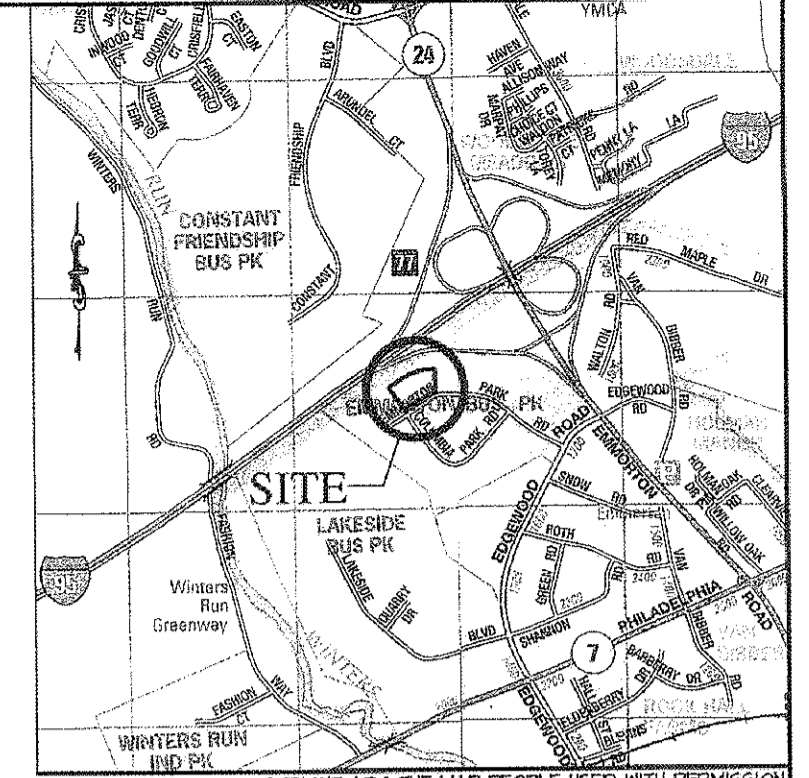


**SUBDIVISION DATA**

- TOTAL ENCLOSED AREA: 5.12 AC.±
- TOTAL LOT AREA: 5.12 AC.±
- TOTAL ROAD RIGHT-OF-WAY AREA: 0.00 AC.±
- TOTAL ROAD IMPROVEMENT R/W AREA: 0.000 AC.±
- TAX MAP# 0061-PARCEL# 0145
- DEED REFERENCE: J.L.R. 2463/550
- #2104 INDICATES ADDRESS
- ⑧ INDICATES LOT NUMBER
- NUMBER OF LOTS: 2
- PRESENT ZONING: G-1

**OWNER:**

EMMORTON BUSINESS PARK LLC  
216 SCHILLING CIRCLE, SUITE 300  
HUNT VALLEY, MARYLAND 21081-8632



**LOCATION MAP**

1" = 2000'

**SUPERSEDES NOTE**

THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLAT C.G.H. #55-13 TITLED "FINAL PLAT 2, SECTION TWO, EMMORTON BUSINESS PARK" BY SUBDIVIDING EXISTING LOT 8 TO CREATE PROPOSED LOT 8 AND PROPOSED LOT 8A AS SHOWN HEREON.

**NOTES**

- DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.
- THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
- THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.
- THIS PLAT IS SUBJECT TO REVISION.

**LINE TABLE**

CURVE	BEARING	DISTANCE
L1	N 32°47'32"W	20.00'
L2	N 57°26'21"E	15.00'
L3	N 32°33'39"W	20.00'
L4	N 13°47'24"W	20.00'
L5	N 75°21'32"E	15.00'
L6	N 13°47'24"W	20.00'

**OWNER'S AND MASTER PLAN CONFORMANCE STATEMENT**

THE OWNER GUARANTEES THAT COMMUNITY WATER SUPPLY AND SEWERAGE COLLECTION FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: \_\_\_\_\_  
THE USE IF THE COMMUNITY WATER SUPPLY AND/OR SEWERAGE COLLECTION SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.  
DEPUTY STATE HEALTH OFFICER: \_\_\_\_\_

RECEIVED  
PLAN NO. 516-2016  
SERIES NO. 8/10/16  
DATE 9/7/16  
DAG/DIE  
Harford County Planning & Zoning

**CURVE TABLE**

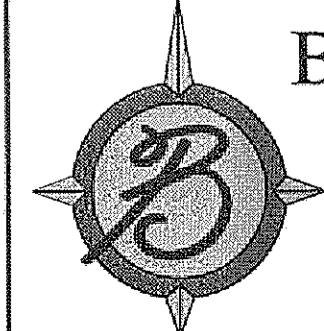
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	854.92	444	S 75°44'37"W	487.16	33°06'27"
C2	485	204.01	N 69°47'06"E	207.40	24°41'29"

**PRELIMINARY**

REVISED PLAT 2  
LOT 8  
SECTION TWO

**EMMORTON BUSINESS PARK**

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND



**BAY STATE LAND SERVICES**  
ENGINEERS \* SURVEYORS \* LAND PLANNERS  
ENVIRONMENTAL CONSULTANTS

P.O. BOX 853  
BEL AIR, MARYLAND 21014-0853  
PHONE: 410-874-4747 FAX: 410-420-3444

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DEPUTY STATE HEALTH OFFICER

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIR., DEPT. OF PARKS AND RECREATION

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIR., DEPT. OF PUBLIC WORKS

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIR., DEPT. OF PLANNING & ZONING

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ATTORNEY

APPROVED: HARFORD COUNTY, MARYLAND

\_\_\_\_\_  
COUNTY EXECUTIVE

\_\_\_\_\_  
DIRECTOR OF ADMINISTRATION

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MD. AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MD.

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

**RECORDING STAMP**

REC'D. FOR RECORD \_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. SAME

DAY RECORDED IN LIBER J.J.R.

NO. \_\_\_\_\_ FOLIO \_\_\_\_\_ ONE OF \_\_\_\_\_

THE PLAT RECORDS OF HARFORD COUNTY, MD. AND EXAMINED PER

JAMES REILLY, CLERK

OWNER: EMMORTON BUSINESS PARK LLC-MEMBER DATE: \_\_\_\_\_