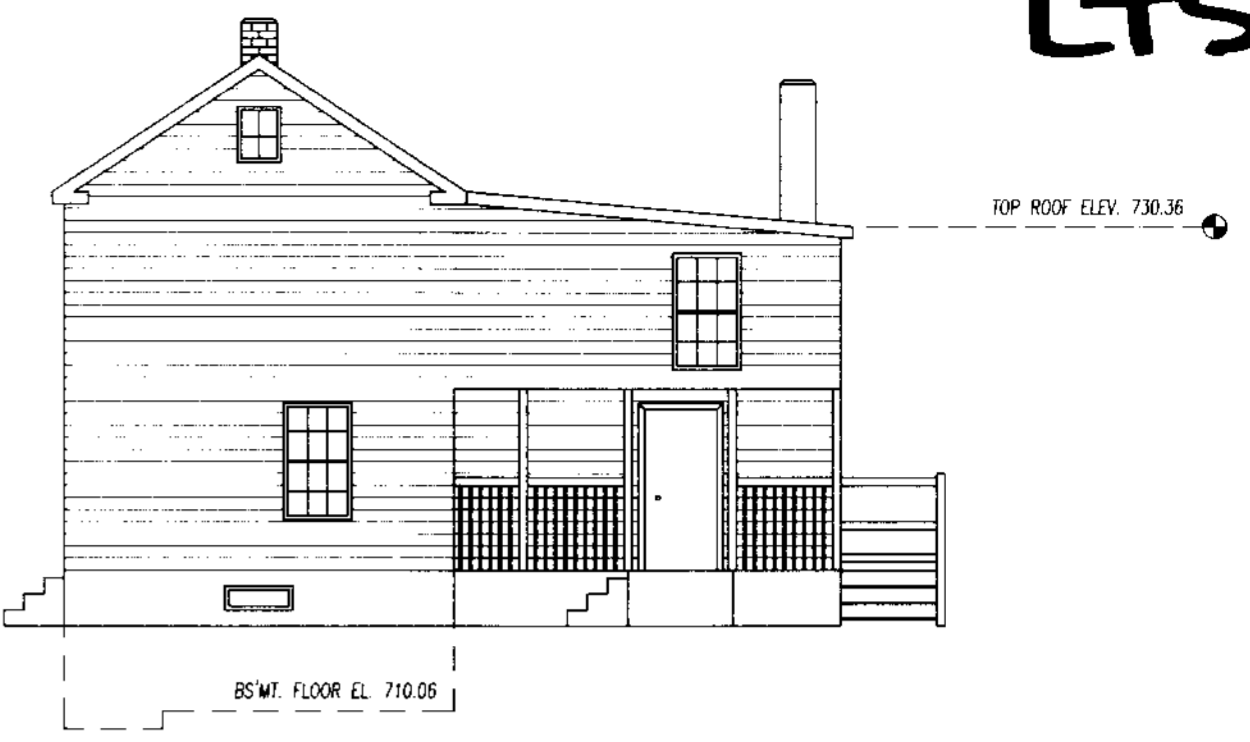
SECOND FLOOR PLAN



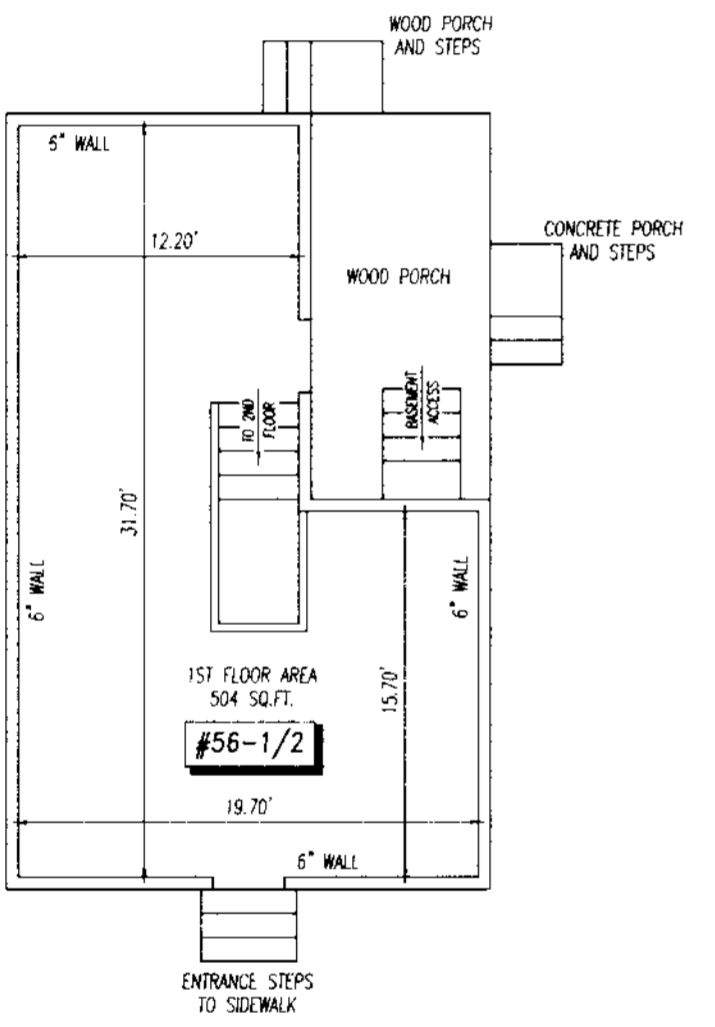
ATTIC FLOOR PLAN



FRONT ELEVATION

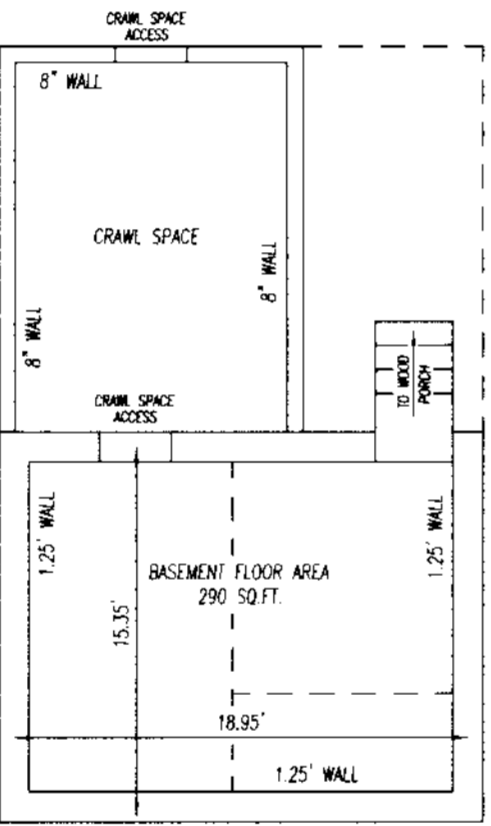


RIGHT SIDE ELEVATION

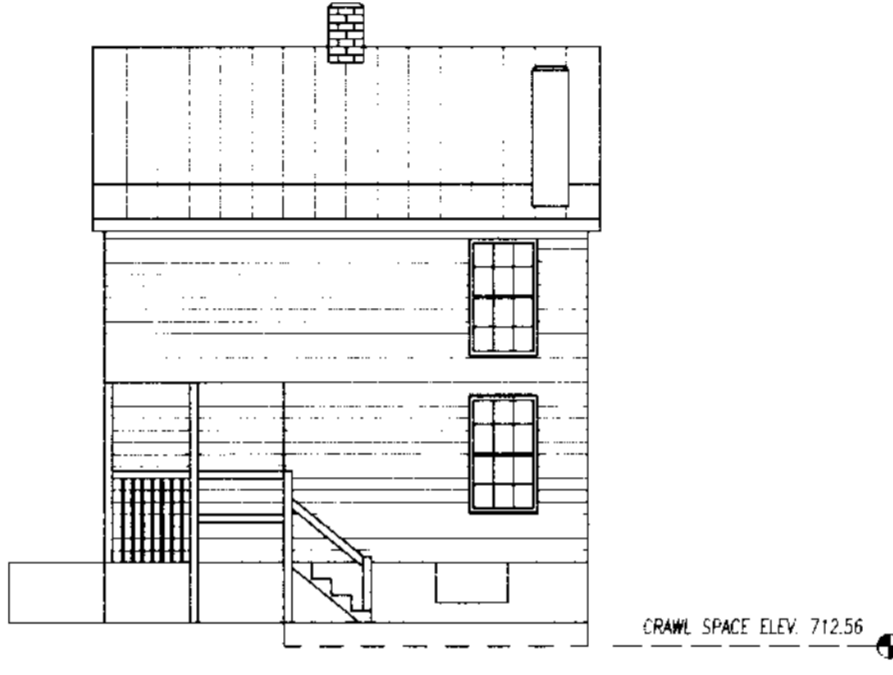


FIRST FLOOR PLAN

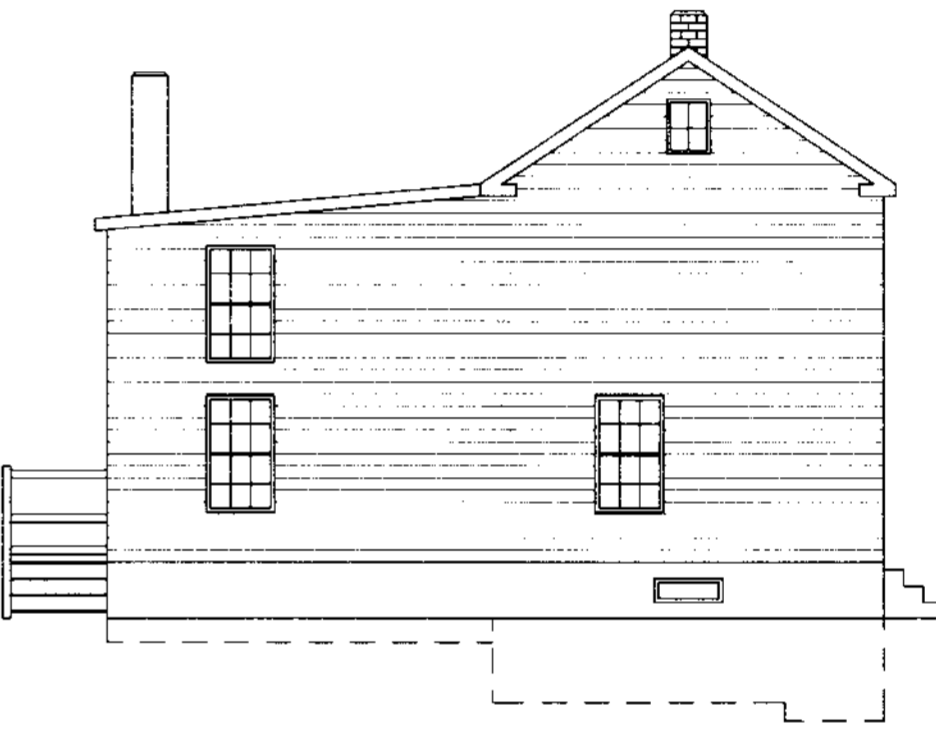
FRONT



BASEMENT PLAN



REAR ELEVATION



LEFT SIDE ELEVATION

NOTE: THE OUTER HALF OF ALL OUTSIDE WALLS AND THE ROOF STRUCTURE ARE GENERAL COMMON ELEMENTS.

NOTE: ALL INTERIOR DIMENSIONS ARE MEASURED TO THE CENTERLINE OF CONSTRUCTED WALLS.

UNIT #56-1/2 CONDOMINIUM PLAT for the JOHN STREET CONDOMINIUMS

on Lot 1A of the Amended Plat of 'Subdivision of the ARKIN PROPERTY'
(PREVIOUSLY RECORDED IN PLAT BOOK 48 PAGE 273)

#46, #48, #50, #52, #54, #56, & #56-1/2 JOHN ST. IN WESTMINSTER
7-TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND

January 18, 2005

Scale: 1/8"=1'-0"

OWNER / DEVELOPER
JOHN STREET FAMILY LIMITED PARTNERSHIP
c/o ROBYN PROPERTIES
5621 OLD FREDERICK ROAD
BALTIMORE, MARYLAND 21228

SHEET 5 OF 5

SURVEYOR'S CERTIFICATION

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Cynthia B. Bowden 5/7/05
Cynthia B. Bowden Reg. No. 10786 Date

CERTIFICATE

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Mark M. P. 4-30-05
Owner's Signature Date

Cynthia B. Bowden 5/7/05
Cynthia B. Bowden Reg. No. 10786 Date

PLAT BOOK **49** PAGE **32**
DATE **5/19/05**

CARROLL COUNTY HEALTH DEPARTMENT
By *Charles T. Zekahi* 5/9/05
Community water and sewerage systems are in conformance with the Carroll County Master Plan for water and sewer.

LEGEND
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT FOR SHARED USE BY ADJOINING UNITS OR FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT

LEON A. PODOLAK and ASSOCIATES, L.L.C.



SURVEYING and CIVIL ENGINEERING
63 East Main St. (P.O. Box 266) Westminster, Maryland 21157
(410) 848-2229 - (410) 876-1226

Cynthia B. Bowden
Cynthia B. Bowden Reg. No. 10786

Date	Revision

Drawing No. 3618

MSB SSA 1240-6061-5

P108014

10/6/05

Carroll County Circuit Court (Subdivision Plats, CR) Plat Book LWS 49, pp. 28-32, MSA_S1240_6061. Date available 2005/05/19. Printed 08/05/2024. C:\CLIENTS\CADDRAWINGS\RECPLAT\JOHNST_15.DWG 4-25-2005