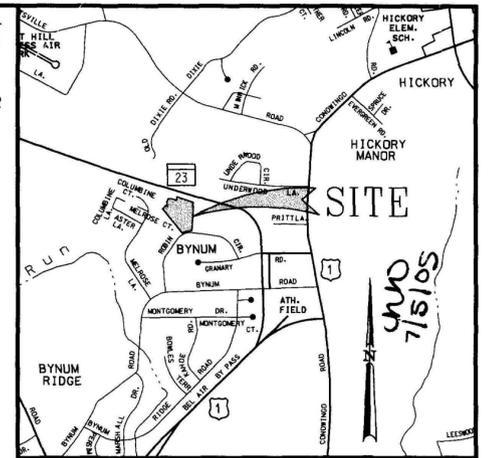


THIS PLAT IS SUBJECT TO REVISION

PRIOR TO RECORDING: TAX MAP - 40  
GRID - 2F  
PARCEL - P/O 382



VICINITY MAP  
1"=2000'

SUBDIVISION DATA

- TOTAL NUMBER OF LOTS: 1
- ⑫ - INDICATES LOT NUMBER
- #000 - INDICATES ADDRESS NUMBER
- DEED REFERENCE: CGH 3459/614
- PRESENT ZONING: GI (GENERAL INDUSTRIAL)
- PROPOSED USE: UNDETERMINED

AREA TABULATION

- TOTAL ENCLOSED AREA: 5.1315 ACRES±
- TOTAL NET LOT AREA: 5.1315 ACRES±
- TOTAL ROAD RIGHT OF WAY AREA: 0.0000 ACRES±

THE SIGNING OF THIS SUBDIVISION PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON COUNTY ROADS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE. SOME PERMITTED USES OF THIS LOT MAY REQUIRE A GREATER SETBACK OR BE PERMITTED A LESSER SETBACK THAN IS SHOWN HEREON.

NO DIRECT VEHICULAR ACCESS BY WAY OF MARYLAND ROUTE 23 WILL BE PERMITTED FROM THIS LOT.

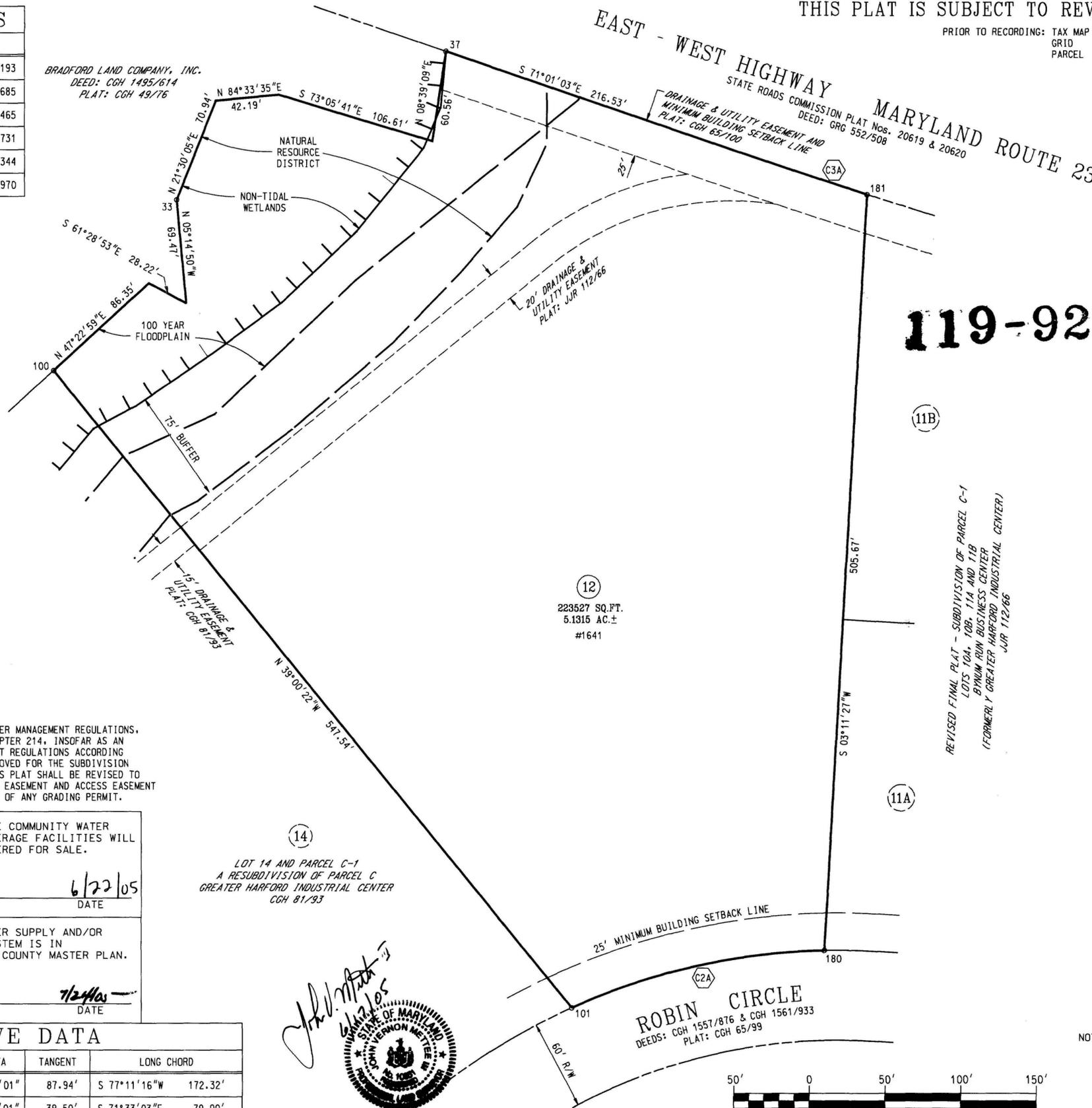
THIS PLAT OF SUBDIVISION IS BASED ON DEEDS AND PLATS OF RECORD AND NOT ON A BOUNDARY SURVEY BY FREDERICK WARD ASSOCIATES, INC.

FLOOD HAZARD AREAS OF THE COUNTY MAY BE SUBJECT TO PERIODIC FLOODING. IMPROVEMENTS OF ALL TYPES ON PROPERTY ON WHICH FLOODPLAINS ARE LOCATED MUST BE IN ACCORDANCE WITH CHAPTER 131 OF THE HARFORD COUNTY CODE, AS AMENDED AND APPLICABLE.

NOTE: THIS PLAT SUPERCEDES A PART OF THE PLAT ENTITLED "LOT 14 AND PARCEL C-1 A RESUBDIVISION OF PARCEL C GREATER HARFORD INDUSTRIAL CENTER" WHICH IS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK CGH 81/93 INsofar AS LOT 12 IS BEING CREATED FROM A PART OF PARCEL C - 1.

COORDINATES		
NO.	NORTHING	EASTING
33	633410.00425	979485.98193
37	633508.87701	979665.09685
100	633295.83182	979403.99465
101	632870.35027	979748.61731
180	632908.56242	979916.64344
181	633413.44437	979944.78970

BRADFORD LAND COMPANY, INC.  
DEED: CGH 1495/614  
PLAT: CGH 49/76



119-92

⑫  
223527 SQ.FT.  
5.1315 AC.±  
#1641

⑭  
LOT 14 AND PARCEL C-1  
A RESUBDIVISION OF PARCEL C  
GREATER HARFORD INDUSTRIAL CENTER  
CGH 81/93

REVISED FINAL PLAT - SUBDIVISION OF PARCEL C-1  
LOTS 10A, 10B, 11A AND 11B  
BYNUM RUN BUSINESS CENTER  
(FORMERLY GREATER HARFORD INDUSTRIAL CENTER)  
JUR 112/66

THIS LOT IS SUBJECT TO THE STORMWATER MANAGEMENT REGULATIONS, HARFORD COUNTY ORDINANCE 01-33, CHAPTER 214, INsofar AS AN EXEMPTION FROM STORMWATER MANAGEMENT REGULATIONS ACCORDING TO CHAPTER 214-27B(3) HAS BEEN APPROVED FOR THE SUBDIVISION TO THIS LOT ONLY. IF NECESSARY, THIS PLAT SHALL BE REVISED TO INCORPORATE A STORMWATER MANAGEMENT EASEMENT AND ACCESS EASEMENT AS APPLICABLE PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT.

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

THE USE OF THE COMMUNITY WATER SUPPLY AND/OR OF THE COMMUNITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

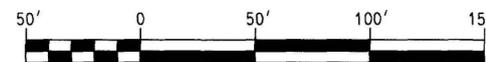
OWNER: TRC DATE: 6/22/05  
HEALTH OFFICER: [Signature] DATE: 7/24/05

CURVE DATA

NO.	RADIUS	ARC LENGTH	DELTA	TANGENT	LONG CHORD
②A	430.00'	173.49'	23°07'01"	87.94'	S 77°11'16"W 172.32'
③A	4242.56'	79.00'	01°04'01"	39.50'	S 71°33'03"E 79.00'



ROBIN CIRCLE  
DEEDS: CGH 1557/876 & CGH 1561/933  
PLAT: CGH 65/99



RECORDING STAMP

Rec'd. for Record 09-09-05  
at 11:15 o'clock A.M. Same day recorded in Liber J.U.R.  
No. 119 Folio 92 one of the PLAT Records of Harford  
Co., Md. and examined per James Reilly, Clerk

FINAL PLAT - LOT 12

BYNUM RUN BUSINESS CENTER  
(FORMERLY GREATER HARFORD INDUSTRIAL CENTER)

THIRD ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

OWNER: BYNUM RUN LLC  
C/O OBRECHT  
15 WEST AYLESBURY ROAD - SUITE 400  
TIMONIUM MARYLAND, 21093-4150

FREDERICK WARD ASSOCIATES  
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS |  
P.O. Box 727, 5 South Main Street  
Bel Air, Maryland 21014-0727  
410-878-2090  
410-893-1243 fax  
www.frederickward.com

SCALE: 1"=50' DATE: 05/27/05 DRWN BY: JMS CHKD BY: JAC JOB NO.: 2021145.02

MSA 554 1246-10053  
P112084

04-082

175-05

M:\PROJECTS\2001215\SURV\PP12.DGN