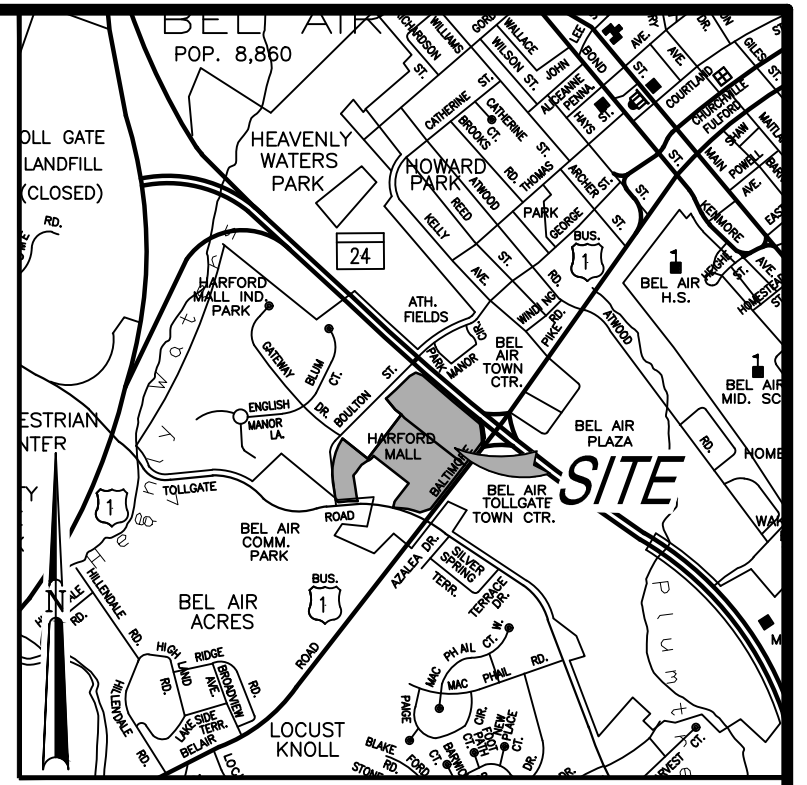


WATER SERVICE IS PROVIDED TO THIS SITE BY MARYLAND AMERICAN WATER COMPANY.
SEWER SERVICE TO THIS SITE IS PROVIDED BY THE TOWN OF BEL AIR.

UTILITY EASEMENTS CREATED BY THIS PLAT
PORTION OF EXISTING UTILITY EASEMENTS TO BE RELEASED BY A SEPARATE DOCUMENT(S)



VICINITY MAP

1"=2000'

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE TOWN OF BEL AIR FOR DRIVEWAY ENTRANCES FRONTING ON TOWN ROADS.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS.

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

STORMWATER MANAGEMENT:
A.) ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES INCLUDING ONES THAT ARE ON PRIVATE PROPERTY SHALL BE MADE AVAILABLE TO THE TOWN OF BEL AIR AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTIONS AFTER CONSTRUCTION IN PERPETUITY.

B.) MAINTENANCE OF ALL STORMWATER FACILITIES ARE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) IN PERPETUITY.

AREA TABULATION

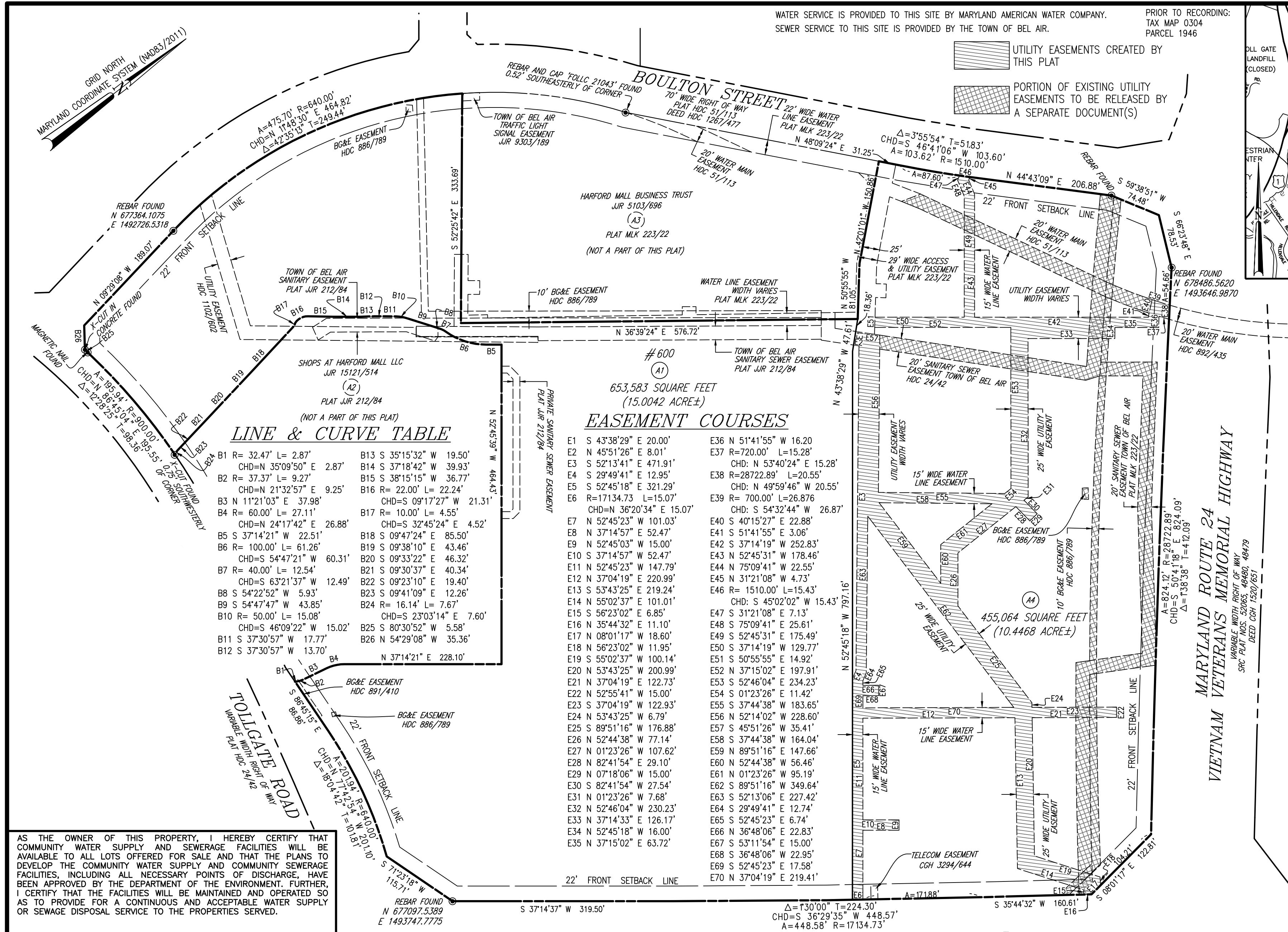
- 1. TOTAL ENCLOSED AREA: 25.4510 ACRE±
2. TOTAL NET LOT AREA: 25.4510 ACRE±
3. AREA LOT A1: 15.0042 ACRE±
4. AREA LOT A4: 10.4468 ACRE±

SUBDIVISION DATA

- 1. TOTAL NUMBER OF LOTS: 2
2. (A4) INDICATES LOT NUMBER
3. #600 INDICATES ADDRESS NUMBER
4. DEED REFERENCE: JJR 5103/696
5. PRESENT ZONING: B-3 GENERAL BUSINESS DISTRICT

ZONING REQUIREMENTS

- FRONT YARD DEPTH: 22'
SIDE YARD DEPTH (FROM RESIDENTIAL LOT): 10'
SIDE YARD DEPTH: 0'
REAR YARD DEPTH (FROM RESIDENTIAL LOT): 30'
REAR YARD DEPTH: 10'
EXISTING USE: SHOPPING CENTER
PROPOSED USE: MIXED USE - SHOPPING CENTER



LINE & CURVE TABLE

Table with 2 columns of bearings and distances for line segments B1 through B12, and curve data including CHD, R, L, and T values.

EASEMENT COURSES

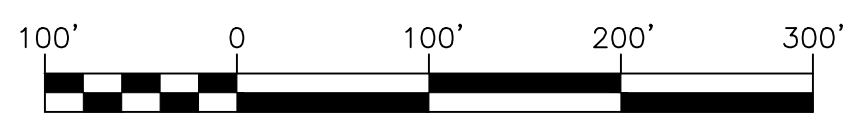
Table listing easement courses E1 through E70 with bearings and distances.

AS THE OWNER OF THIS PROPERTY, I HEREBY CERTIFY THAT COMMUNITY WATER SUPPLY AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE AND THAT THE PLANS TO DEVELOP THE COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE FACILITIES, INCLUDING ALL NECESSARY POINTS OF DISCHARGE, HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT. FURTHER, I CERTIFY THAT THE FACILITIES WILL BE MAINTAINED AND OPERATED SO AS TO PROVIDE FOR A CONTINUOUS AND ACCEPTABLE WATER SUPPLY OR SEWER DISPOSAL SERVICE TO THE PROPERTIES SERVED.

JEFFERY V. CURRY, CHIEF LEGAL OFFICER
HARFORD MALL BUSINESS TRUST

THIS PROPOSED SUBDIVISION OF LAND AS REPRESENTED HEREON AND ON THE APPROVED PRELIMINARY PLAN HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CODE OF MARYLAND REGULATIONS 26.04.03 ALLOWING FOR THE SUBDIVISION OF LAND UTILIZING COMMUNITY WATER SUPPLY SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS THAT ARE UNDER CONTRACT AND WILL BE AVAILABLE TO THE PROPERTY AT THE TIME OF SALE. THIS SUBDIVISION IS IN COMPLIANCE WITH THE CURRENT APPROVED COUNTY COMPREHENSIVE WATER AND SEWER PLAN THEREFORE COMPLIES WITH ENVIRONMENT ARTICLE 89-512. THE HARFORD COUNTY HEALTH OFFICER IS THE DELEGATED AUTHORITY PER ENVIRONMENT ARTICLE 81-301 THEREFORE THE HEALTH OFFICER'S SIGNATURE ON THIS PLAT CERTIFIES THAT THE PARCEL SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE.

APPROVING AUTHORITY DATE
APPROVED:
DIRECTOR - DEPARTMENT OF PUBLIC WORKS DATE
APPROVED:
CHAIRMAN - BEL AIR PLANNING COMMISSION DATE



SURVEYORS STATEMENT
I, PATRICK HENRY PIERCE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT, TO MY BEST KNOWLEDGE AND BELIEF, THE LAND SHOWN HEREON HAS BEEN LAID OUT AND PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

02/4/2026
PATRICK HENRY PIERCE
PROFESSIONAL LAND SURVEYOR #22129
MY CURRENT LICENSE EXPIRES 05/07/2027

OWNER'S STATEMENT
BY MY SIGNATURE BELOW, I HEREBY ACKNOWLEDGE OWNERSHIP AND APPROVE THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON. TO MY BEST KNOWLEDGE AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS HAVE BEEN COMPLIED WITH.

JEFFERY V. CURRY, CHIEF LEGAL OFFICER
HARFORD MALL BUSINESS TRUST

U.S. ROUTE 1 BUSINESS - BEL AIR ROAD

ALSO KNOWN AS BALTIMORE PIKE - VARIABLE WIDTH RIGHT OF WAY
SRC PLAT NOS. 50161, 48480, 1144 DEED SMC 246/27

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED "3rd RESUBDIVISION PLAT OF HARFORD MALL - LOT A PHASE II RESIDENCE @ HARFORD MALL" RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY IN PLAT BOOK JJR 223, FOLIO 22 INSOFAR AS SUBDIVIDING LOT A1 TO CREATE LOT A4 SHOWN HEREON.

RECORDING STAMP

Rec'd. for Record
at o'clock m. Same day recorded in Liber M.L.K.
No. Folio one of the PLAT Records of Harford
Co., Md. and examined per Michelle Karczeski, Clerk

THIS PLAT IS SUBJECT TO REVISION
4th RESUBDIVISION PLAT OF HARFORD MALL - LOT A
PHASE III & PHASE IV
LOCATED AT 600 BEL AIR ROAD
TOWN OF BEL AIR
THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND
OWNER: HARFORD MALL BUSINESS TRUST C/O CBL & ASSOCIATES
2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TENNESSEE 37421-6000
SCALE 1"=100' DATE 1/30/2026 DRAWN BY PHP CHECKED BY FWA JOB NUMBER 2221107.03