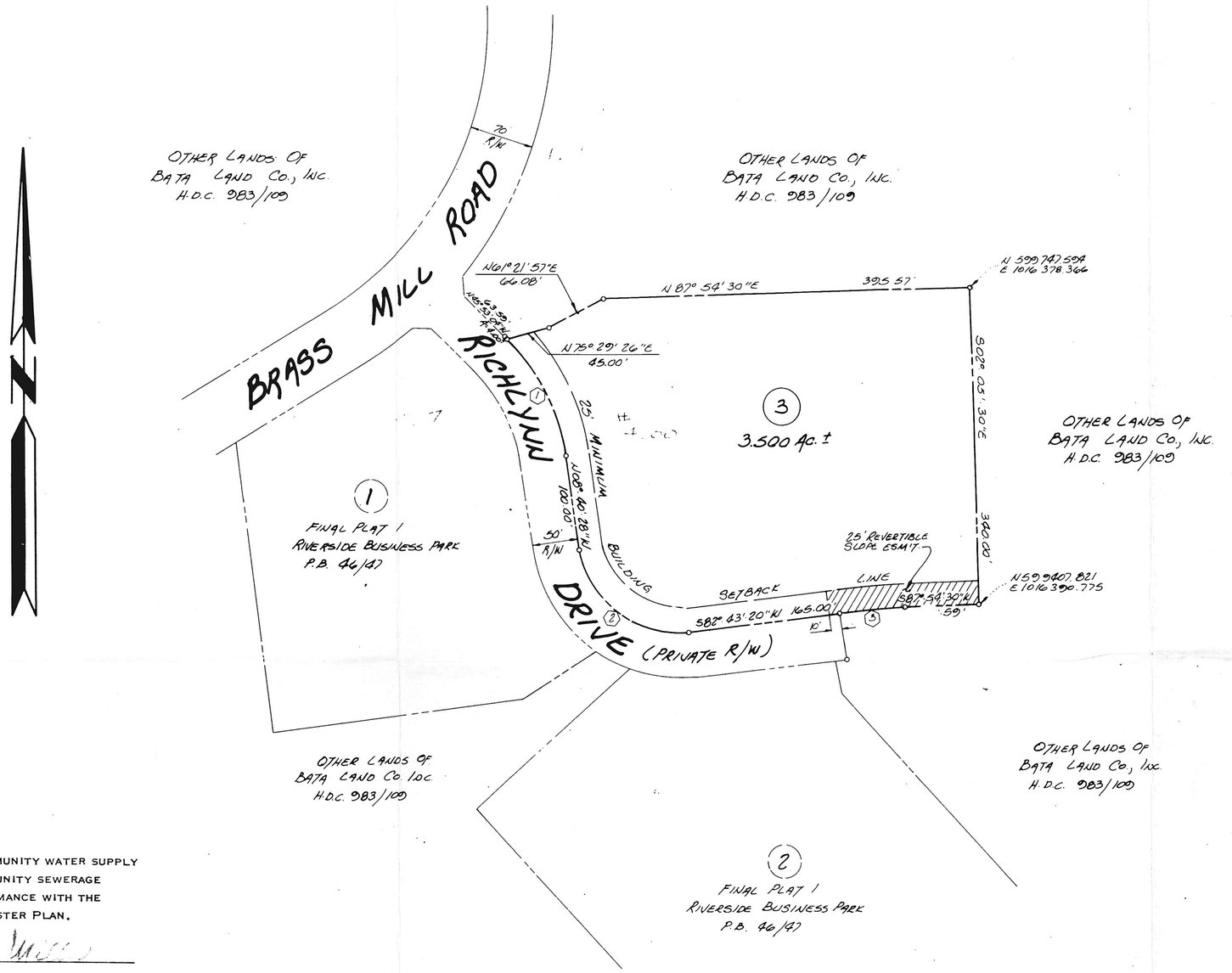
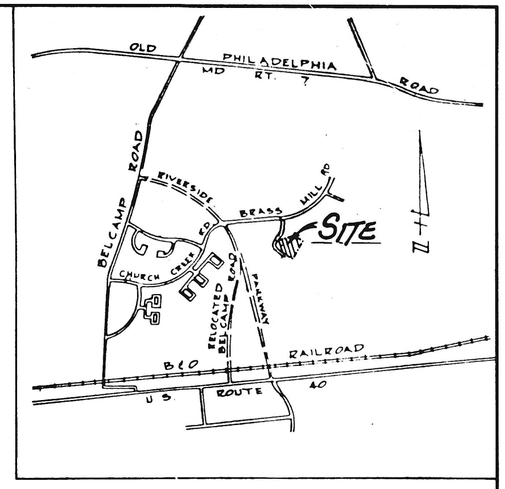
48-61

·CURVE DATA·

NO.	RADIUS	ARC	DELTA	TANGENT	CHD. BEARING	CHD. DISTANCE
1	225.00'	142.13'	36°11'35"	73.53'	N 28° 46' 13" W	139.78'
2	105.00'	162.37'	88°36'09"	102.47'	N 52° 58' 34" W	146.67'
3	775.42'	70.19'	05°11'10"	35.12'	S 85° 18' 55" W	70.16'





·LOCATION MAP·

SCALE: 1" = 2000'

SUBDIVISION DATA:

1. NUMBER OF LOTS: 1
2. TOTAL LOT AREA: 3.500 Ac.±
3. TOTAL ENCLOSED AREA: 3.500 Ac.±
4. PRESENT ZONING: 'GI'
5. LANDS DESIGNATED HEREON ARE DIVIDED FROM LIBER H.D.C. 983 FOLIO 109.
6. THIS LOT TO BE SERVED BY PUBLIC WATER AND SEWER.
7. (3) DENOTES LOT NUMBER.
8. DRIVEWAY ENTRAN CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON COUNTY ROADS.
9. THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICE.
10. BOARD OF APPEALS CASE NUMBER: 2032

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

Edward J. Muller
HEALTH OFFICER

(B) THE CONSTRUCTION PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE FACILITIES TO SERVE THIS PROJECT WERE APPROVED ON JAN 7, 1981 BY THE STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE. CONSTRUCTION PERMIT NUMBERS ARE:
Bata Land Co., Inc. WATER 81-12-19, SEWER 81-22-24-30

Edward Cecka - President
OWNER

PRINTED
OCT 4 1993
MORRIS & RITCHIE ASSOCIATES, INC.

APPROVED: Edward J. Muller, Dir. E.H. — DEPUTY STATE HEALTH OFFICER — 6-8-83 DATE

APPROVED: Harold J. Hamilton Jr. — DIRECTOR OF PUBLIC WORKS — 6.9.83 DATE

APPROVED: Uri P. Avin (Act. Dir.) — DIRECTOR OF PLANNING — 6.9.83 DATE

APPROVED: Charles H. Bowman — PRES. CO. COMM. HARFORD COUNTY, MARYLAND — 6-9-83 DATE

Georgia J. Hodesdon — DIRECTOR OF ADMINISTRATION — 6/10/83 DATE

THE GRANTING OF THIS PLAT BY HARFORD COUNTY, MARYLAND DOES NOT CONSTITUTE AN ACCEPTANCE BY THE COUNTY OF THE DEDICATION OF ANY STREETS, EASEMENTS OR PARKS SHOWN ON THIS PLAT. THE COUNTY ASSUMES NO RESPONSIBILITY TO IMPROVE OR MAINTAIN ANY STREETS, EASEMENTS OR PARKS SHOWN ON THIS PLAT UNTIL THE APPROPRIATE AUTHORITIES OF THE COUNTY HAVE ACCEPTED THE IMPROVEMENTS IN WRITING.

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWERAGE AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY AND ROAD IMPROVEMENT EASEMENTS AS SHOWN ON THIS PLAT. THE STREETS AND ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS IS FOR THE PURPOSE OF DESCRIPTION ONLY; AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; AND FEE SIMPLE TITLE TO THE BED SHOWN HEREON IS EXPRESSLY RESERVED BY THE PRESENT OWNER, HIS SUCCESSORS, HEIRS AND ASSIGNS.

NO MORE THAN ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY LOT AND 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.

Bata Land Co., Inc. — 5-23-83
OWNER — DATE

·RECORDING STAMP·

Plat Book No. 3 Folio 55 June 10, 1983 3:55 P. H.D.C. 61 48 P.M.

·SURVEYOR'S SEAL·

FINAL PLAT 3

·RIVERSIDE BUSINESS PARK·

LOCATED OFF
RICHLYNN DRIVE
FIRST ELECTION DISTRICT - HARFORD COUNTY, MARYLAND
DEVELOPED BY:
BATA LAND CO., INC.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
141 NORTH MAIN STREET
BEL AIR, MARYLAND 21014
PHONE: 836-7560 OR 879-1690

SCALE: 1"=100'	DATE:	DRAWN BY: D.A.	CHECKED BY: K.R.	JOB NO. 8317

EXHIBIT "A"

#8317

(4-9)