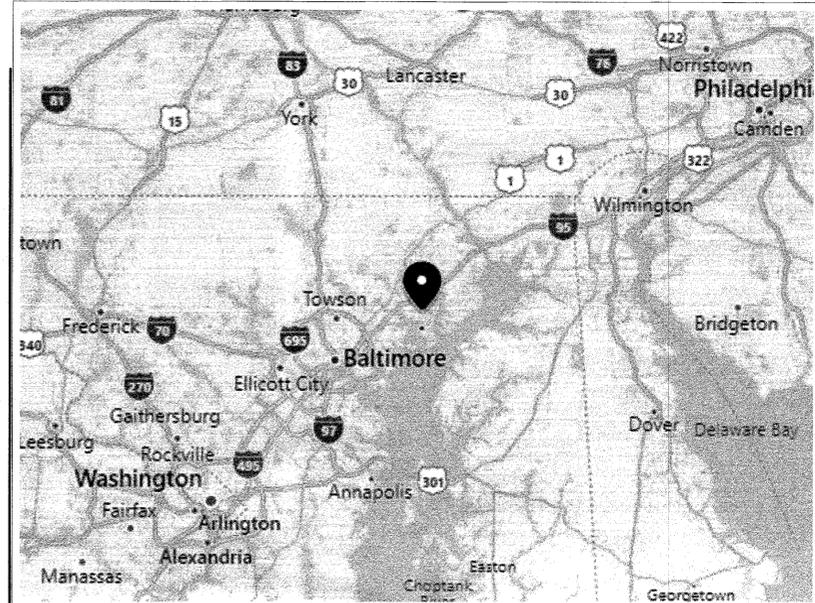


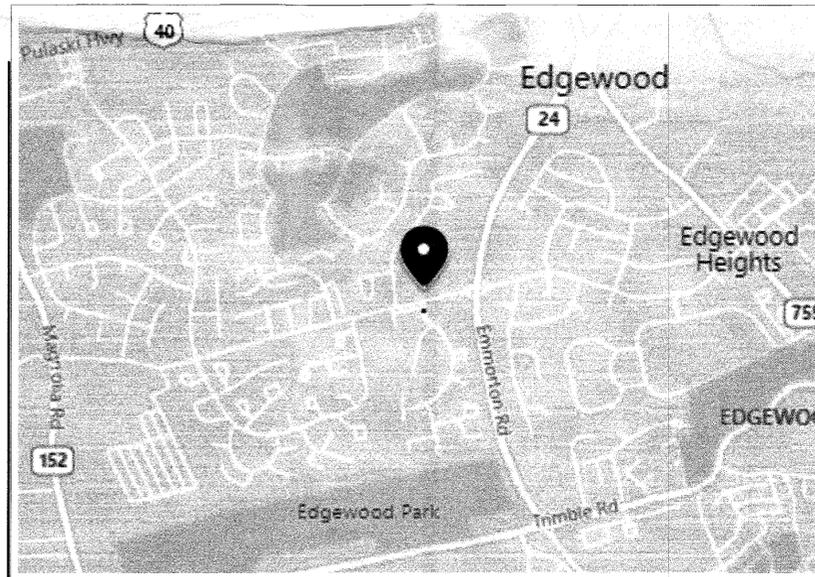
SITE NUMBER:
PTD066MD

SITE NAME:
WALTMAN



VICINITY MAP

SCALE: 1" = 30 MILES



LOCAL MAP

SCALE: 1" = 2000'

DIRECTIONS TO SITE (STARTING ALONG MD295 N ENTERING MARYLAND):

ALONG MD-295 ENTERING MARYLAND, 27.8 MI. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-895 NORTH. TOLL ROAD, 9.6 MI. TAKE RAMP LEFT AND FOLLOW SIGNS FOR EXPRESS ENTRANCE / I-95 EXPRESS TOLL. TOLL ROAD, 16.0 MI. AT EXIT 77A, TAKE RAMP RIGHT FOR MD-24 SOUTH TOWARD EDGEWOOD 2.7 MI. TURN RIGHT ONTO HANSON RD 0.1 MI. ARRIVE AT HANSON RD ON THE RIGHT.



PTD
PRIME TOWER DEVELOPMENT, LLC

PROJECT DESCRIPTION:

**PROPOSED 175' MONOPOLE W/ A 4' LIGHTNING ROD
IN A NEW FENCED COMPOUND**

DIG ALERT:

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING 811 OR (800) 257-7777

EMERGENCY:

CALL 911

PLAN TYPE: 3
PLAN NO: 181-2030
VERSION: 1
DATE: 5-20-20
DATE: 6-17-20

APPROVAL

PRIME TOWER DEVELOPMENT, LLC EQUIPMENT APPROVAL	SIGNATURE	PHONE NUMBER	DATE
PRIME TOWER DEVELOPMENT, LLC CONSTRUCTION COORDINATOR	SIGNATURE	PHONE NUMBER	DATE
PRIME TOWER DEVELOPMENT, LLC REAL ESTATE COORDINATOR	SIGNATURE	PHONE NUMBER	DATE
RF PRIME TOWER DEVELOPMENT, LLC APPROVAL	SIGNATURE	PHONE NUMBER	DATE

REVISION

SET NO.	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	COMMENTS	JG	7/26/19	5			
2				6			
3				7			
4				8			

ARCHITECTURAL AND ENGINEERING FIRM:

BC ARCHITECTS ENGINEERS, PLC
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868

TEL: (703) 671-6000 CONTACT: BRIAN QUINN
FAX: (703) 671-6300 PROJECT MANAGER

SURVEYOR:

MURPHY GEOMATICS
10505 LEAFWOOD PLACE
RALEIGH, NC 27613

TEL: (919) 280-8189 CONTACT: JAMES S. MURPHY

UTILITIES:

POWER COMPANY:
COMPANY NAME: BGE
CONTACT: CUSTOMER SERVICE
TEL: (800) 685-0123

TELEPHONE COMPANY:

COMPANY NAME: VERIZON
CONTACT: CUSTOMER SERVICE
TEL: (800) 228-0535

SITE NAME:

WALTMAN

SITE NUMBER:

PTD066MD

SITE ADDRESS:

1712 HANSON RD
EDGEWOOD, MD 21040

APPLICANT BUILDING INFO:

PRIME TOWER DEVELOPMENT, LLC ATTN: STEVE HANDMAKER
5755 NORTH POINT PARKWAY, MOBILE: (770) 335-1057
SUITE 37 ALPHARETTA, GA 30022

PROJECT DESCRIPTION:

AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY
CONSISTING OF A PROPOSED 175' MONOPOLE W/ A 4' LIGHTNING
ROD IN A NEW FENCED COMPOUND

ADA COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

PROJECT DATA:

COUNTY: HARFORD COUNTY
TAX ID: 01260588
ZONING: B2 (COMMUNITY BUSINESS DISTRICT)
ACREAGE: 0.918
DEED REFERENCE: DEED BOOK 13116, PAGE 00111
PROPOSED USE: TELECOMMUNICATIONS FACILITY

GEOGRAPHIC COORDINATES:

LATITUDE: N 39° 25' 30.99"
LONGITUDE: W 76° 18' 45.79"
GROUND ELEVATION: 113.8' AMSL

CODE COMPLIANCE

IBC 2015 (ADOPTED BY HARFORD COUNTY COUNCIL BILL 15-009 WITH
LOCAL AMENDMENTS; EFFECTIVE JULY 1, 2015)
NEC 2014 (ADOPTED BY HARFORD COUNTY COUNCIL BILL 14-005,
EFFECTIVE DATE JUNE 10, 2014, WITH LOCAL AMENDMENTS THERETO)

PARCEL OWNER:

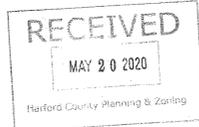
MIKAEL III LLC
5012 BEE FRANCES WAY
CLARKSVILLE MD 21029

SHEET NUMBER:

T-1

DESCRIPTION:

TITLE SHEET, VICINITY MAP AND
GENERAL INFORMATION
2 SHEETS SURVEY
A-0 SITE PLAN
A-0A VICINITY SITE PLAN



CONSULTING TEAM

PROJECT SUMMARY

SHEET INDEX



PRIME TOWER DEVELOPMENT, LLC
5755 NORTH POINT PARKWAY, SUITE 37
ALPHARETTA, GA 30022

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF PRIME TOWER DEVELOPMENT, LLC AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM PRIME TOWER DEVELOPMENT, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH PRIME TOWER DEVELOPMENT, LLC WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



**architects
engineers**

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	COMMENTS	JG	7/26/19
2			
3			
4			
5			
6			

SITE NUMBER:

PTD066MD

SITE NAME:

WALTMAN

SITE ADDRESS:

1712 HANSON RD
EDGEWOOD, MD 21040

STAMP HERE:



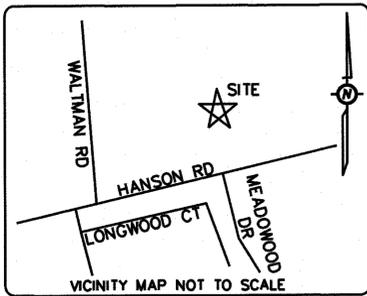
PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 26522. EXPIRATION DATE 11/17/2021

DRAWN BY:	JG
CHECKED BY:	NB
DATE DRAWN:	07-26-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:
**TITLE SHEET
VICINITY MAP
AND GENERAL
INFORMATION**

SHEET NUMBER:	REV. #
T-1	1

ISSUED FOR ZONING



PARENT PARCEL INFORMATION:
 OWNER: MIKAEL III, LLC, A MARYLAND LIMITED LIABILITY COMPANY
 1712 HANSON ROAD
 EDGEWOOD MD 21040
 APN 0065 003E 0623

FAA 2-C INFORMATION

LATITUDE: 39° 25' 30.99" N
 LONGITUDE: 76° 18' 45.79" W

GROUND ELEVATION AT BASE OF PROPOSED TOWER
 113.8'

ZONING: B-2 CBD (COMMERCIAL BUSINESS DISTRICT)

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 24025C0262E
 EFFECTIVE DATE: 4/19/2016

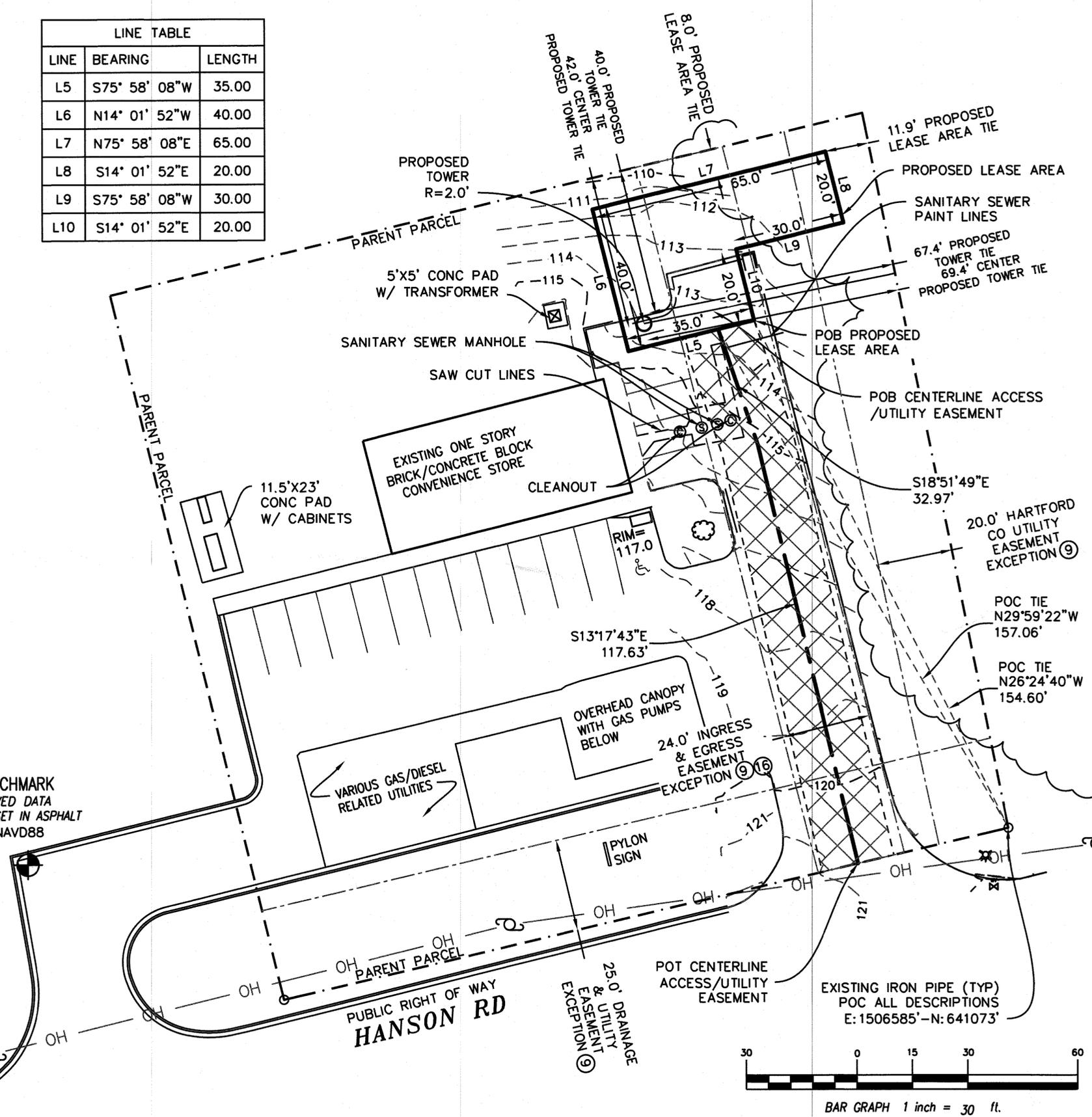
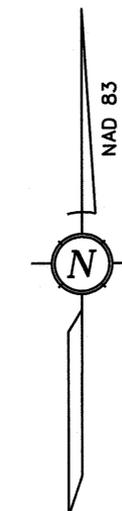
LEGEND

- :SET 5/8" REBAR.
- :FOUND 1/2" REBAR AS NOTED.
- (---) :RECORD DESCRIPTION DATA.
- P.O.B. :POINT OF BEGINNING.
- P.O.C. :POINT OF COMMENCEMENT.
- :FENCE AS NOTED.
- OH :OVER HEAD UTILITY LINES.
- W :WOOD UTILITY POLE.
- E :ELECTRIC TRANSFORMER.
- T :TELCO PEDESTAL.
- WM :WATER METER.
- CATV :CABLE TELEVISION
- N/A :NOT AVAILABLE

SITE BENCHMARK
 GPS DERIVED DATA
 MAG NAIL SET IN ASPHALT
 124.82' NAVD88

AREA	SQUARE FEET	ACRE
PARENT PARCEL	40,795	0.94
PROPOSED LEASE AREA	1,400	0.03
PROPOSED ACCESS/UTILITY EASEMENT	3,011	0.07

LINE	BEARING	LENGTH
L5	S75° 58' 08"W	35.00
L6	N14° 01' 52"W	40.00
L7	N75° 58' 08"E	65.00
L8	S14° 01' 52"E	20.00
L9	S75° 58' 08"W	30.00
L10	S14° 01' 52"E	20.00



BAR GRAPH 1 inch = 30 ft.
 PTD066MD WALTMAN.DWG

AS-BUILT SURVEY
 PREPARED FOR
BC
 architects
 engineers

SITE: WALTMAN
SITE#: PTD066MD
ADDRESS: 1712 HANSON ROAD
EDGEWOOD MD 21040
HARFORD COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE
SURVEYING, INC.
 13430 NW 104th Terrace, Suite A Alachua, FL 32615
 Office: (386) 418-0500 Fax: (386) 462-9986
 WWW.GEOLINEINC.COM

JONATHAN MURPHY
 Professional Land Surveying
 10505 Leafwood Place (919) 280-8189
 Raleigh NC 27613 FAX 995-9616
 E-MAIL: jonathan@murphygeomatics.com FRM C-2757

- SURVEYOR'S NOTES**
1. BASIS OF BEARING:
 MD GRID ZONE NAD83
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITH IN THE DESCRIBED AREA, UNLESS OTHERWISE STATED HEREON.
 5. ALL SYMBOLS SHOWN ON HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO:
 BC ARCHITECTS, ITS SUCCESSORS AND/OR ASSIGNS, PRIME TOWER DEVELOPEMENT, LLC, & FIDELITY NATIONAL TITLE INSURANCE COMPANY.

MURPHY GEOMATICS
James S. Murphy
 JAMES S. MURPHY
 LAND SURVEYOR - MD - 10925
 DATE: 01/18/2019



FIELD DATE: 09/09/2018

LEGAL DESCRIPTION: PROPOSED LEASE AREA (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED COMMUNITY OF EDGEWOOD, COUNTY OF HARFORD, STATE OF MARYLAND, DESCRIBED AS APN 0065 003E 0623, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIPE FOUND ON THE SOUTHEASTERN MOST PROPERTY CORNER OF SAID PROPERTY, ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HANSON ROAD, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING MARYLAND STATE PLANE COORDINATES E:1506585' -AND- N:641073';

THENCE, DEPARTING SAID RIGHT OF WAY, N 26° 24' 40" W FOR A DISTANCE OF 154.60 FEET TO THE POINT OF BEGINNING;

THENCE, S 75° 58' 08" W FOR A DISTANCE OF 35.00 FEET TO A POINT;

THENCE, N 14° 01' 52" W FOR A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, N 75° 58' 08" E FOR A DISTANCE OF 65.00 FEET TO A POINT;

THENCE, S 14° 01' 52" E FOR A DISTANCE OF 20.00 FEET TO A POINT;

THENCE, S 75° 58' 08" W FOR A DISTANCE OF 30.00 FEET TO A POINT;

THENCE, S 14° 01' 52" E FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 2,000 SQFT -OR- 0.05 ACRES.

LEGAL DESCRIPTION: PROPOSED ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED COMMUNITY OF EDGEWOOD, COUNTY OF HARFORD, STATE OF MARYLAND, DESCRIBED AS APN 0065 003E 0623, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIPE FOUND ON THE SOUTHEASTERN MOST PROPERTY CORNER OF SAID PROPERTY, ALSO LYING ON THE NORTHERN RIGHT OF WAY OF HANSON ROAD, A DEDICATED PUBLIC RIGHT OF WAY, AND HAVING MARYLAND STATE PLANE COORDINATES E:1506585' -AND- N:641073';

THENCE, DEPARTING SAID RIGHT OF WAY, N 29° 59' 22" W FOR A DISTANCE OF 157.06 FEET TO THE BEGINNING OF THE CENTERLINE FOR A 20-FOOT-WIDE ACCESS/UTILITY EASEMENT LYING 10 FEET OFF OF EITHER SIDE OF THE FOLLOWING DESCRIPTION;

THENCE, S 18° 51' 49" E FOR A DISTANCE OF 32.97 FEET TO A POINT;

THENCE, S 13° 17' 43" E FOR A DISTANCE OF 117.63 FEET TO A POINT ON THE PREVIOUSLY MENTIONED RIGHT OF WAY SAID POINT BEING THE POINT OF TERMINUS CONTAINING 3,011 SQFT -OR- 0.07 ACRES.

LEGAL DESCRIPTION: PARENT PARCEL (AS-PROVIDED)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF HARFORD, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HANSON ROAD, SAID POINT ALSO BEING AT THE SOUTHEAST CORNER OF LOT, 1 AS SHOWN ON A PLAT ENTITLED "FINAL PLAT ONE, ASHBY PLACE COMMERCIAL AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 77, FOLIO 10, THENCE BINDING ON THE SOUTHERLY SIDE OF LOT 1 AND ON THE NORTHERLY RIGHT-OF-WAY OF HANSON ROAD AS SHOWN ON SAID PLAT,

1. SOUTH 76° 05' 40" WEST 200.13 FEET TO THE SOUTHERLY COMMON CORNER OF LOTS 1 AND 2 AS SHOWN ON SAID PLAT, THENCE LEAVING HANSON ROAD AND BINDING ON THE DIVISION LINE BETWEEN THE SAID LOTS 1 AND 2,

2. NORTH 13° 59' 23" WEST 196.10 FEET TO THE NORTHERLY COMMON CORNER OF THE SAID LOTS 1 AND 2 AND TO INTERSECT THE SOUTH SIDE OF LOT 3, ALL AS SHOWN ON THE AFORESAID PLAT, THENCE BINDING ON THE DIVISION LINE BETWEEN LOTS 1 AND 3, ALL AS SHOWN ON THE AFORESAID PLAT, THENCE BINDING ON THE DIVISION LINE BETWEEN LOTS 1 AND 3,

3. NORTH 76° 00' 37" EAST 207.47 FEET TO A PIPE HEREOF SET IN THE OUTLINE OF THE AFORESAID PLAT, THENCE BINDING ON THE EASTERLY SIDE OF LOT 1 AND ON THE OUTLINE OF THE AFORESAID PLAT,

4. SOUTH 11° 50' 56" EAST 196.54 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.918 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOT 1 AS SHOWN ON A PLAT ENTITLED "FINAL PLAT ONE, ASHBY PLACE COMMERCIAL", AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK NO. 77, FOLIO 10.

TOGETHER WITH THE RIGHT TO USE A 24-FOOT INGRESS AND EGRESS EASEMENT ACROSS LOT 2 AS SHOWN ON THE PLAT ENTITLED "FINAL PLAT ONE, ASHBY PLACE COMMERCIAL" AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 77, FOLIO 10.

AND BEING THE SAME PROPERTY CONVEYED TO MIKAEL III, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM

YOUSSEF HADDOUMI BY DEED DATED DECEMBER 27, 2018 AND RECORDED JANUARY 07, 2019 IN DEED BOOK

13116, PAGE 111.

TAX PARCEL NO. 01-260588

SHEET 2 OF 2

SURVEYORS REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 28519883 EFFECTIVE DATE: JANUARY 8 2019 AT 8:00 AM

SCHEDULE B SECTION II:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
-STANDARD EXCEPTION

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
-STANDARD EXCEPTION

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
-STANDARD EXCEPTION

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
-STANDARD EXCEPTION

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
-STANDARD EXCEPTION

6. TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
-STANDARD EXCEPTION

7. TAXES FOR THE SECOND HALF OF FISCAL YEAR 2020 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
-STANDARD EXCEPTION

8. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 42, PAGE 101.
-DOES NOT DEPICT PARENT PARCEL, MAP IS OUT DATED.

9. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 77, PAGE 10.
-AFFECTS PARENT PARCEL, ALL MATTERS EXPRESSED ON SURVEY

10. EASEMENT IN FAVOR OF UNITED STATES OF AMERICA, SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 169, PAGE 397.
-AFFECTS PARENT PARCEL, NOTHING TO PLOT

11. EASEMENT IN FAVOR OF UNITED STATES OF AMERICA, SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 275, PAGE 395.
-AFFECTS PARENT PARCEL, EXCEPTION IS BLANKET IN NATURE

12. EASEMENT IN FAVOR OF HARFORD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC OF THE STATE OF MARYLAND, SET FORTH IN INSTRUMENT RECORDED ON 01/19/1989 IN DEED BOOK 1525, PAGE 1038.
-AFFECTS PARENT PARCEL, UNABLE TO PLOT PROVIDED DESCRIPTION DUE TO LACK OF TIE DOWN INFORMATION.

13. RIGHT OF WAY IN FAVOR OF BALTIMORE GAS AND ELECTRIC COMPANY, SET FORTH IN INSTRUMENT RECORDED ON 02/07/1990 IN DEED BOOK 1608, PAGE 0125.
-AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

14. MAINTENANCE AGREEMENT PRIVATE STORM WATER MANAGEMENT SYSTEMS DATED 06/30/1989, BY AND BETWEEN B-4 PARTNERSHIP AND HARFORD COUNTY, MARYLAND, RECORDED ON 04/19/1990 IN DEED BOOK 1623, PAGE 0283.
-AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

15. RIGHT-OF-WAY IN FAVOR OF HARFORD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICO OF THE STATE OF MARYLAND, SET FORTH IN INSTRUMENT RECORDED ON 08/06/1992 IN DEED BOOK 1846, PAGE 0806.
-AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

16. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN A DEED OR COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 1847, PAGE 0008, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
-AFFECTS PARENT PARCEL, INGRESS & EGRESS EASEMENT SHOWN ON SURVEY

17. DEED OF EASEMENTS AND AGREEMENT BY AND BETWEEN ASHBY PLACE ONE LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, ASHBY PLACE TWO LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, B4 PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP AND FOUR D'S ASSOCIATES, A MARYLAND GENERAL PARTNERSHIP, RECORDED ON 06/10/1993 IN DEED BOOK 1964, PAGE 0396.
-DOES NOT APPEAR TO AFFECT PARENT PARCEL

18. RIGHT-OF-WAY EASEMENT IN FAVOR OF BELL ATLANTIC MARYLAND, A BODY CORPORATE, SET FORTH IN INSTRUMENT RECORDED ON 05/30/1997 IN DEED BOOK 2524, PAGE 0761.
-AFFECTS PARENT PARCEL, UNABLE TO PLOT NO DESCRIPTION PROVIDED

19. PURCHASE MONEY MORTGAGE FROM YOUSSEF HADDOUMI, GRANTOR(S), IN FAVOR OF JEWEL OF THE NILE, INC., DATED 12/01/2005, AND RECORDED 01/05/2006 IN DEED BOOK 6505, PAGE 0521, IN THE ORIGINAL AMOUNT OF \$454,000.00; ASSIGNMENT OF MORTGAGE FROM JEWEL OF THE NILE, INC. TO MICHAEL N. STAVLAS, RECORDED ON 10/10/2012 IN DEED BOOK 09914, PAGE 099.
-FINANCIAL DOCUMENT, NOT A SURVEY MATTER.

20. JUDGMENT, FILED AGAINST ROYAL LANDS LLC, IN FAVOR OF HARFORD ALARM CO. AND HARFORD COUNTY SECURITY SYSTEMS INC., IN THE ORIGINAL AMOUNT OF \$1,746.50, PLUS PENALTIES, COSTS, AND INTEREST, BEING DOCKETED ON 04/15/2008, IN CASE NUMBER 12-L-08-001224.
NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.
NOTE: IN ORDER TO REMOVE THIS EXCEPTION WE WILL REQUIRE PAYMENT AND RELEASE OR IN LIEU OF PAYMENT AND RELEASE THE COMPANY MAY, IF APPROPRIATE BASED ON THE ACTUAL FACTS, ACCEPT A JUDGMENT AFFIDAVIT AND/OR CONTINUOUS MARRIAGE AFFIDAVIT, WHICHEVER IS APPLICABLE.
-FINANCIAL DOCUMENT, NOT A SURVEY MATTER.

21. JUDGMENT, FILED AGAINST YOUSSEF HADDOUMI, IN FAVOR OF CACH LLC, IN THE ORIGINAL AMOUNT OF \$4,647.65, PLUS PENALTIES, COSTS, AND INTEREST, BEING DOCKETED ON 01/04/2012, IN CASE NUMBER 12-L-12-000001.
NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.
NOTE: IN ORDER TO REMOVE THIS EXCEPTION WE WILL REQUIRE PAYMENT AND RELEASE OR IN LIEU OF PAYMENT AND RELEASE THE COMPANY MAY, IF APPROPRIATE BASED ON THE ACTUAL FACTS, ACCEPT A JUDGMENT AFFIDAVIT AND/OR CONTINUOUS MARRIAGE AFFIDAVIT, WHICHEVER IS APPLICABLE.
-FINANCIAL DOCUMENT, NOT A SURVEY MATTER.

22. JUDGMENT, FILED AGAINST YOUSSEF HADDOUMI, IN FAVOR OF SHERIFF OF HARFORD COUNTY, MARYLAND IN THE ORIGINAL AMOUNT OF \$3,526.11, PLUS PENALTIES, COSTS, AND INTEREST, BEING DOCKETED ON 05/28/2015, IN CASE NUMBER 12-C-15-001569.
NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.
NOTE: IN ORDER TO REMOVE THIS EXCEPTION WE WILL REQUIRE PAYMENT AND RELEASE OR IN LIEU OF PAYMENT AND RELEASE THE COMPANY MAY, IF APPROPRIATE BASED ON THE ACTUAL FACTS, ACCEPT A JUDGMENT AFFIDAVIT AND/OR CONTINUOUS MARRIAGE AFFIDAVIT, WHICHEVER IS APPLICABLE.
-FINANCIAL DOCUMENT, NOT A SURVEY MATTER.

23. JUDGMENT, FILED AGAINST YOUSSEF HADDOUMI, IN FAVOR OF SHERIFF OF HARFORD COUNTY, MARYLAND, IN THE ORIGINAL AMOUNT OF \$9,456.91, PLUS PENALTIES, COSTS, AND INTEREST, BEING DOCKETED ON 04/15/2008, IN CASE NUMBER 12-C-16-000066.
NOTE: DUE TO SIMILAR OR LIKE NAMES THIS JUDGMENT MAY BE DOCKETED AGAINST SUBJECT PROPERTY OWNER OR IT MAY BE DOCKETED AGAINST A SIMILAR OR LIKE NAME.
NOTE: IN ORDER TO REMOVE THIS EXCEPTION WE WILL REQUIRE PAYMENT AND RELEASE OR IN LIEU OF PAYMENT AND RELEASE THE COMPANY MAY, IF APPROPRIATE BASED ON THE ACTUAL FACTS, ACCEPT A JUDGMENT AFFIDAVIT AND/OR CONTINUOUS MARRIAGE AFFIDAVIT, WHICHEVER IS APPLICABLE.
-FINANCIAL DOCUMENT, NOT A SURVEY MATTER.

AS-BUILT SURVEY
PREPARED FOR
BC
architects
engineers

SITE: WALTMAN
SITE#: PTD066MD
ADDRESS: 1712 HANSON ROAD
EDGEWOOD MD 21040
HARFORD COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

JONATHAN
MURPHY

Professional Land Surveying

10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL: roaigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
MD GRID ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITH IN THE DESCRIBED AREA, UNLESS OTHERWISE STATED HEREON.
5. ALL SYMBOLS SHOWN ON HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
BC ARCHITECTS, ITS SUCCESSORS
AND/OR ASSIGNS, PRIME TOWER
DEVELOPEMENT, LLC, & FIDELITY
NATIONAL TITLE INSURANCE
COMPANY.

MURPHY GEOMATICS

James S. Murphy
JAMES S. MURPHY

LAND SURVEYOR - MD - 10925
DATE: 01/18/2019

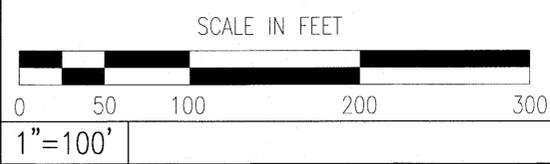
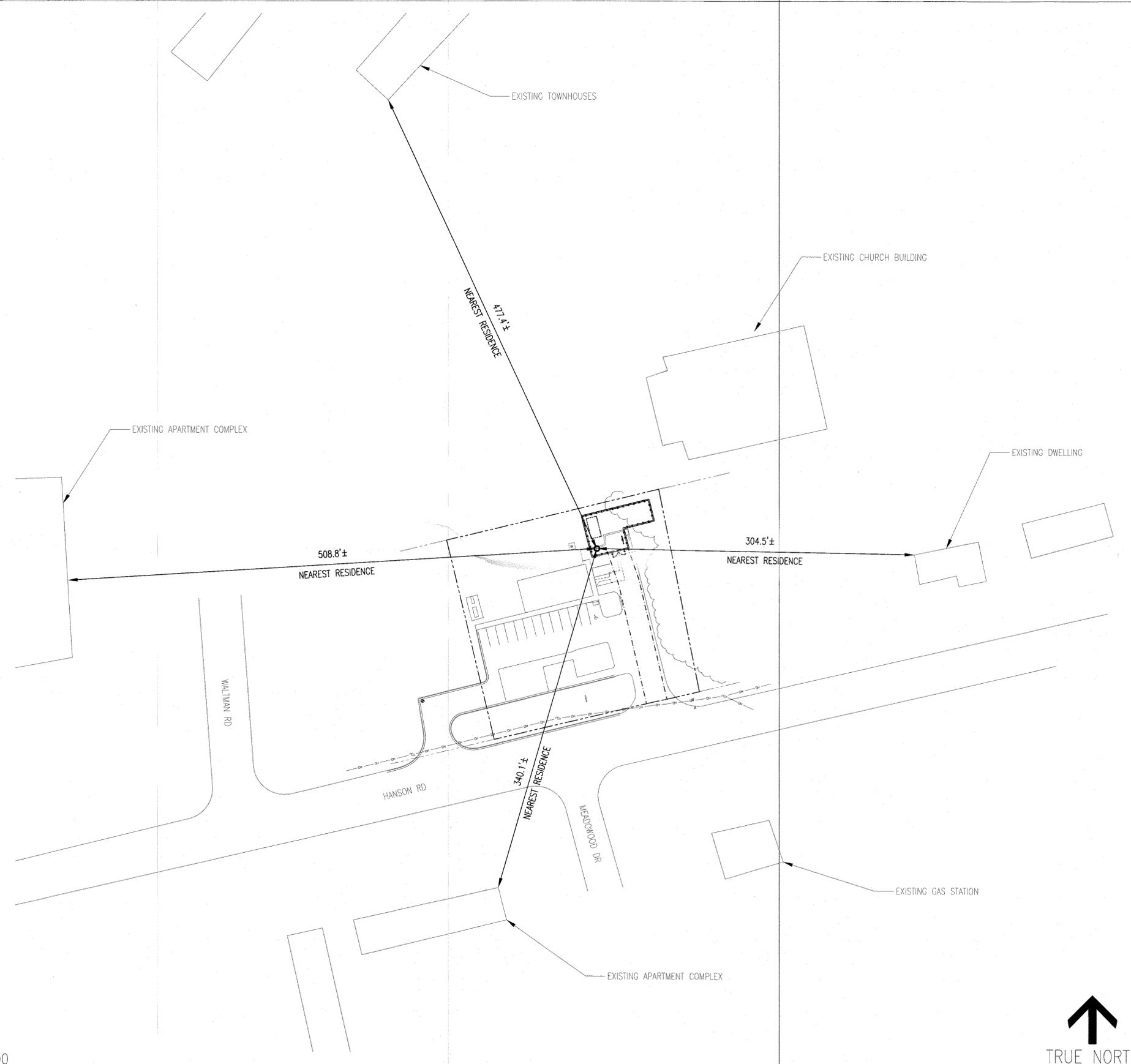


FIELD DATE: 09/09/2018

C:/Users/jgarc/Dropbox (BC)/Server/BC Files/Drawings - 2019/Prime Tower Development/Waltman - PTD066MD/_FZD'S - Rev 1 - 2019-07-26/ADA.dwg
 05-19-20 JGARC 10:36:09

LEGEND

PROPOSED FENCE	-X-X-X-
EASEMENT	- - - - -
LEASE	— — — — —
PROPERTY LINE	- - - - -
EXISTING CONTOUR	- - - - -



SITE PLAN



PRIME TOWER DEVELOPMENT, LLC
 5755 NORTH POINT PARKWAY, SUITE 37
 ALPHARETTA, GA 30022

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BC

architects
 engineers

5661 COLUMBIA PIKE, SUITE 200
 FALLS CHURCH, VA 22041-2868
 TEL: (703) 671-6000
 FAX: (703) 671-6300

SHEET REVISION		
NO.	DESCRIPTION	BY DATE
1	COMMENTS	JG 7/26/19
2		
3		
4		
5		
6		

SITE NUMBER:
PTD066MD
 SITE NAME:
WALTMAN
 SITE ADDRESS:
 1712 HANSON RD
 EDGEWOOD, MD 21040

STAMP HERE:



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 24555, EXPIRATION DATE 11/27/24

DRAWN BY:	JG
CHECKED BY:	NB
DATE DRAWN:	07-26-19
SUBMISSION:	FINAL ZONING

SHEET TITLE:
 VICINITY
 SITE PLAN

SHEET NUMBER:	REV. #
A-0A	1