NOTE:

THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS. UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.

THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN PREPARED BY A PROFESSIONAL ENGINEER, (IWONA ROSTEK-ZARSKA, P.E. REG. NO. 21245, EXPIRATION DATE JUNE 9, 2008) BALTIMORE LAND DESIGN GROUP, INC. 222 SCHILLING CIRCLE, SUITE 105 HUNT VALLEY, MD 21030 PHONE: (410) 229-9851 FAX: (410) 229-9865

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE 2ND REFINEMENT TO DEVELOPMENT PLAN APPROVED ON 06 / 06 / 14, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED 2ND REFINEMENT TO DEVELOPMENT PLAN.

100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT COURSES

LINE	BEARING	DISTANCE
FP1	S 29°51'54" W	45.00'
FP2	S 04°35'15" W	52.00'
FP3	S 17°16'22" E	61.11'
FP3A	S 13°40'44" E	56.07'
FP4	S 14°35'19" E	77.94'
FP5	S 09°47'02" W	70.00'
FP6	S 10°45'48" E	50.00'
FP7	S 33°39'44" E	40.00'
FP8	S 04°48'49" E	55.00'
FP9	S 43°33'48" W	75.00'
FP10	S 62°13'45" W	86.00'
FP10A	S 76°44'44" W	8.93'
FP10B	S 80°54'20" W	45.04'
FP11	S 75°54'43" W	31.88'
FP12	S 56°19'06" W	32.00'
FP13	S 49°01'38" W	112.00'
FP14	S 58°56'05" W	70.00'
FP15	S 42°21'19" W	172.00'
FP16	S 22°22'55" W	28.00'
FP17	S 37°02'03" W	74.00'
FP18	S 50°43'18" W	67.00'
FP19	S 69°20'03" W	90.00'
FP20	S 47°37'23" W	65.00'
FP21	S 65°50'21" W	122.00'
FP22	S 30°43'40" W	44.00'
FP23	S 49°37'11" W	42.00'
FP24	S 09°27'34" W	50.00'
FP25	S 06°40'18" E	55.00'
FP27	N 85°34'37" W	147.57'
FP29	S 32°25'15" W	86.09'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	TANGENT
C1	600.00'	707.28'	67°32'24"	S 57°52'22" W	667.03'	401.21'
C2	530.00'	284.72'	30°46'48"	S 08°42'46" W	281.31'	145.89'
C3	470.00'	252.50'	30°46'51"	N 08°42'44" E	249.47'	129.38'
C4	520.00'	644.14'	70°58'25"	N 59°35'22" E	603.74'	370.73'
C5	344.33'	414.25'	68°55'47"	N 56°37'20" E	389.72'	236.34'
C6	270.00'	275.94'	58°33'23"	N 32°54'38" E	264.09'	151.38'
C7	226.61'	164.74'	41°39'09"	N 26°12'18" E	161.13'	86.20'
FP26	202.00'	266.23'	75°30'46"	S 35°04'47" W	247.37'	156.44'
FP28	105.00'	149.77'	81°43'40"	S 53°33'33" W	137.40'	90.84'
FC2	1000.00'	192.19'	11°00'42"	N 14°33'29" E	191.90'	96.39'
FC6	119.00'	64.74'	31°10'09"	N 69°22'12" E	63.94'	33.19'
FC10	616.48'	179.24'	16°39'31"	S 32°51'27" W	178.61'	90.26'
FB10	178.00'	83.48'	26°52'17"	N 53°31'07" E	82.72'	42.52'
FB15	35.00'	45.53'	74°31'32"	S 54°37'59" E	42.38'	26.63'
FB16	315.99'	136.51'	24°45'08"	S 29°44'47" E	135.45'	69.34'
DU3	64.00'	84.96'	76°03'45"	S 01°19'45" E	78.86'	50.06'
DU4	31.00'	36.98'	68°20'57"	S 05°11'09 E	34.83'	21.05'
DU6	21.00'	47.54'	129°42'50"	N 86°09'15" W	38.02'	44.74'
DU7	61.00'	62.05'	58°16'52"	N 07°50'36" E	59.41'	34.01'
DU8	59.00'	74.42'	72°16'30"	N 00°50'47" E	69.59'	43.08'
DU13	25.00'	63.49'	145°31'02"	N 78°15'09" W	47.75'	80.56'

FOREST BUFFER EASEMENT COURSES

LINE	BEARING	DISTANCE
FB4	S 24°06'10" W	68.51'
FB5	S 19°56'59" W	34.71'
FB6	S 60°18'30" W	129.23'
FB7	N 41°21'52" W	30.68'
FB8	S 41°21'52" E	50.00'
FB9	S 80°54'19" E	158.19'
FB11	N 02°17'57" E	133.17'
FB12	S 31°58'32" E	44.19'
FB13	S 12°04'17" W	132.30'
FB17	S 56°03'37" E	108.36'

DRAINAGE, UTILITY & ACCESS EASEMENT

LINE	BEARING	DISTANCE
DU1	S 51°24'42" W	105.03'
DU2	S 36°42'08" W	35.15'
DU5	S 28°59'20" W	63.48'
DU9	N 35°17'28" W	61.02'
DU10	S 87°30'53" W	135.25'
DU11	N 49°48'39" W	120.36'
DU12	N 05°29'39" W	61.50'
DU14	S 83°20'07" W	82.15'

FOREST CONSERVATION EASEMENT COURSES

LINE	BEARING	DISTANCE
FC1	N 20°03'50" E	46.48'
FC3	N 50°29'17" E	42.00'
FC4	S 53°37'39" E	55.00'
FC5	N 53°47'07" E	41.04'
FC7	N 84°57'16" E	64.48'
FC8	S 34°46'29" E	41.44'
FC9	S 04°22'59" E	35.00'
FC11	S 24°06'10" W	98.55'
FC12	S 78°21'28" E	39.56'
FC13	N 88°06'15" E	157.85'
FC14	S 06°39'53" E	13.07'
FC15	N 83°20'07" E	61.68'
FC16	S 58°57'09" E	37.57'
FC17	N 83°20'07" E	33.00'
FC18	N 66°41'26" E	58.66'
FC19	S 75°59'00" E	55.00'
FC20	S 70°50'17" E	81.21'
FC21	N 83°20'07" E	52.61'
FC22	N 36°36'26" E	45.04'
FC23	S 81°48'11" E	35.32'

TRAVERSE COORDINATES

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
RC1	615249.22	1478824.36	55.09	XCUT
RC2	614962.67	1478860.52	--	GWS P&C SET
RC8	613681.58	1478873.62	--	GWS P&C SET
RC9	613651.68	1478553.93	48.31	GWS P&C SET

100-YEAR FLOODPLAIN CERTIFICATION

I CERTIFY THAT THE 100-YEAR FLOODPLAIN OUTLINE SHOWN ON THIS PLAN ACCURATELY PREFECTS THE RESULTS OF A FLOOD STUDY PERFORMED BY BALTIMORE LAND DESIGN GROUP FOR AN ADJOINING SUBDIVISION WINDLASS RUN BUSINESS PARK ACCEPTED FOR FILING ON DECEMBER 2003 AS IT PERTAINS TO THE PROPERTY SHOWN HEREON. THE STUDY WAS COMPLETED IN ACCORDANCE THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS, BUREAU OF DEVELOPMENT PLANS REVIEW'S POLICY MANUAL, APPENDIX B, RECOMMENDATIONS AND PROCEDURES FOR WATERSHED STUDIES - FLOODPLAIN STUDIES AND WATERWAY CROSSING STUDIES.

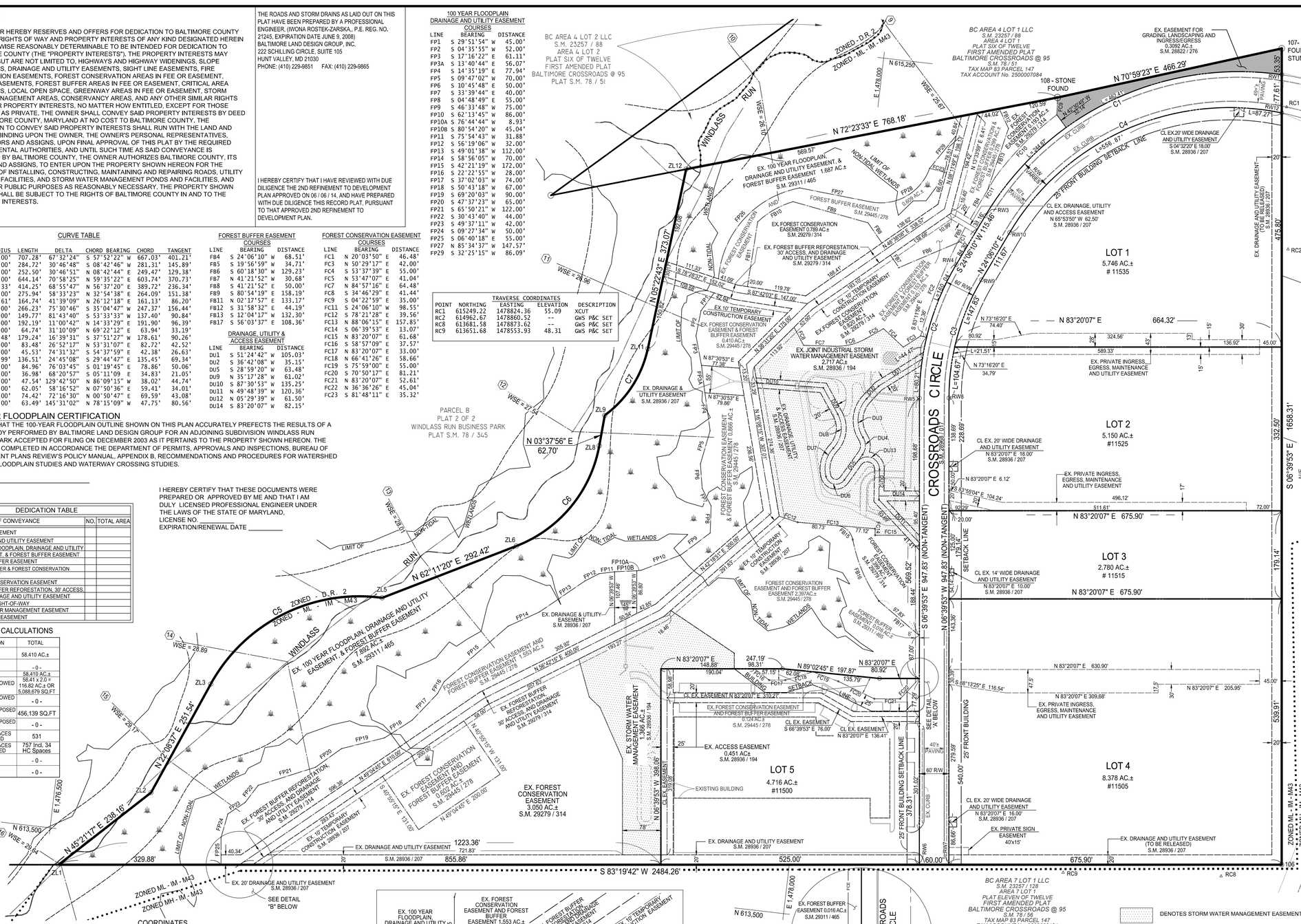
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. _____ EXPIRATION/RENEWAL DATE _____

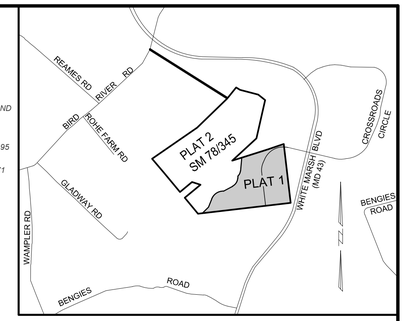
DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
ACCESS EASEMENT		
DRAINAGE AND UTILITY EASEMENT		
100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT, & FOREST BUFFER EASEMENT		
FOREST BUFFER EASEMENT		
FOREST BUFFER & FOREST CONSERVATION EASEMENT		
FOREST CONSERVATION EASEMENT		
FOREST BUFFER REFORESTATION, 30' ACCESS AND DRAINAGE AND UTILITY EASEMENT		
HIGHWAY RIGHT-OF-WAY		
STORMWATER MANAGEMENT EASEMENT		
TEMPORARY EASEMENT		

DENSITY CALCULATIONS

TABULATION	TOTAL
EX. ZONE ML-IM-M43	58.410 AC.±
EX. ZONE D.R.2	- 0 -
PLAT AREA	58.410 AC.±
DENSITY ALLOWED ML - IM - M43	58.41 x 2.0 = 116.82 AC.± OR 5,088,679 SQ.FT
DENSITY ALLOWED D.R.2	- 0 -
DENSITY PROPOSED ML - IM - M43	456,139 SQ.FT
DENSITY PROPOSED D.R.2	- 0 -
PARKING SPACES NO. REQUIRED	531
PARKING SPACES NO. PROPOSED	757 Incl. 34 HC Spaces
OPEN SPACE REQUIRED	- 0 -
OPEN SPACE PROPOSED	- 0 -





LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-274.

2) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

3) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

4) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.

5) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

6) THE OWNER / DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

7) THE 2ND REFINEMENT TO DEVELOPMENT PLAN (PDM# XV-811) FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 06 / 06 / 2014.

8) THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-4-310. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

9) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

10) THE DETAILED 100-YEAR FLOODPLAIN STUDY FOR WINDLASS RUN BUSINESS PARK WAS PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. AND APPROVED BY BALTIMORE COUNTY IN DECEMBER 2003. A PORTION OF THE PROPERTY LIES WITHIN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NO. 240010 0435 G, EFFECTIVE DATE MAY 5, 2014.

11) THE AREA DESIGNATED AS FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS, AND BASED ON VERTICAL DATUM NAVD 88.

12) ANY FOREST BUFFER AND / OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

13) THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE THAT IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

14) THIS SITE IS LOCATED IN THE BIRD RIVER WATERSHED,

16) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

15) DELINEATION AND AREA OF FLOODPLAIN IN ACCORDANCE WITH BILL No. 22-81.

16) OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZE BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).

17) ZONING AS SHOWN HEREON IS PER 2ND REFINEMENT TO DEVELOPMENT PLAN, WINDLASS RUN BUSINESS PARK (PDM# XV-811) AS APPROVED ON 06 / 06 /2014.

18) THIS SITE IS LOCATED WITHIN THE "WINDLASS RUN / BIRD RIVER ROAD AREA COMMUNITY PLAN", "MIDDLE RIVER-BIRD RIVER AREA PLAN", AND "MIDDLE RIVER EMPLOYMENT CENTER AREA PLAN, PART ONE" AMENDMENTS TO MASTER PLAN. IT IS LOCATED IN "EMPLOYMENT CENTER" AS DESIGNATED IN THE MASTER PLAN 2010.

19) NO GRADING OR BUILDING PERMITS WILL BE ISSUED UNTIL STORMWATER MANAGEMENT IS ADDRESSED FOR EACH LOT.

20) THE WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. NO CLEARING, GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

21) A LICENSED PROFESSIONAL LAND SURVEYOR EITHER PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN COMAR 09.13.06.12

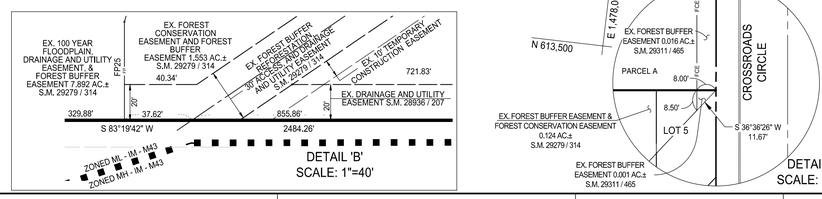
DEED REFERENCE: LIBER S.M. 17275, FOLIO 437

TAX ACCOUNT NUMBERS	
LOT 1	25-00-003963
LOT 2	25-00-003964
LOT 3	25-00-003965
LOT 4	25-00-003966
LOT 5	25-00-003967
PARCEL A	25-00-003968

AREA TOTALS	
TOTAL AREA OF LOTS	= 26.770 AC.±
TOTAL AREA PARCEL A	= 28.776 AC.±
TOTAL AREA OF HIGHWAY RIGHT-OF-WAY	= 2.864 AC.±
TOTAL AREA OF PLAT	= 58.410 AC.±

COORDINATES

NAME	NORTH	EAST	NAME	NORTH	EAST	NAME	NORTH	EAST
106	613718.9719	1478992.9283	RW8	614581.8679	1478211.5961	RW12	615236.0046	1478815.6635
107	615366.0782	1478800.4644	RW9	614828.4609	1478249.3843	ZL1	613430.3495	1476525.4914
108	615214.1886	1478359.6019	RW10	614930.3985	1478294.9889	ZL2	613597.7098	1476694.9367
RW1	615313.0862	1478806.6565	RW11	615236.0046	1478815.6635	ZL3	613830.8357	1476789.8058
RW3	614958.3571	1478241.7662	ZL1	613430.3495	1476525.4914	ZL5	614045.1060	1477115.1870
RW4	614852.9633	1478394.6154	ZL2	613597.7098	1476694.9367	ZL6	614181.5370	1477373.8285
RW5	614574.8975	1478152.0024	ZL3	613830.7012	1476789.7511	ZL8	614403.2436	1477517.3149
RW6	613633.4742	1478262.0073	ZL5	614045.1060	1477115.1870	ZL9	614465.8206	1477521.2874
RW7	613640.4450	1478321.6010	RW10	614930.3985	1478294.9889	ZL11	614610.3931	1477592.4412
						ZL12	614981.8193	1477627.4121



BC AREA 7 LOT 1 LLC
S.M. 23257 / 128
AREA 7 LOT 1
PLAT ELEVEN OF TWELVE
FIRST AMENDED PLAT
BALTIMORE CROSSROADS @ 95
S.M. 78 / 56
TAX MAP 83 PARCEL 147
TAX ACCOUNT No. 2500000184

DENOTES STORM WATER MANAGEMENT EASEMENT

0' 100' 200' 300'

SCALE: 1" = 100'

REASON FOR AMENDMENT: TO ADJUST THE LINES BETWEEN LOTS 3 AND 4 SHOWN ON A PLAT ENTITLED "PLAT ONE OF TWO, WINDLASS RUN BUSINESS PARK," RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK S.M. 78 PAGE 345.

OWNER/DEVELOPER

FRP BIRD RIVER LLC
34 LOVETON CIRCLE, SUITE 100
SPARKS, MARYLAND 21152-9202
(410) 771-4100

LOTS 3 AND 4
WINDLASS RUN BUSINESS PARK

A RESUBDIVISON OF A PART OF "PLAT ONE OF TWO WINDLASS RUN BUSINESS PARK" (PLAT S.M. 78 / 344)

BALTIMORE COUNTY, MARYLAND

COUNCILMANIC DISTRICT NO. 6 ELECTION DIST. NO. 15

SCALE: 1"= 100' DATE: OCTOBER 6, 2014

PDM #XV-811

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON THE FOLLOWING TRAVERSE STATIONS:

POINT	NORTH US FT.	EAST US FT.
GIS13	N 616483.997	E 1473587.627
GIS14	N 620048.390	E 1480154.694

NOTE:

STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS, AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INSOFAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

David DeVillier, III DATE
Authorized Agent for FRP Bird River LLC

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

James H. Hunt, Professional Land Surveyor No. 21106 DATE
My License Expires/Renews: 3/7/15

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE :

DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS DATE

APPROVED :

DIRECTOR OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY DATE

P.W.A. COMPLETED _____ STREETS, NUMBERING _____
ZONING _____ REAL ESTATE COMPLIANCE _____
DEV. DESIGN _____ PARK & RECREATION _____
DEV. ENGINEER _____

COMPUTED BY : D.R.T.
DRAWN BY : D.R.T.
CHECKED BY: J.H.H.
W.O. No. : 10-10017.11

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100 PHONE: (410) 297-2340 BELCAMP, MARYLAND 21017

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