

ZONING INFORMATION

RB - RESIDENTIAL BUSINESS DISTRICT
 MINIMUM LOT SIZE 1,200 S.F.
 SETBACK REQUIREMENTS - NONE
 MAX BUILDING HEIGHT - 60'
 ALL INFORMATION WAS OBTAINED FROM CITY OF HAVRE DE GRACE, MD
<http://ecode360.com/attachment/H41757/H41757-205%20table%201.pdf>

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 240250211D DATED 01/07/2000 AND IS A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 3/9/2016 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM LIBER 3, FOLIO 40.
- N2 THE NUMBER OF STRIPED PARKING SPACES IS 9 SPACES AND 2 DESIGNATED HANDICAP SPACES.
- N3 THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 108812 FEET.
- N4 THIS PROPERTY HAS DIRECT ACCESS TO REVOLUTION STREET AND JUNIATA STREET, BOTH PUBLIC STREETS OR RIGHT OF WAYS.
- N5 WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
- N6 SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE STATE OF MARYLAND AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
- N7 BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- N8 BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- N9 THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
- N10 THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.
- N11 ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF.
- N12 THE EASEMENT PARCELS REFERENCED IN THE LEGAL DESCRIPTION ARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CONTIGUOUS TO THE FEE PARCEL.
- N13 I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY RESPONSIBLE CHARGE AND THE PREPARATION OF THIS PLAT AND THE SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. TITLE REPORT WAS FURNISHED.

STATEMENT OF ENCROACHMENTS

NONE NOTED AT TIME OF SURVEY

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- ◊ = CLEANOUT
- ▣ = CABLE BOX
- ▨ = CONCRETE
- C&G = CURB AND GUTTER
- DI = DROP INLET
- ⊠ = ELECTRIC BOX
- = FENCE
- ⊙ = FIRE HYDRANT
- ⊕ = GAS METER
- ⊖ = GAS VALVE
- ⊗ = GATE
- ♿ = HANDICAP PARKING SPACE
- H/C = HANDICAP
- ⊙ = HVAC
- ⊙ = LIGHT POLE
- ⊙ = MANHOLE
- ⊙ = GRASS
- ⊙ = MONITORING WELL
- = FLAG POLE
- ▨ = ASPHALT
- = BOLLARD
- N/F = NOW OR FORMERLY
- N/S = NAIL SET
- ⊠ = OVERHANG
- ⊠ = POWER METER
- P/F = PIPE FOUND
- ⊙ = POWER POLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = SIGN
- R/F = ROD FOUND
- R/S = ROD SET
- ⊠ = TELEPHONE BOX
- ⊠ = TELEPHONE PED.
- ⊠ = TELEPHONE POLE
- ⊠ = TRAFFIC BOX
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = COLUMN

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 9 DEED OF EASEMENT AND AGREEMENT BY BETWEEN BERT EUGENE WEBB AND ELEANOR T. WEBB AND THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE AS RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1101, FOLIO 656. (AFFECTS PROPERTY, PLOTTED HEREON).
- 10 DEED FROM ELEANOR T. WEBB, A/K/A ELEANOR G. WEBB TO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION AS RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2172, FOLIO 328. (MAY AFFECT PROPERTY, PLAT NO.53718 NOT PROVIDED).

TITLE LEGAL DESCRIPTION

ALL THAT TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF HAVRE DE GRACE, MARYLAND BOUNDED AND DESCRIBED IN ACCORDANCE WITH BOUNDARY SURVEY AS PERFORMED BY NORTHERN BAY LAND PLANNING ENGINEERING AND SURVEYING CORPORATION AND A PLAN OF SURVEY ENTITLED BOUNDARY SURVEY PLAN FAR LANDS NOW OR FORMERLY OF THE NATIONAL BANK OF RISING SUN DATED NOVEMBER 26, 2008 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
 BEGINNING FOR THE SAME AT AN IRON BAR FOUND AT A CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF REVOLUTION STREET WITH THE WESTERLY SIDE OF JUNIATA STREET, SAID CORNER BEING FURTHER DESCRIBED AS THE NORTHEASTERLY CORNER OF LOT NO.170 AS SHOWN ON A SUBDIVISION PLAN OF LOTS ENTITLED "PLAT SHOWING SUBDIVISION OF LAND IN THE CITY OF HAVRE DE GRACE, HARFORD COUNTY, MARYLAND OWNED BY THE J.C. HEBDITCH REALTY CO., INC." AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR HARFORD COUNTY IN LIBER 3, FOLIO 40; THENCE FROM THE SAID DESCRIBED POINT OF BEGINNING AND ALONG THE WESTERLY SIDE OF JUNIATA STREET, SOUTH 1°41'24" EAST -150.00 FEET TO IRON BAR FOUND IN THE CENTERLINE OF A 20 FOOT WIDE UNIMPROVED ALLEY; THENCE WITH AND ALONG THE CENTERLINE OF SAID ALLEY, SOUTH 88°18'36" WEST -133.00 FEET TO ANOTHER IRON BAR FOUND AT A COMMON CORNER WITH THE LANDS HEREIN DESCRIBED AND LANDS NOW OR FORMERLY OF JAMES KONRAD LUDWIGSEN AND LORI LEE LUDWIGSEN; THENCE, WITH A LINE OF LANDS FOR THE SAME NORTH 1°41'24" WEST -150.00 FEET TO A CAPPED PIN SET THE SOUTHERLY LINE OF REVOLUTION STREET; THENCE, WITH THE SAME, NORTH 88°18'36" EAST -133.00 FEET TO A POINT, THE PLACE BEGINNING.
 BEING ALL OF LOT NO.170,171 AND THE EASTERNMOST 33.00 FEET OF LOT 172 AND A 10 FOOT WIDE STRIP OF UNIMPROVED ALLEY AS SHOWN ON THE AFORESAID HEBDITCH REALTY, CO. SUBDIVISION PLAT.
 CONTAINING 19,950.00 SQUARE FEET OR 0.458 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 16-1005, MARCH 2, 2016.

ALTA/ACSM LAND TITLE SURVEY
 FOR
800 REVOLUTION STREET
 PARTNER PROJECT NUMBER 16-157535 SITE NUMBER 2

ALTA SURVEY BASED AND RELIED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER 16-1005, CONTAINING AN EFFECTIVE DATE MARCH 2, 2016.
 PROPERTY ADDRESS: 800 REVOLUTION STREET HAVRE DE GRACE, MARYLAND 21078

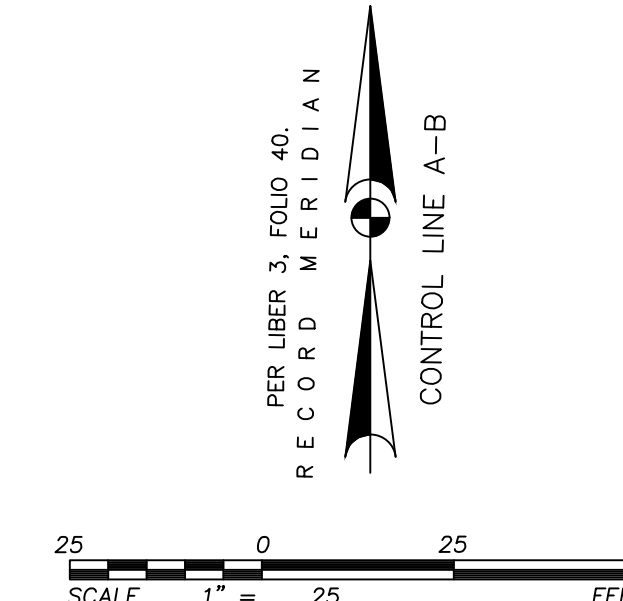
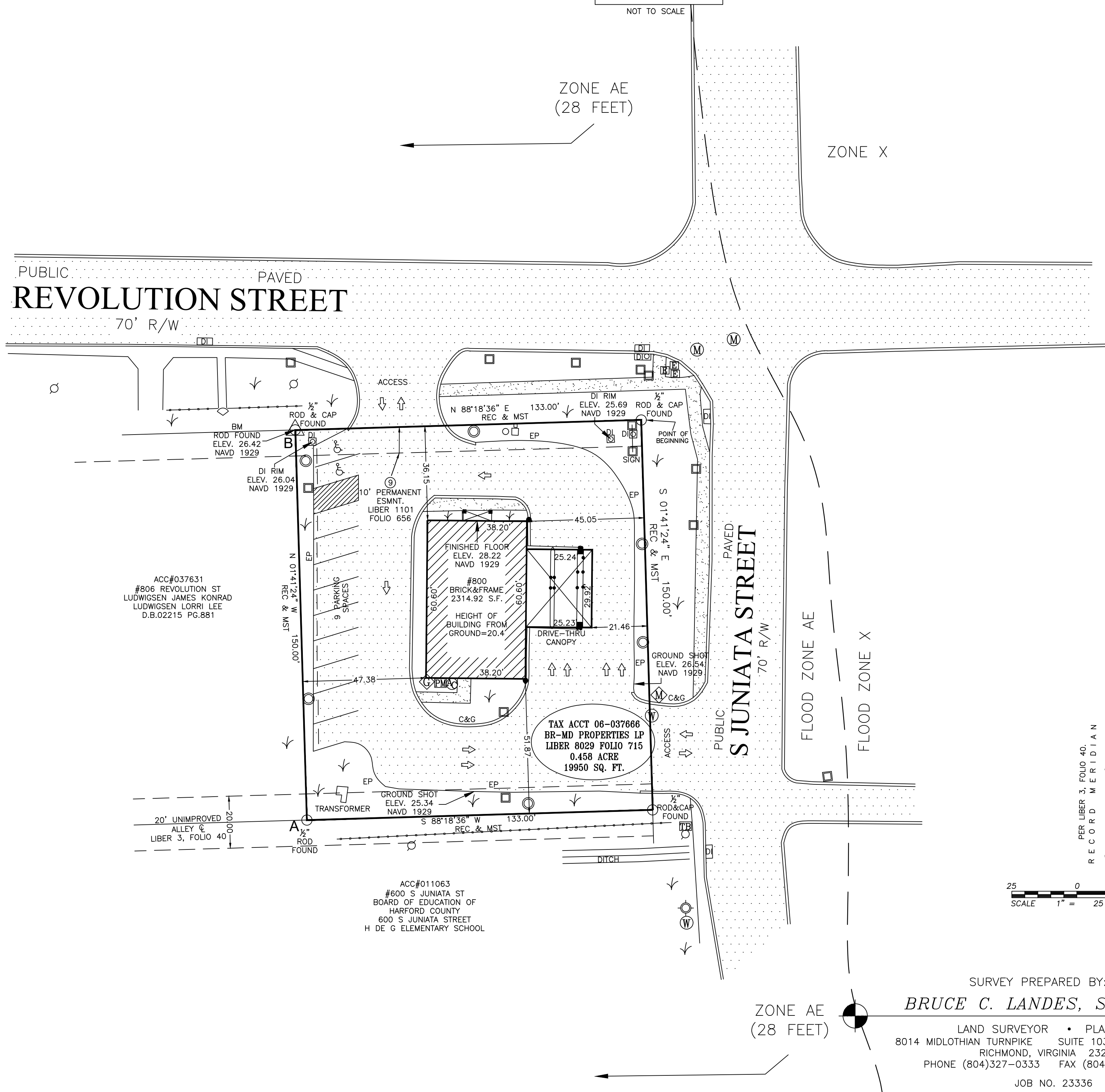
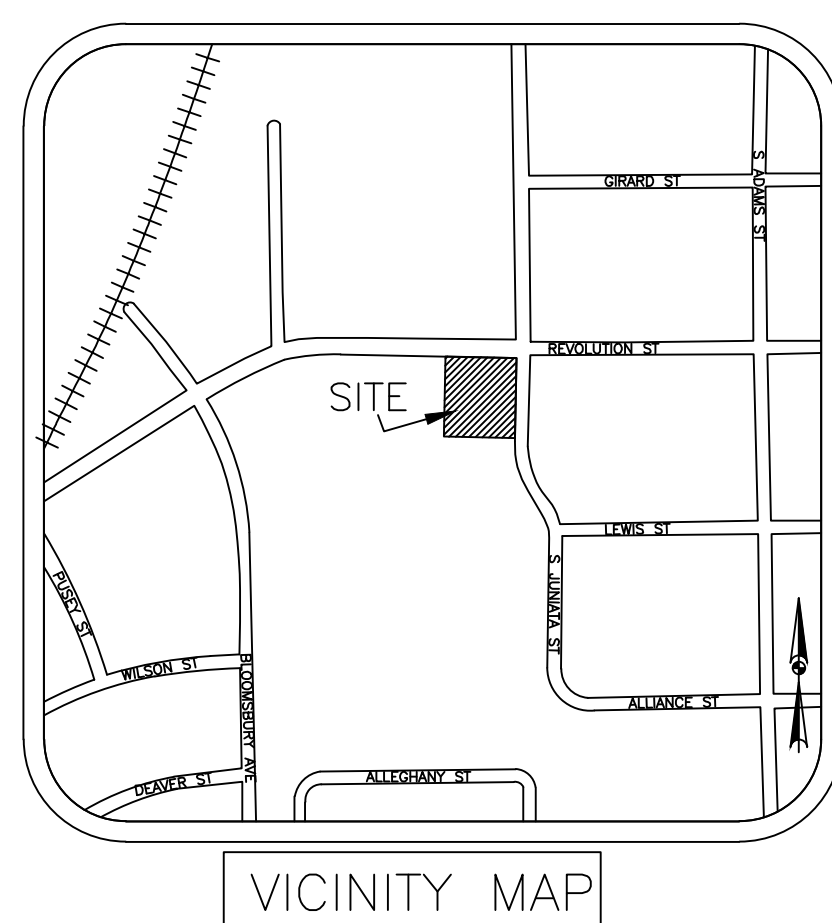
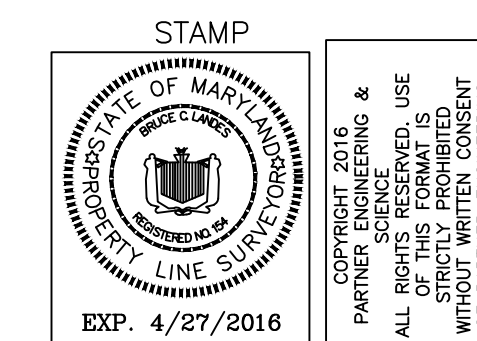
CERTIFICATION

TO: MARCUS WHB REAL ESTATE HOLDINGS LLC, BR-MD PROPERTIES LP, AND OLD REPUBLIC NATIONAL TITLE INSURANCE CO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 19, 20(A), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 5, 2016.

DATE OF PLAT OR MAP: MARCH 11, 2016

B. C. Landes
 SIGNATURE
 SURVEYOR: BRUCE C. LANDES
 REGISTRATION NUMBER 154
 STATE OF REGISTRATION: MARYLAND
 FIELD DATE OF SURVEY: 3/5/16
 LATEST REVISION DATE: 3/31/16
 (FINISHED FLOOR ADDED)
 REVISION (TYPO CORRECTION) DATE: 3/22/18



SURVEY PREPARED BY:
BRUCE C. LANDES, SURVEYOR
 LAND SURVEYOR • PLANNER
 8014 MIDLOTHIAN TURNPIKE SUITE 103 P.O. BOX 35957
 RICHMOND, VIRGINIA 23235
 PHONE (804)327-0333 FAX (804)330-5558
 JOB NO. 23336

PARTNER Engineering and Science, Inc.
 1761 EAST GARRY AVENUE
 SANTA ANA, CA. 92705
 714-477-8657
jdavenport@partneresi.com
<http://www.partneresi.com/>