

2013 JUL -3 AM 8:43

DOC. NO. 426347

LIBER 2208 FOLIO 079

THE TOWNHOMES AT ELLENDALE CONDOMINIUM, INC. QUEEN ANNE'S COUNTY

CONFIRMATORY CONDOMINIUM DECLARATION

THIS CONFIRMATORY DECLARATION is made the 1st day of ^{July} ~~June~~, 2013, by Reliable Development Company, LLC, a Maryland limited liability company, having an Address of 1 Churchview Road, Millersville, Maryland 21108 ("**Declarant**").

EXPLANATORY STATEMENT

Declarant holds the fee simple title to the Land hereinafter described and has subjected said Land, together with the Buildings and improvements erected or to be erected thereon, and all rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, including the hereinafter described rights-of-ways, to a residential condominium regime to be comprised of up to 174 Units, as provided for in the Maryland Condominium Act, and hereby to establish for the property, a residential condominium regime to be known as "THE TOWNHOMES AT ELLENDALE."

That Declarant did declare and execute a Condominium Declaration dated March 28, 2008, recorded among the Land Records of Queen Anne's County in Liber SM No. 1775, folio 216.

Attached to the Declaration as Exhibit A were meets and bounds description of parcels "A", "B" and "C" which were to constitute Phase I. Inadvertently, the description of Multi-Family Parcel A was not attached.

The Declarant desires to confirm that the Amended Declaration include the meets and bounds description Multi-Family Parcel A attached hereto.

That the original Condominium Declaration dated March 28, 2008 also referred to a Condominium Plat in paragraph 1.15 which depicted the 54 original units in Phase 1 as well as the lands designated for possible future expansion of the condominium in accordance with Article 8 of the Declaration. The Declaration states that the plat was recorded, however, it was neither attached to original Declaration nor recorded among the plat records of Queen Anne's County. The Declarant does hereby attach, as Exhibit "B", a Plat prepared by Lane Engineering, LLC entitled "Overall Site" to correct said deficiency and satisfy the definition of Condominium Plat as set forth in Declaration Section 1.15.

NOW THEREFORE, this submitted Condominium Declaration witness that the Declarant for itself, its successors and assigns does hereby confirm and supplement the original Declaration dated March 28, 2008, recorded among the Land Records of Queen Anne's County in Liber SM No. 1775, folio 216 as follows:

1. The matters set forth in the foregoing Explanatory Statement are hereby expressly incorporated and made a part of this declaration.

IMP FD SURE \$	40.00
RECORDING FEE	20.00
TOTAL	60.00
Reg# 0A01	Rcpt # 92260
SM RCB	Blk # 241
Jul 03, 2013	08:48 am

2. That the attached meets and bounds description of Multi-Family Parcel A shall supplement and become a part of the original Exhibit A of the Ellendale Condominium Declaration.

3. That the attached Exhibit B being a plat by Lane Engineering, LLC entitled "Overall Site" shall be the "Condominium Plat" as defined by paragraph 1.15 of the Declaration.

WITNESS the hand of the Declarant on the day and year first above written.

WITNESS:

RELIABLE DEVELOPMENT COMPANY, LLC

By:

Joseph G. Baldwin, Managing Member

STATE OF MARYLAND)

COUNTY OF Queen Anne's) ss

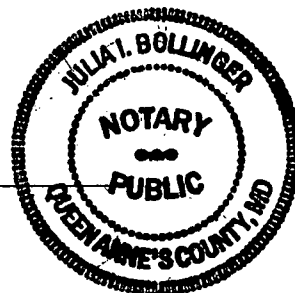
I CERTIFY that on this 1st day of July, 2013, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared Joseph G. Baldwin, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he is Managing Member of Reliable Development Company, LLC, a Maryland limited liability company, and has been duly authorized to sign, and has signed, such document on its behalf for the purposes therein set forth; and that the same is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, the date first written above.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 6/18/16

NOTARY PUBLIC



LIBER 2208 FOLIO 081
Lane Engineering, LLC
Established 1986

Civil Engineers • Land Planning • Land Surveyors

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Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
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Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

**DESCRIPTION OF
ELLENDALE
MULTIFAMILY PARCEL A
IN THE FOURTH ELECTION DISTRICT
QUEEN ANNE'S COUNTY, MARYLAND**

June 14, 2013

All the piece, parcel or tract of land situate, lying and being in the Fourth Election District, Queen Anne's County, Maryland, and being more particularly described as follows;

Beginning for the same at a point, said point being on the easterly side of the public road known as Kent Manor Drive as delineated on a plat of subdivision entitled "Final Plat of Ellendale" recorded among the Land Records of Queen Anne's County, Maryland in Plat Book S.M. 38, Folio 46, said point of beginning also being on the southerly side of the public road known as John Patrick Drive as shown on said plat, and from said point of beginning and by and with said southerly side of John Patrick Drive, in the meridian of Maryland State Plane NAD 83 as established on said plat, the following three courses and distances

- (1) North 82 degrees 03 minutes 20 seconds East, 324.13 feet to a point: thence
- (2) by and with the arc of a curve deflecting to the right, which has a radius of 25.00 feet, for a length of 16.95 feet, the tangent of which is 8.82 feet, the chord of which bears South 78 degrees 31 minutes 14 seconds East, 16.63 feet, to a point; thence
- (3) South 59 degrees 05 minutes 48 seconds East, 34.90 feet to a point and the northwest corner of Lot 1 as delineated on said plat: thence by and with the westerly side of Lot 1 and the southwesterly side of Lots 1 through 4 the following three courses and distances
- (4) South 30 degrees 54 minutes 12 seconds West, 56.27 feet to a point: thence
- (5) South 00 degrees 06 minutes 15 seconds West, 85.83 feet to a point: thence
- (6) South 59 degrees 05 minutes 48 seconds East, 215.38 feet to a point and the lands of Breeding Enterprises, LLC (Liber 1958, Folio 426) as delineated on an Administrative

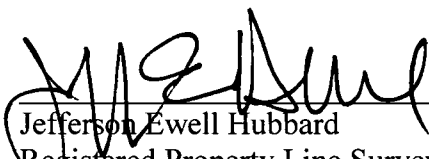
EXHIBIT

A

Subdivision entitled “Administrative Subdivision on the lands of Reliable Development Company, LLC and Charles T. Breeding & Janet B. Breeding” recorded among the aforesaid Land Records in Plat Book S.M. 40, Folio 37: thence by and with the said Breeding Enterprises, LLC lands the following four courses and distances as shown on said plat.

- (7) South 86 degrees 29 minutes 50 seconds West, 364.43 feet to a point: thence
- (8) North 60 degrees 27 minutes 29 seconds West, 56.80 feet to a point: thence
- (9) North 34 degrees 18 minutes 35 seconds West, 105.02 feet to a point: thence
- (10) South 82 degrees 03 minutes 20 seconds West, 32.38 feet to a point and the aforesaid easterly side of Kent Manor Drive: thence by and with said westerly side of Kent Manor Drive
- (11) North 07 degrees 56 minutes 40 seconds West, 134.45 feet to the Place of Beginning, containing 2.060 Acres of Land, more or less, and

The above parcel is intended to be all of the same land designated as “Multifamily Parcel A as delineated on a plat entitled “Administrative Subdivision on the lands of Reliable Development Company, LLC and Charles T. Breeding & Janet B. Breeding” as prepared by Lane Engineering, LLC, dated October 23, 2012 and recorded among the Land Records of Queen Anne’s County, Maryland in Plat Book S.M. 40, Folio 37. I hereby certify that this Legal Description was prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12 & 09.13.06.08 of the Maryland Minimum Standards of Practice for Surveyors and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2013.


 Jefferson Ewell Hubbard
 Registered Property Line Surveyor
 Maryland Registration Number 363



LIBER 2208 FOLIO 083

PLATS FROM
LAND ENGINEERING
SHEETS 1-8
TO BE
ATTACHED

NOTES:

1. PHASE LINES & ROAD RIGHT-OF-WAYS AS SHOWN ARE APPROXIMATE AND FOLLOW PROPERTY LINES AS SHOWN ON RECORDED PLATS FOR THE ELLENDALE SUBDIVISION.

2. TOWNHOUSE/CONDOMINIUM FOOTPRINTS AS SHOWN ARE APPROXIMATE ONLY.

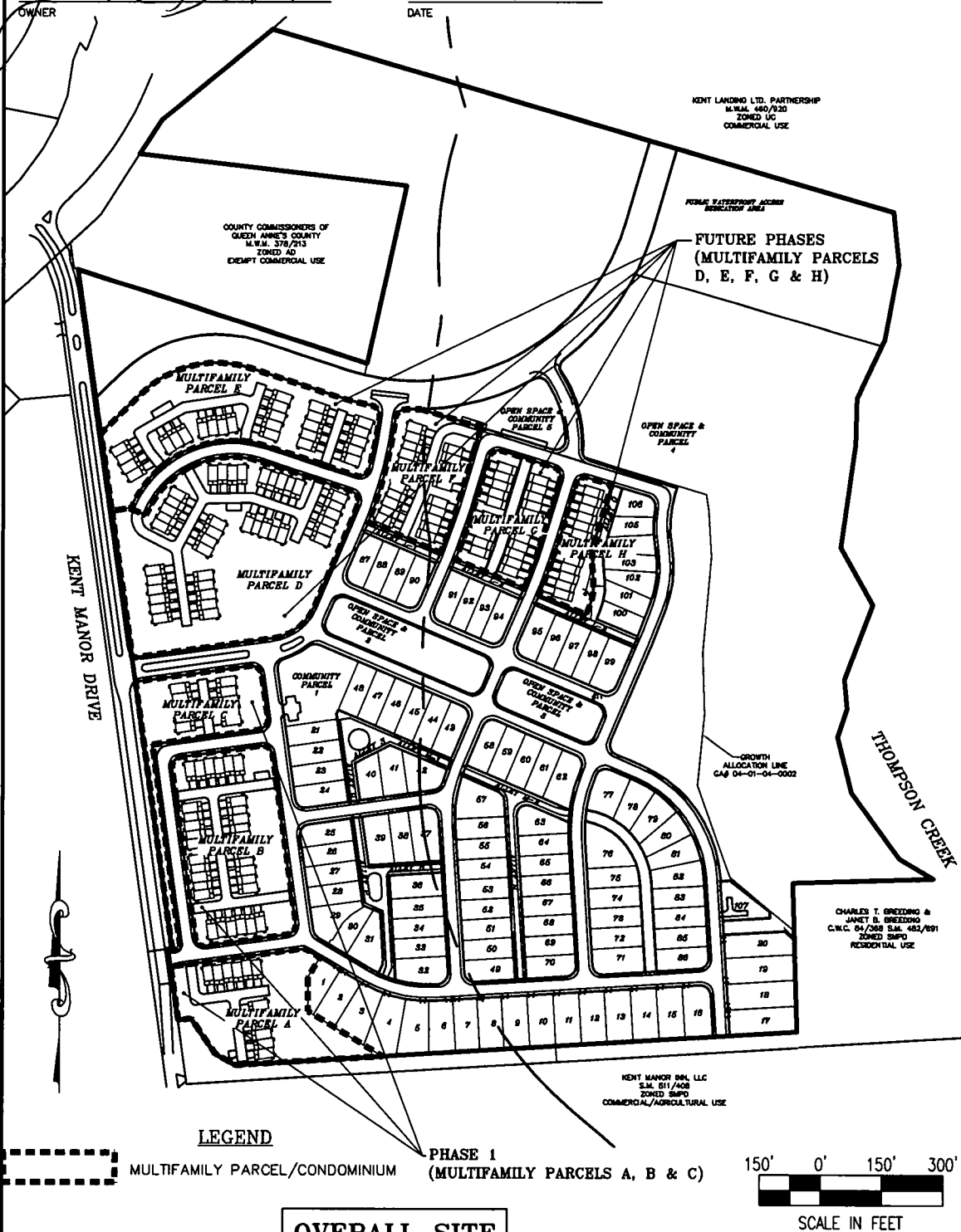
THE UNDERSIGNED OWNER OF THE PROPERTY DOES HEREBY CERTIFY PURSUANT TO THE ANNOTATED CODE OF MARYLAND REAL PROPERTY SECTION §3-108. 1(F) (2), THAT THIS PLAT (SHEETS 1+4) DOES NOT REQUIRE SUBDIVISION APPROVAL.

OWNER

DATE

PHASE CALCULATIONS

	ACRES±	UNITS
PHASE 1	= 6.106	54
FUTURE PHASES	= 11.389	120
TOTAL	= 17.495	174



OVERALL SITE

ELLENDALE RESIDENTIAL CONDOMINIUM PLAT PHASE 1 AND FUTURE POSSIBLE PHASES "ELLENDALE"

IN THE 4th ELECTION DISTRICT - QUEEN ANNE'S COUNTY, MD
TAX MAP 56 GRID 11 TAX PARCEL 20

Lane Engineering, LLC

Established 1988
Civil Engineers • Land Planning • Land Surveyors



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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

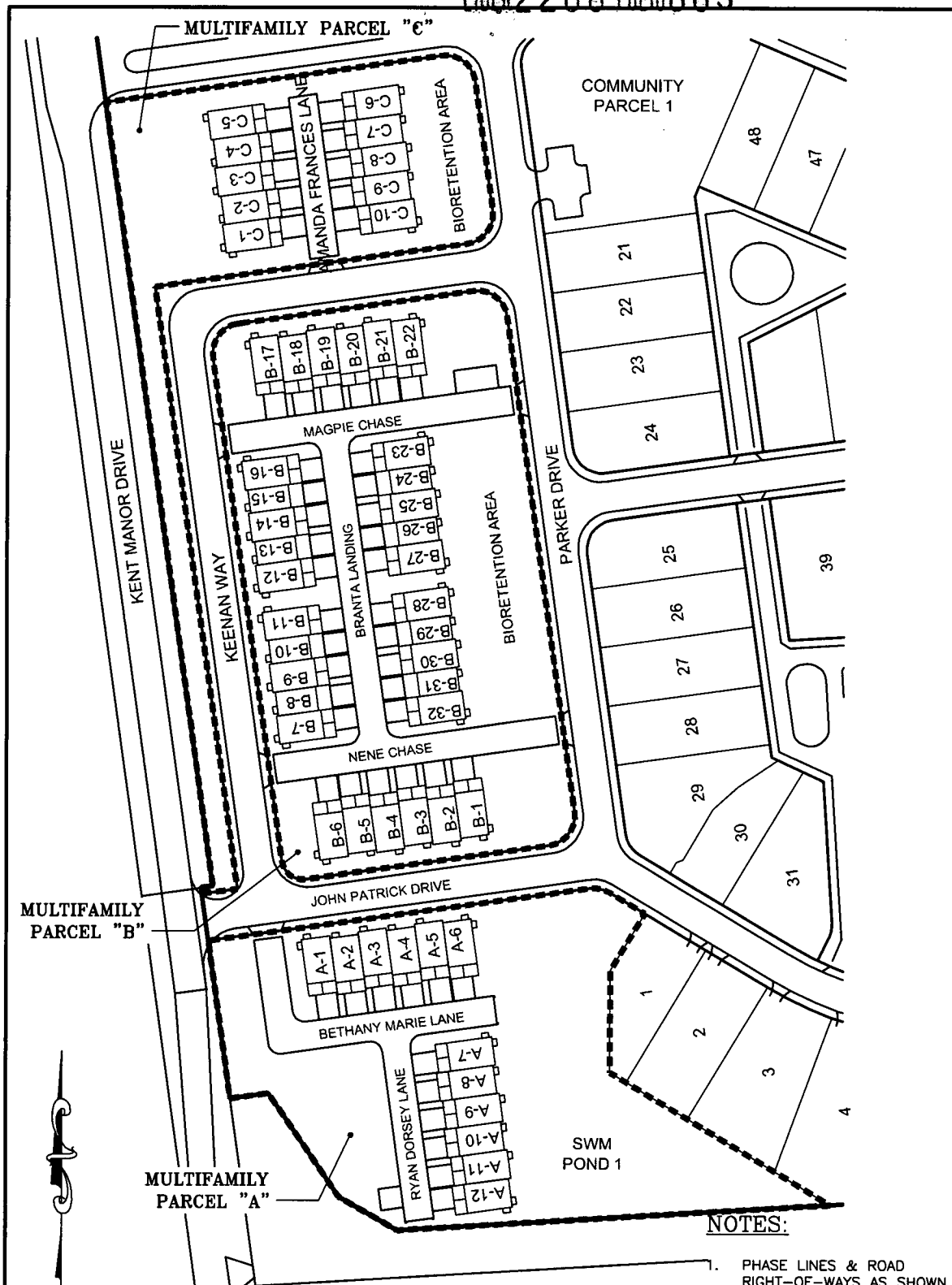
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SHEET No.
1 OF 4
DATE: 06/26/2013
SCALE: AS NOTED
JOB No. 130275
FILE No. A708

Date: 06/27/2013 - 1:30pm User: Joarroll Project Manager: BFG Drawing Path: C:\pwp\luc\publish_5612\130275-MFCondo2.dwg
XREF File(s): contours\ULD-ADMIN-29-30-31-BASE-070881\VRW-BASE-070732\ULD-PLTS\CFM-BASE-040347\CPV-BASE-040347\ABS-BASE-LEGL-130275

EXHIBIT

B



LEGEND

MULTIFAMILY PARCEL/CONDOMINIUM

PHASE 1
MULTIFAMILY PARCELS A, B & C

ELLENDALE RESIDENTIAL CONDOMINIUM PLAT
PHASE 1 AND FUTURE POSSIBLE PHASES
"ELLENDALE"

IN THE 4th ELECTION DISTRICT - QUEEN ANNE'S COUNTY, MD
TAX MAP 56 GRID 11 TAX PARCEL 20

NOTES:

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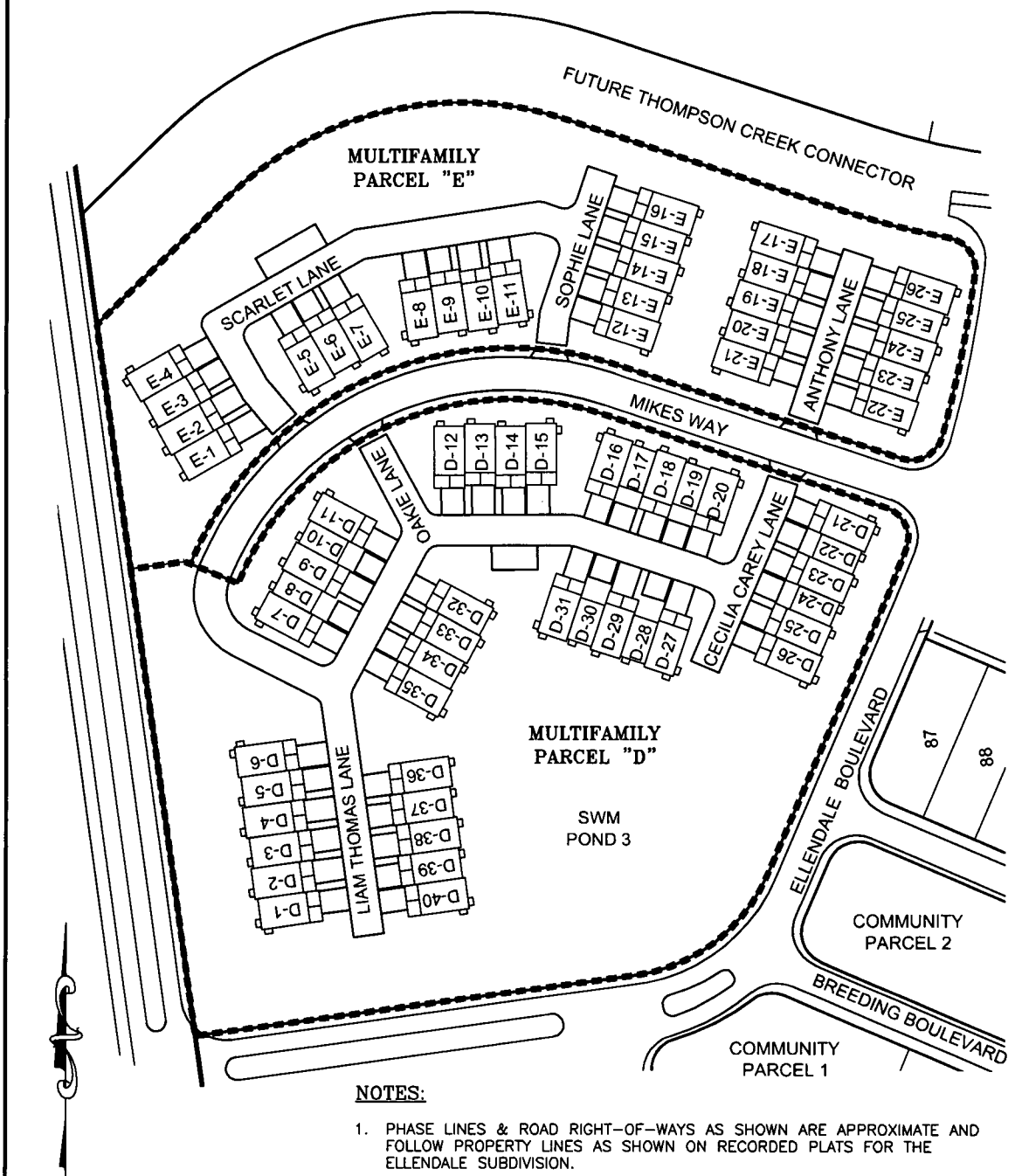
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2 OF 4

DATE: 06/26/2013
SCALE: AS NOTED
JOB No. 130275
FILE No. A708

SHEET No.

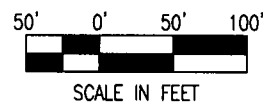
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LEGEND

MULTIFAMILY PARCEL/CONDOMINIUM



**P/O FUTURE PHASES
MULTIFAMILY PARCELS D & E**

**ELLENDALE RESIDENTIAL CONDOMINIUM PLAT
PHASE 1 AND FUTURE POSSIBLE PHASES
"ELLENDALE"**

IN THE 4th ELECTION DISTRICT - QUEEN ANNE'S COUNTY, MD
TAX MAP 56 GRID 11 TAX PARCEL 20

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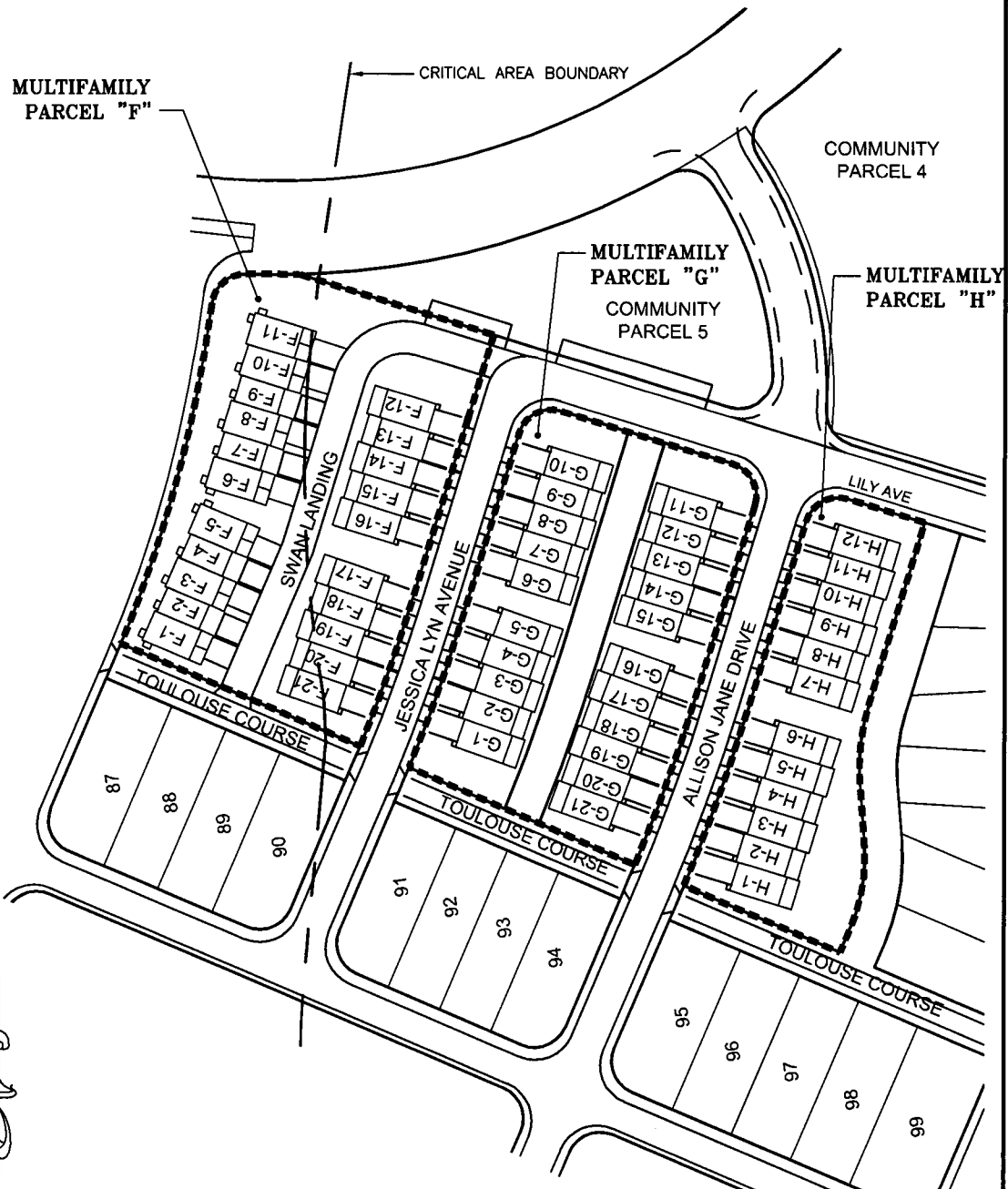


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NOTES:

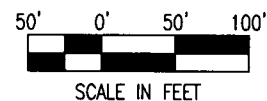
LIBER 2208 FOLIO 087

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LEGEND

MULTIFAMILY PARCEL/CONDOMINIUM



**P/O FUTURE PHASES
MULTIFAMILY PARCELS F, G & H**

**ELLENDALE RESIDENTIAL CONDOMINIUM PLAT
PHASE 1 AND FUTURE POSSIBLE PHASES
"ELLENDALE"**

IN THE 4th ELECTION DISTRICT - QUEEN ANNE'S COUNTY, MD
TAX MAP 56 GRID 11 TAX PARCEL 20

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