



**Chris Streett**  
 Streett Hopkins Real Estate, LLC  
 Office Ph: (410) 879-7466  
 Cell: (410) 967-9896  
 chris@streetthopkins.com



## Agent 360

**10 Bush Chapel Rd, Aberdeen, MD 21001**

**Active**

**Commercial Sale**

**\$279,900**



Recent Change: **02/14/2022 : New Active : ->ACT**

MLS #:	MDHR2009108	Available SqFt:	0.00
Tax ID #:	1302014505	Business Use:	Other, Other/General Retail
Ownership Interest:	Fee Simple	Year Built:	0
Sub Type:	Other		
Waterfront:	No		

### Location

County:	Harford, MD	School District:	Harford County Public Schools
In City Limits:	Yes	Election District:	2
Municipality:	Aberdeen		

### Taxes and Assessment

Tax Annual Amt / Year:	\$1,793 / 2020	Tax Assessed Value:	\$110,100 / 2021
County Tax:	\$1,096 / Annually	Land Assessed Value:	\$112,300
City/Town Tax:	\$697 / Annually	Special Assmt:	
Clean Green Assess:	No	Land Use Code:	104

Zoning: B3

### Commercial Sale Information

Business Type:	Other, Other/General Retail	Potential Tenancy:	Multiple
		Building Total SQFT:	Estimated

### Building Info

Building Total SQFT:	Estimated	Construction Materials:	Other
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

### Lot

Lot Acres / SQFT:	1.38a / 60113sf / Assessor	Road:	160
-------------------	----------------------------	-------	-----

### Parking

Total Parking Spaces	0	Features:	Other Parking
----------------------	---	-----------	---------------

### Interior Features

Interior Features: Accessibility Features: None

### Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: Natural Gas Available; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

### Remarks

Agent: What a great opportunity! Two lots consisting of 2.75 acres located in Aberdeen ready for commercial or residential development with a front footage of 160 feet. Lot is vacant of any building structures. Property suitable for Residential townhomes, Hotel, Office, Retail and/or similar uses. 1 block off of Bel Air Ave. Lot is partially cleared and has water and sewer to site. Ready for your project.

Public:

What a great opportunity! Two lots consisting of 2.75 acres located in Aberdeen ready for commercial or residential development with a front footage of 160 feet. Lot is vacant of any building structures. Property suitable for Residential townhomes, Hotel, Office, Retail and/or similar uses. 1 block off of Bel Air Ave. Lot is partially cleared and has water and sewer to site. Ready for your project.

**Listing Office**

Listing Agent: [Chris Streett](#) (75293) (Lic# 534297) (410) 967-9896  
Listing Agent Email: [chris@streetthopkins.com](mailto:chris@streetthopkins.com)  
Responsible Broker: Timothy Hopkins (26410) (Lic# 06121-MD)  
Listing Office: [Streett Hopkins Real Estate, LLC](#) (HHC1) (Lic# Unknown)  
118 S Main St, Bel Air, MD 21014-3818  
Office Phone: (410) 879-7466 Office Fax: (410) 776-3149

**Showing**

Appointment Phone: (410) 879-7466 [Schedule a showing](#)  
Showing Contact: Agent Lock Box Type: Call Listing Office  
Contact Name: Chris Streett  
Showing Requirements: Call First - Showing Service  
Showing Method: In-Person Only  
Directions: W. Bel Air Ave. to Bush Chapel (Beside PaPa Johns) to property on right sign

**Compensation**

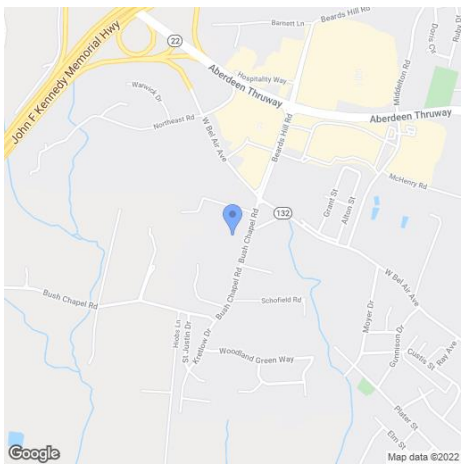
Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 2.5% Of Gross  
Dual/Var Comm: No

**Listing Details**

Original Price: \$279,900 Owner Name: Karen N Bonsack  
Listing Agrmnt Type: Exclusive Right DOM / CDOM: 2 / 2  
Prospects Excluded: No Original MLS Name: BRIGHT  
Listing Service Type: Full Service Expiration Date: 08/09/22  
Dual Agency: Yes  
Sale Type: Standard  
Listing Term Begins: 02/14/2022  
Listing Entry Date: 02/14/2022  
Possession: Settlement







**Summary Information**

Owner: Karen N Bonsack

Property Class: Commercial

Owner Address: 317 Kennard Ave  
 Owner City State: EDGEWOOD MD  
 Owner Zip+4: 21040-3713  
 No Mail(P): No  
 Owner Carrier Rt: R001

Annual Tax: \$1,793  
 Record Date: 06/27/01  
 Sale Amount: \$115,000  
 Book: 3577  
 Page: 310  
 Tax Record Updated: 01/07/22

**Geographic Information**

County: Harford, MD Parcel Number: 489  
 Municipality: Aberdeen Grid: 5  
 High Sch Dist: Harford County Public Schools Census: 3028.024  
 Tax ID: 1302014505 Sub District: 2  
 Tax Map: 207  
 Tax ID Alt: 1302014505  
 City Council Dist: 2

**Assessment & Tax Information**

Tax Year: 2021 Annual Tax (Est): \$1,793 Taxable Total Asmt: \$110,100  
 County Tax (Est): \$1,096 Taxable Land Asmt: \$112,300  
 Municipal Tax (Est): \$697 State/County Tax: \$1,096  
 Asmt As Of: 2021  
 Mult. Class: 20

**Lot Characteristics**

Sq Ft: 60,113 Zoning: B3  
 Acres: 1.3800 Zoning Desc: GENERAL BUSINESS DISTRICT

**Building Characteristics**

Fireplace Total: Year Remodeled: 1940 Water: Public  
 Property Class C  
 Code:

**Codes & Descriptions**

Land Use: 104 Commercial  
 County Legal Desc: LOT 1.34 AC 10 BUSH CHAPEL ROAD ABERDEEN

**MLS History**

MLS Number	Category	Status	Status Date	Price
MDHR2009112	LAND	Active	02/14/22	\$279,900
MDHR2009108	COM	Active	02/14/22	\$279,900
1000998679	LAND	Expired	02/10/19	\$349,000
1007249852	LAND	Expired	08/07/17	\$395,000
1007061168	LAND	Expired	02/18/15	\$495,000
MDHR150642	RES	Closed	06/19/01	\$115,000

**Annual Tax Amounts**

Year	County	Municipal	School	Annual
2021	\$1,096	\$697		\$1,793
2020	\$1,096	\$697		\$1,793
2019	\$1,096	\$697		\$1,793
2018	\$974	\$709		\$1,805
2016	\$974	\$716		\$1,812
2015	\$851	\$629		\$1,587
2014	\$729	\$554		\$1,374
2013	\$607	\$461		\$1,144
2011	\$607	\$461		\$1,144
2010	\$637	\$489		\$1,206
2009	\$631	\$478		\$1,186
2008	\$628	\$475		\$1,178

**Annual Assessment**

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2021	\$112,300		\$110,100			
2020	\$109,000		\$109,000			
2019	\$109,000		\$109,000	\$109,000		\$109,000

JOHN S. LANDBECK JR.  
ATTORNEY AT LAW  
36 W. BEL AIR AVE.  
ABERDEEN, MD 21007

20-  
5-  
159-  
595 ✓

**This Deed,** MADE THIS 19th day of JUNE

in the year two thousand ~~nine hundred~~ and one (2001) by and between

WILLIAM L. GAST and PAULA A. GAST, his wife, Grantors,

of Harford County, Maryland, parties of the first part, and

KAREN N. BONSAK, Grantee, party

of the second part.

IMP FD SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	739.00
TR TAX STATE	575.00
TOTAL	1,339.00
Res# H903	RCpt # 85221
CGH PR	Blk # 2564
Jun 27, 2001	09:22 am

WITNESSETH, That in consideration of the sum of

ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000.00)

the said

WILLIAM L. GAST and PAULA A. GAST, his wife,

do grant and convey to the said

KAREN N. BONSAK, her

personal representatives/successors and assigns, in fee simple, all

that parcel/ lot of ground situate in Second Election District, Harford County, State of Maryland, and described as follows, that is to say:

Situate and lying in the City of Aberdeen on Bush Chapel Road containing 2.85 acres, of land, more or less, as more particularly shown on a plat which is attached hereto and intended to be made a part hereof as recorded among the Land Records of Harford County, Maryland in Liber No. 965, /Folio 33. The improvements thereon being known as 10 Bush Chapel Road, Aberdeen, Maryland 21001.

BEING the same and all that lot or parcel of ground conveyed by Deed dated April 29, 1977 from Charles J. Foley, Jr. and Neta G. Foley to William L. Gast and Paula A. Gast, his wife, as recorded among the Land Records of Harford County, Maryland in Liber No. 1027, Folio 1013.

SUBJECT TO all that land as described in a Deed dated June 7, 1999 from William L. Gast and Paula A. Gast to The City of Aberdeen as recorded among the Land Records of Harford County, Maryland in Liber No. 3162, Folio 595.

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3577, p. 0310, MSA\_CE54\_3464. Date available 06/20/2005. Printed 12/21/2021.

ALL TAXES PAID  
CITY OF ABERDEEN  
FINANCE DIRECTOR

09/01  
PB  
6-22-01

LIBER3577 FOLIO0310



TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot / parcel of ground and premises to the said

KAREN N. BONSAK, her

personal representatives/successors

and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand s and seal s of said grantor s the day and date first written.

Test:

John S. Landbeck, Jr.

William L. Gast (SEAL)  
WILLIAM L. GAST

Paula A. Gast (SEAL)  
PAULA A. GAST

STATE OF MARYLAND, Harford County, to wit:

I HEREBY CERTIFY, That on this 19th day of JUNE, in the year two thousand ~~nine hundred~~ and one (2001), before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM L. GAST and PAULA A. GAST, his wife, known to me (or satisfactorily proven) to be the persons whose name s is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Constance E. Baskin



My Commission expires: 9-21-03

PROPERTY PRESENTLY NOT ON WATER & SEWER SYSTEM PER: See HARFORD COUNTY DATE: 6/25/01

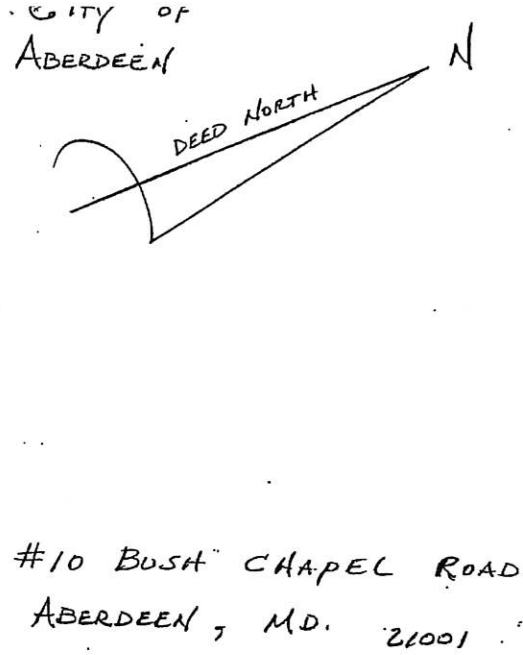
This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

HARFORD COUNTY MARYLAND  
TRANSFER TAX PD \$ 1150.- dae  
ALL OTHER TAXES PAID 6/25/01

John S. Landbeck, Jr.  
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)  
John S. Landbeck, Jr., Esquire

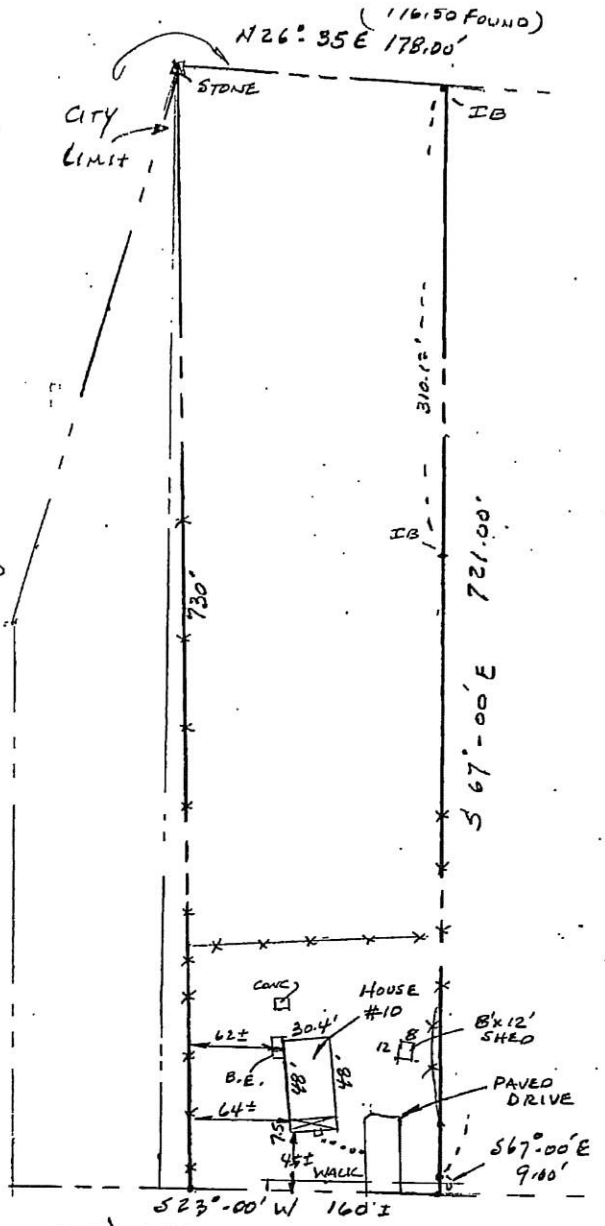
HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3577, p. 0311, MSA\_CE54\_3464, Date available 06/20/2005, Printed 12/21/2021.

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3577, p. 0312, MSA\_CE54\_3464 Date available 06/20/2005 Printed 12/21/2021.  
 6-12-01 Date  
 Karen P. Bawstiek



#10 BUSH CHAPEL ROAD  
 ABERDEEN, MD. 21001

DEED REF: 1027/1013  
 2.85AC ± PER DEED



BUSH CHAPEL ROAD


THIS LOCATION SURVEY IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY THE LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THIS LOCATION SURVEY IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

THIS LOCATION SURVEY DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR FOR SECURING FINANCING OR REFINANCING. THE LEVEL OF ACCURACY COMPLIES WITH AT LEAST THE 1995 MINIMUM STANDARDS OF PRACTICE: 1 FT ±

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP (FIRM MAP NO. 24025C0193D, 1890 1/1/2000) FOR THE PROPERTY THAT IS THE SUBJECT OF THE SURVEY AND THAT THE PROPERTY DESCRIBED HEREON DOES NOT LIE IN AN AREA IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AS HAVING SPECIAL FLOOD OR MUDSLIDE HAZARDS.

*Joseph E. Welsh*  
 JOSEPH E. WELSH

4-11-2001 DATE "X" NOT IN 100yr FLOOD PLAIN

Location Survey Existing Improvements  10 Bush Chapel Road Aberdeen, Maryland  2 <sup>nd</sup> Election District Harford County, Maryland	SURVEYOR SEAL   <i>Joseph E. Welsh</i>	<b>WELSH ENGINEERING</b> 2 PARADISE DRIVE HAVRE DE GRACE, MARYLAND 21078 (410) 939-1304	
		SCALE: 1" = 100'	DATE: 4-5-2001
DRAWN: Jw		JOB: 408c	



**State of Maryland Land Instrument Intake Sheet**  
 Baltimore City  County: HARFORD

*Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Valido

<b>1</b>	<b>Type(s) of Instruments</b>	<input type="checkbox"/> (Check Box if Addendum Intake Form is Attached.)						
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other		
		<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease					
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale [9]			
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]				
<b>3</b>	<b>Tax Exemptions (if Applicable)</b>	<input type="checkbox"/> Recordation						
		<input type="checkbox"/> State Transfer						
	Cite or Explain Authority	<input type="checkbox"/> County Transfer						
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>			<b>Finance Office Use Only</b>			
		Purchase Price/Consideration	\$ 115,000.00	<b>Transfer and Recordation Tax Consideration</b>				
		Any New Mortgage	\$ 110,000.00	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	X ( ) % =	\$			
		Other:	\$	Less Exemption Amount	-	\$		
		Other:	\$	Total Transfer Tax	=	\$		
			Recordation Tax Consideration	\$				
			X ( ) per \$500 =	\$				
		Full Cash Value	\$ 115,000.00	TOTAL DUE	\$			
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>		<b>Doc. 2</b>		
		Recording Charge	\$ 20.00	\$ 20.00	Agent:			
		Surcharge	\$ 5.00	\$ 5.00	Tax Bill:			
		State Recordation Tax	\$ 759.00	\$	C.B. Credit:			
		State Transfer Tax	\$ 575.00	\$	Ag. Tax/Other:			
		County Transfer Tax	\$ 1150.00	\$				
		Other	\$	\$				
		Other	\$	\$				
<b>6</b>	<b>Description of Property</b> SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	<b>District</b>	<b>Property Tax ID No. (1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>	
		02	014505	1027/1013	0207	0489	<input type="checkbox"/> (5)	
		<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block (3b)</b>	<b>Sect/AR(3c)</b>	<b>Plat Ref.</b>	<b>SqFt/Acreage (4)</b>
								2.85 ac
		<b>Location/Address of Property Being Conveyed (2)</b>						
		10 Bush Chapel Road, Aberdeen, MD 21001						
		<b>Other Property Identifiers (if applicable)</b>						<b>Water Meter Account No.</b>
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Grount Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						
	2.35 ac., more or less,							
	If Partial Conveyance, List Improvements Conveyed:							
<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>			<b>Doc. 2 - Grantor(s) Name(s)</b>			
		GAST, William L.			BONSACK, Karen N.			
		GAST, Paula A.						
		<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>			
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>			<b>Doc. 2 - Grantee(s) Name(s)</b>			
		BONSACK, Karen			AllFirst Bank			
		<b>New Owner's (Grantee) Mailing Address</b>						
	317 Kennard Ave., Edgewood, MD 21040							
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>			
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>				<input checked="" type="checkbox"/> Return to Contact Person		
		Name: John S. Landbeck, Jr., Esquire				<input type="checkbox"/> Hold for Pickup		
		Address: 36 W. Bel Air Avenue				<input type="checkbox"/> Return Address Provided		
		Aberdeen, MD 21001 Phone: (410) 273-6636						
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>							
	<b>Assessment Information</b>	Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?						
		Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:						
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
	<b>Assessment Use Only - Do Not Write Below This Line</b>							
	<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole <input type="checkbox"/> Part		<input type="checkbox"/> Tran. Process Verification	
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
	Year	19	19	Geo.	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd.	
	Total			Town Cd.	Ex. St.	Ex. Cd.		
	REMARKS:							

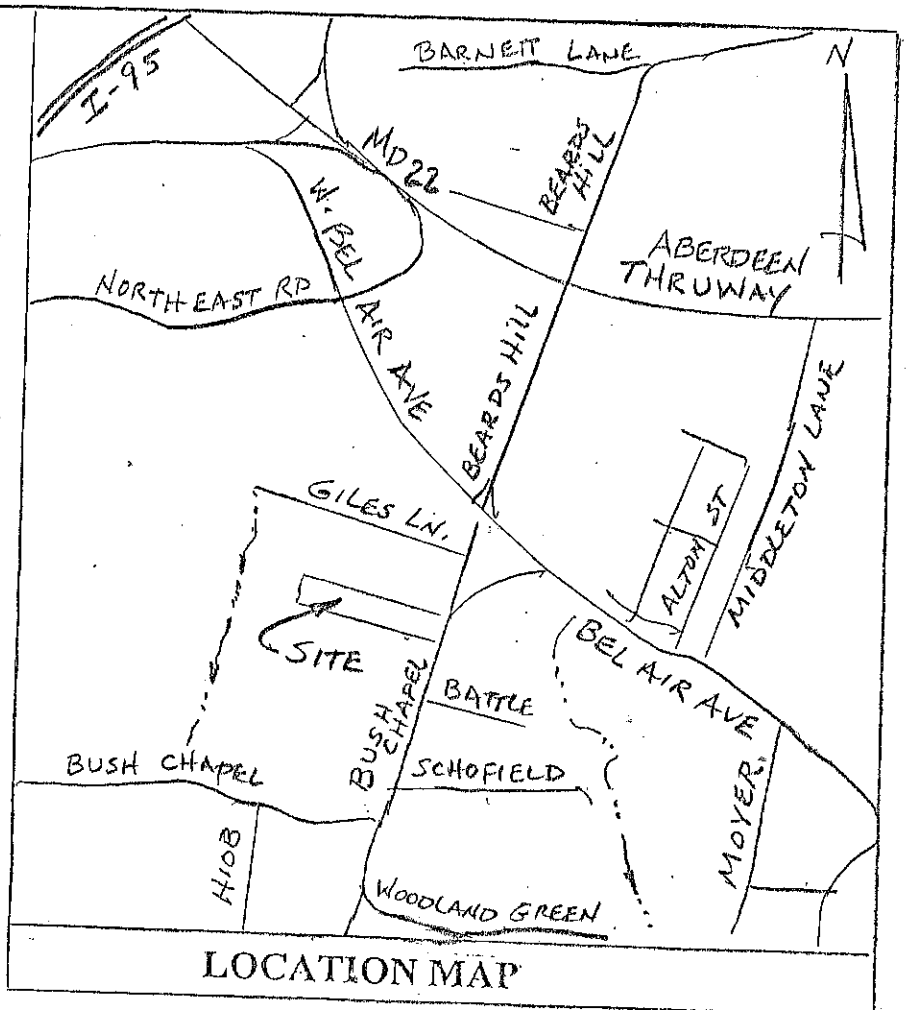
Space Reserved for County Validation

Distribution: White - Clerk's Office  
 Canary - SDAT  
 Pink - Office of Finance  
 Goldenrod - Preparer  
 AOC-CC-300 (6/95)

IBER3577 FOLIO0313

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3577, p. 0313, MSA\_CE54\_3464. Date available 06/20/2005. Printed 12/21/2021.





LOCATION MAP

GENERAL NOTES

SITE ADDRESS 10 BUSH CHAPEL ROAD  
ABERDEEN, MD 21001

DEED REFERENCE 3577/310

BACK OF LOT WAS FORMERLY IN THE COUNTY; TWO (2) TAX MAP REFERENCES ARE AS FOLLOWS:

TAX MAP	207	51	
PARCEL	489	156	
ACRES	1.34	1.31	TOTAL 2.65 AC.

ZONING B - 3 \* B - 3

\* BACK PORTION OF SITE WAS RECENTLY ANNEXED INTO THE CITY LIMIT (JUNE 1999)

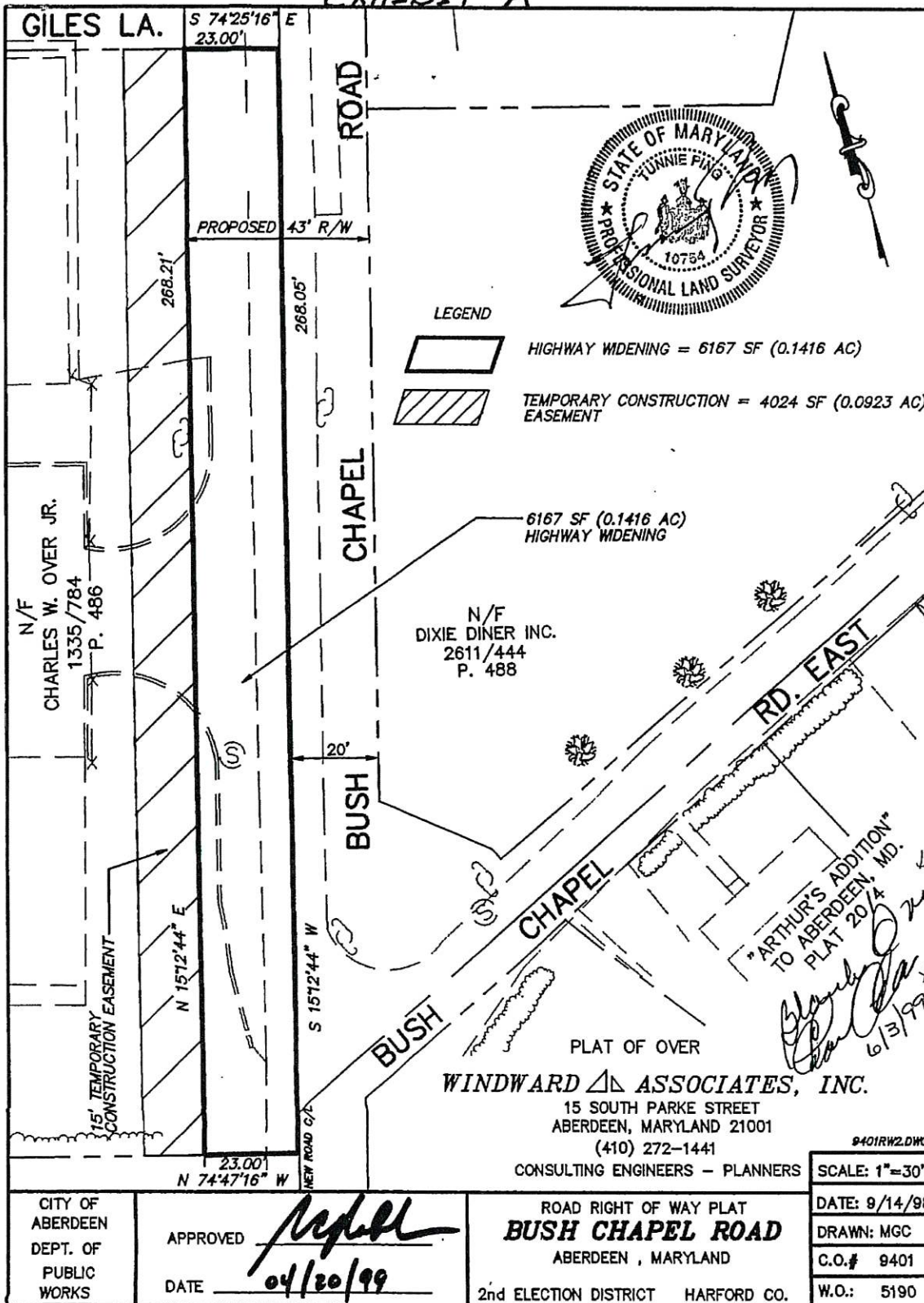
ROAD FRONTAGE WAS DEEDED TO CITY OF ABERDEEN (0.0862 AC.)

ROAD RIGHT-OF-WAY DEED 3162/595 ROAD WIDENING

OWNER

MS. KAREN BONSAK  
PHYSICAL THERAPIST

"EXHIBIT A"



HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3162, p. 0603, MSA\_CE54\_3049, Date available 06/20/2005, Printed 12/21/2021.

162 090603

CITY OF ABERDEEN  
DEPT. OF PUBLIC WORKS

APPROVED  
DATE

*[Signature]*  
04/20/99

ROAD RIGHT OF WAY PLAT  
**BUSH CHAPEL ROAD**  
ABERDEEN, MARYLAND

2nd ELECTION DISTRICT HARFORD CO.

9401RW2.DWG  
SCALE: 1"=30'  
DATE: 9/14/98  
DRAWN: MGC  
C.O.# 9401  
W.O.: 5190

"ARTHUR'S ADDITION"  
TO ABERDEEN, MD.  
PLAT 20/A  
*[Signature]*  
6/3/99

PLAT OF OVER  
**WINDWARD ASSOCIATES, INC.**  
15 SOUTH PARKE STREET  
ABERDEEN, MARYLAND 21001  
(410) 272-1441  
CONSULTING ENGINEERS - PLANNERS



BUILDING SIZE

6,200 SQ. FT.; ONE STORY

PARKING

EXISTING HOUSE

3 -- 4 SPACES

PROPOSED

17 SPACES

ONE HANDICAP/ADA SPACE REQUIRED; 2 TO 3 TO BE PROVIDED.

EXISTING PUBLIC WATER AND SEWER ARE AVAILABLE TO THE SITE.

SITE CONTAINS SMALL AREA OF NON-TIDAL WETLANDS AND BUFFER.

SITE IS NOT IN A FLOODPLAIN.

SOILS: PRIMARILY BELTSVILLE SILT LOAM (Beb) WITH SMALL AREA  
OF SASSAFRAS SANDY LOAM (ShB2)  
SOIL MAP NO. 37

PARKING LOT LIGHTING TO BE DIRECTED AWAY FROM HOUSING.

DUMPSTER AREA, IF NEEDED, TO BE SCREENED OR FENCED.

STORMWATER MANAGEMENT TO BE PROVIDED PER CITY REGULATIONS.

**DRAFT**

**SITE PLAN  
10 BUSH CHAPEL ROAD**

**CITY OF ABERDEEN**

**2<sup>ND</sup> ELECTION DISTRICT  
HARFORD COUNTY, MARYLAND**

**WELSH ENGINEERING  
2 PARADISE DRIVE  
HAVRE DE GRACE, MARYLAND 21078  
410-939-1304**

Set Backs

Scenario A

A-B = 30'

B-C = 0'

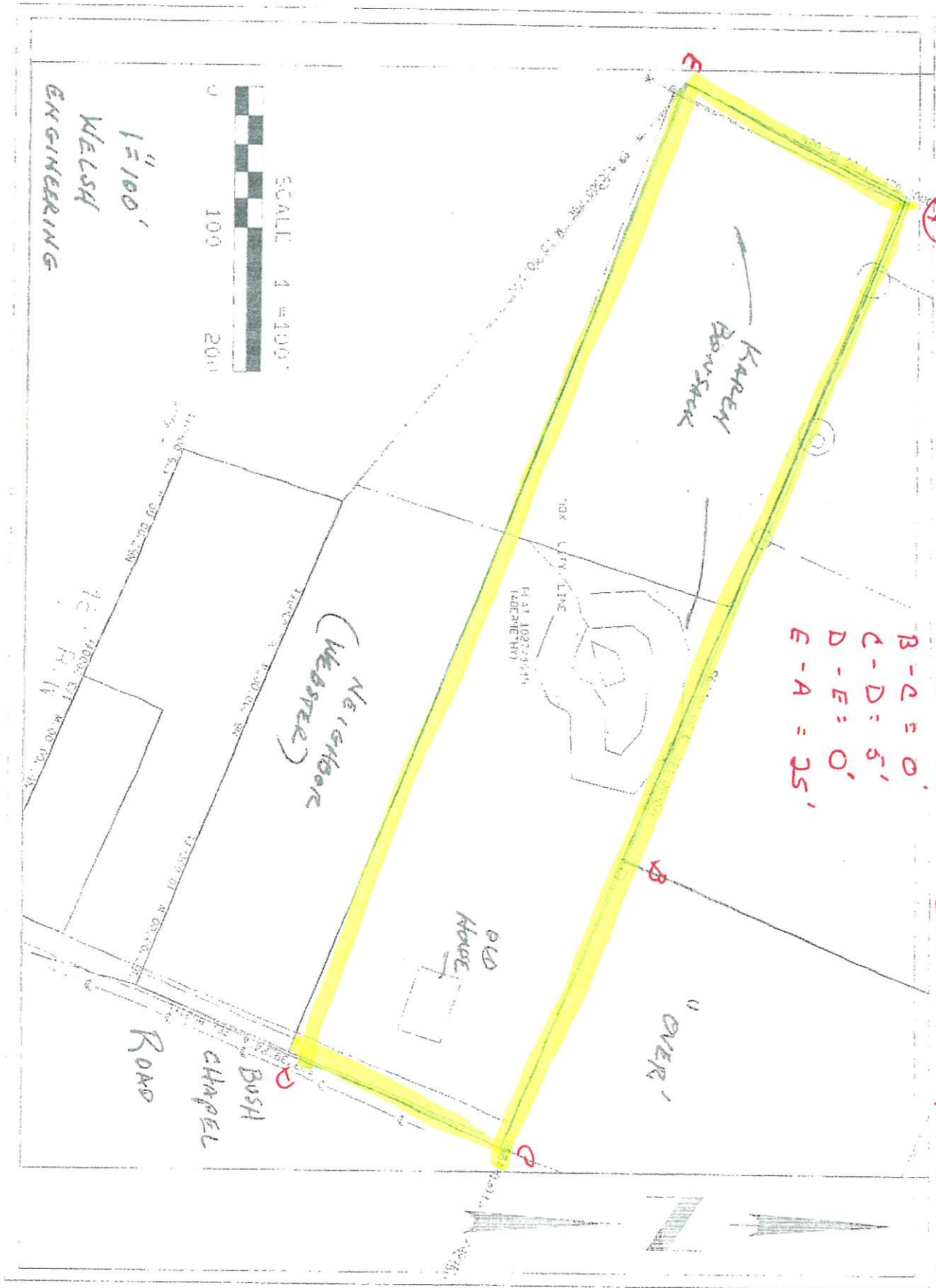
C-D = 5'

D-E = 0'

E-A = 25'

COLLETT

410-365-1978







Set-Backs

A-B = 30'

B-C = 0'

C-D = .5'

D-E = .50'

E-A = 25'

SECURED "B"

CONCERN 410-365-1978





# WELSH ENGINEERING

2 PARADISE DRIVE  
HAVRE DE GRACE, MARYLAND 21078

PROFESSIONAL ENGINEERING  
LAND DEVELOPMENT  
UTILITY & SITE DESIGN

PROFESSIONAL LAND SURVEYING  
SUBDIVISION PLATS  
(410) 939-1304 FAX (410) 939-6480

August 4, 2003

Mr. David Ranney, City Engineer  
City of Aberdeen  
60 N. Parke Street  
Aberdeen, Maryland 21001

RE: Stormwater Management  
10 Bush Chapel Road  
Bonsack Physical Therapy

Dear Mr. Ranney:

Attached you will find the subject plan and supporting calculations. A pocket sand filter is proposed.

The design allows for significant increases in impervious area to account for future parking plus 420 square feet building addition.

Soil sampling results are also included on the plan. A sediment and erosion control plan will be submitted.

Your review is requested.

Sincerely,



Joseph E. Welsh, P.E., L.S.

Encl.

cc: Ms. Karen Bonsack



PHYSICAL THERAPY BLDG

7-5-03  
939-1304

EXISTING CONDITION

SOIL TYPE BeB - BELTSVILLE H.S.G "C"

EX. HOUSE 48 x 31 = 1,488 S.F.

DRIVE 22 x 50 = 1,100

SHED 10 x 12 = 120

WALKS, PORCHES, CONC SLABS = 340

3,048 SF

0.07 AC

GRASS 130' x 170' = 22,100 SF

0.507 AC

0.50 AC

WOODS - GRASS 80' x 165' = 13,200

0.30 AC

WOODED AREA - REMAINDER

1.78 AC

2.65 - .87 = 1.78

TOTAL 2.65 AC

TR-55 ATTACHED

RCN = 72

TIME OF CONCENTRATION  $T_c$

A. SHEET FLOW 100' 6% SLOPE GRASS 'F'

50' 3% SHOOPY 'A'

B. SHALLOW CONCENT. 300' 6.5% UNPAVED

C. OPEN CHANNEL 300' 4 FT/SEC

$T_c = 0.20$  hr

	Q CFS
1 YR	1.680
2 YR	2.797
10 YR	7.28
100 YR	13.18

7-5-03

DEVELOP. CONDITION -  
H.S.G. "C"

P.S. 8/1/09  
\* 5880  
ACTUAL  
SIZE

NEW BUILDING	150' x 42'	=	6,300*	S.F.	
DRIVE	175 x 22	=	3850		
PARKING	140 x 18	=	2520		
<u>FUTURE</u>	90 x 18	=	1620		.04 EXTRA
WALKS'	65' x 6	=	390		
			<u>14,680</u>		<u>0.34 AC</u>
			1337		0.55 AC

GRASS AREA

WOODS - GRASS  
REDUCED WOODS, CUT 0.30 → 0.05 0.05 AC

WOODS  
WAS 1.78 AC REDUCED BY 0.07 AC 1.71 AC

RCN = 74

TIME OF CONCENTRATION Tc

SHEET	35'	0.02 (2%)	GRASS	"F"
SHEET	90	2.7%	SMOOTH, PAVE	"A"
SHALLOW CONC.	80	3.5	PAVE	
" "	270	6.5%	UNPAVED	
OPEN CHANNEL	300'	4 F.P.S		

Tc = 0.16 hr.

1 YEAR	Q CFS	INCH DETENTION
	1.88	0.12
2 YR	3.028	0.18
10 YR	7.49	0.43
100 YR	13.2	NO CHANGE <del>0.74</del>



7-5-03

DESIGN STORM	EXIST. CONDITION CFS	DEVELOP. CONDITION CFS	CHANGE CFS	%
1 YR	1.680	1.882	0.202	12
2 YR	2.797	3.028	0.231	8.3
5	5.016	5.253	0.237	4.7
10	7.282	7.487	0.205	2.8
100 YR	13.181	13.197	<u>NO CHANGE</u>	
RCH	72	74		
TC	0.20	0.16		
	2.65 AC			

DETENTION STORAGE

$$\frac{2.65 \text{ AC} \times 43560}{12} = 9,619.5$$

	INCH	C. F. STORAGE
1 YR	0.12	$9619.5 \times 0.12 = 1,154$
2 YR	0.18	$9619.5 \times 0.18 = 1,732$
10 YR	0.43	$9619.5 \times 0.43 = 4,137$
100 YR	1.08	NO INCREASE IN Q - [10,390] N/A

## WATER QUALITY VOLUME (WQV)

$$WQV = P R_v A / 12 = \text{Ac-FT}$$

$$P = 1.0 \quad A = 2.65 \text{ AC} \quad R_v = 0.05 + 0.009 \left[ \frac{I}{I} \right]$$

$I = \% \text{ IMPERV.}$

$$\text{IMPERVIOUS} \quad 14,680 = .337 \text{ AC}$$

$$\begin{array}{r} \text{EXIST} \quad - 3,048 \\ \hline 11,632 \text{ SF} \end{array}$$

$$I = \frac{.337}{2.65} = 0.127 = 12.7\% \quad \text{LESS THAN } 15\%$$

$$\text{MIN. W. QUALITY} = 0.2 \frac{(2.65)}{12} = 0.04416 \text{ AC-FT}$$

$$WQV = \underline{\underline{1,924 \text{ C.F.}}}$$

$$R_v = 0.05 + 0.009(12.7)$$

$$R_v = 0.1643$$

$$WQ.V = 1.0 (0.1643) \frac{2.65}{12} = 0.03628 \text{ AC-FT}$$

1,580

USE 1924 CF

## RECHARGE VOLUME (REV)

A.  $\frac{9}{10}$  VOLUME METHOD  $REV = S \frac{(R_v) A}{12}$

H.S.G. = 'C'  $S = 0.13$  p. 2.5

$$REV = 0.13 \left( \underset{\substack{\nearrow \\ R_v \text{ page 4}}}{0.1643} \right) \frac{2.65}{12} = 0.004717 \text{ Ac FT}$$

205.5 C.F.

B.  $\frac{7}{10}$  AREA METHOD  $REV = S(A_i)$   $A_i = \text{IMPERVIOUS}$   
 $= 0.337 \text{ Ac}$

$$REV = 0.13 (.337)$$

$$REV = 0.043811 = \underline{\underline{1,908 \text{ CF}}}$$



## CHANNEL PROTECTION VOLUME (CPV)

## 1. CPV SIZING

USE CLASSIFICATION I

T = 24 HOURS FOR 1 YEAR STORM

## 2. TR-55

	CN	Tc	Q <sub>a</sub> 1yr	2yr	10yr	100yr
EXIST.	72	0.20	1.68	2.797	7.28	13.18
DEVEL.	74	0.16	<u>1.88*</u>	3.028	7.49	13.2

$$I_a / P = 0.27$$

$$P = 2.6 \text{ INCH}$$

$$T_c = 0.16 \text{ HOURS}$$

FIGURE D.11.1

$$q_u = 810 \text{ CSM/IN}$$

$$A = 2.65 \text{ AC}$$

$$= 0.0041406 \text{ SQ. MI}$$

$$q_i = 810 (0.00414) 2.6$$

$$q_i = q_u A q_p$$

\* PAGE 2.10 CPV IS NOT REQUIRED AT SITES WHERE THE ONE-YEAR DISCHARGE IS LESS THAN 2 CFS.

OVERBANK FLOOD PROTECTION  
 $Q_p = 4137 \text{ CF (TR-55)}$

10 YEAR STORM MANAGEMENT PROPOSED

### EXTREME FLOOD VOLUME

100 YR  $Q_1$  75' NOT INCREASED  
 13.2 CFS

### SUMMARY

	VOLUME
1. WATER QUALITY VOLUME	1,924 CF
2. RECHARGE VOLUME	1,908
3. CHANNEL PROTECTION	N.A. LT. 2 CFS
4. OVERBANK FLOOD PROTECT.	4,137 CF 10 YEAR
5. EXTREME FLOOD	N.A.

FILTERING SYSTEM PROPOSED

F-5  
POCKET SAND FILTER

P. 338

PRETREATMENT

$$25\% \text{ WQV} = 0.25(1924) \\ = 481 \text{ CF}$$

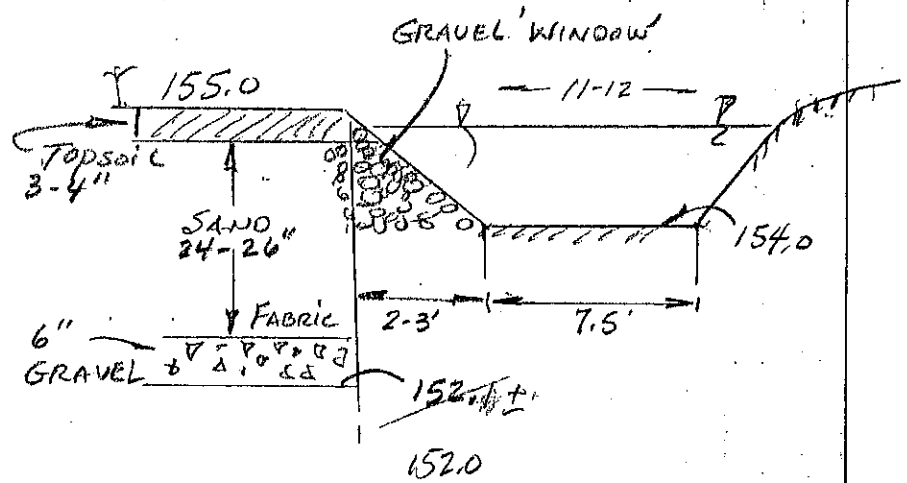
P. 339

SURFACE AREA

$$A_{sf} = 0.066 (\text{WQV}) \quad I < 75\% \\ = 127 \text{ SQ. FT} \quad \text{SED. BASIN SURFACE AREA.}$$



POCKET SAND FILTER  
"F-5"



PRETREATMENT

$$65 \text{ LF} \times 7.5' \times 1 \text{ V.F.} = 487.5 \text{ CF.} +$$

481 CF REQUIRED

VOID STORAGE VOLUME - SAND FILTER

$$72' \times 60' \times 0.40 \text{ VOID} \times 2.5 \text{ V.F.} = 4,320 \text{ CF}$$

$$10 \text{ YEAR VOLUME REQ'D} = 4180 \text{ CF}$$

VOIDS

$$\text{EXTRA 1 INCH DEPTH SAND} = 144 \text{ CF}$$

$$72 \times 60 \times 0.4 \times \frac{1}{12} = 144$$

24" DEEP

-VS

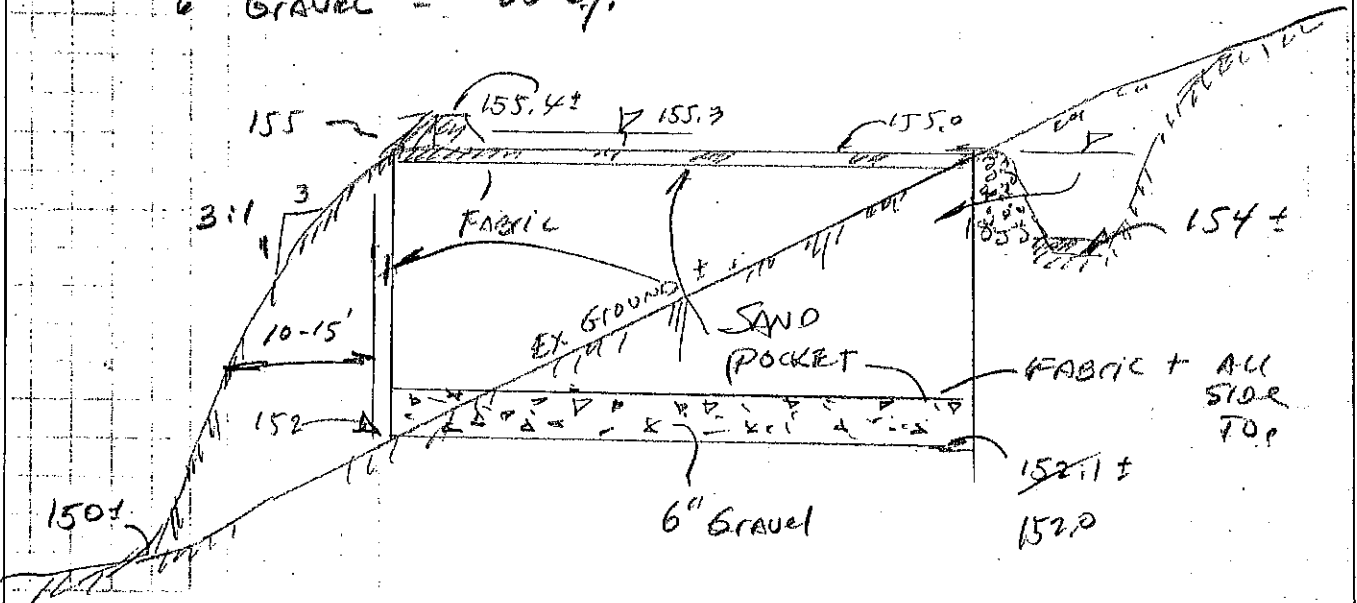
$$83 = 27" \text{ DEEP} = 432 \text{ CF}$$

EXTRA

$$2.4" \text{ SAND} = 320 \text{ C.Y.}$$

$$27" = 360 \text{ CY.}$$

$$6" \text{ GRAVEL} = 80 \text{ CY.}$$

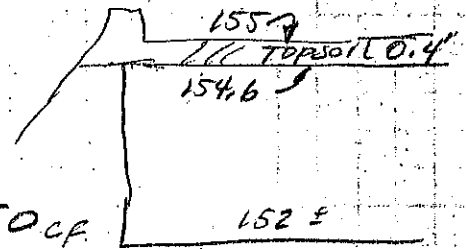
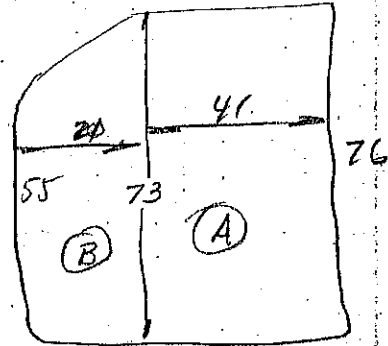


939-1304

BASIN SIZE - VOLUME  
(ACCOUNT FOR SHAPE OF FILTER)

A.  $\frac{76+73}{2} \times 41 = 3054.5$  SQ. FT.

B.  $\frac{73+55}{2} \times 21 = 1344$   
4398.4 SF



VOIDS REQ (10yr) 4140 CF

$4398 \times 2.7 \text{ V.F.} \times 0.4 = 4750 \text{ CF}$

"  $2.6 \text{ V.F.}$  " = 4574 CF

$\frac{4140}{4398 \times 0.4} = \frac{4140}{1759.2} = 2.35 \text{ V.F. REQ'D}$   
4140 CF

SAND  $2.1 \times 4398 = 9236 = 342 \text{ cy}$

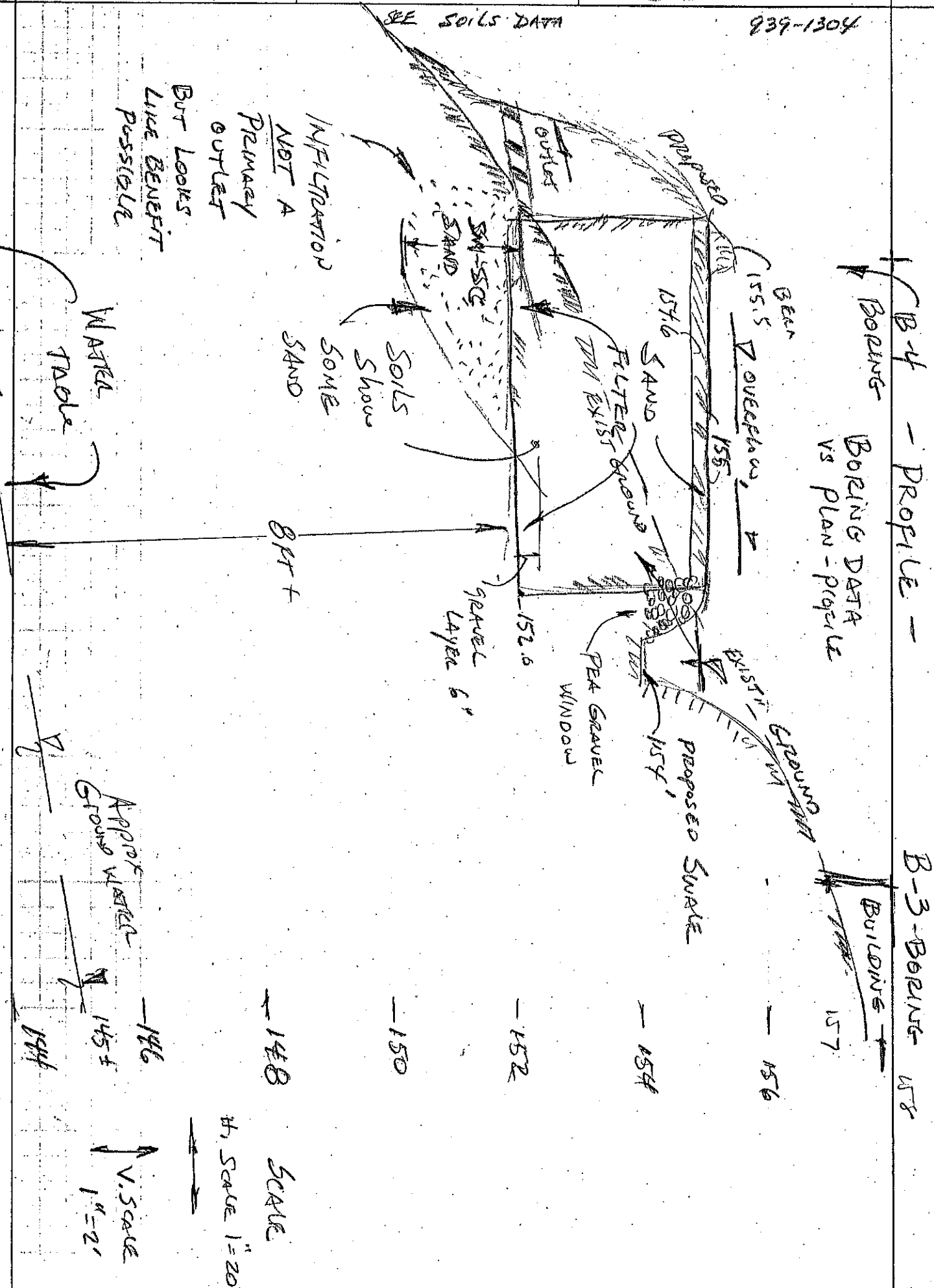
GRAVEL  $0.5 \times 4398 = 2200 = 81 \text{ cy}$

50 SHEETS  
22-141  
100 SHEETS  
22-142  
200 SHEETS  
22-144



SEE SOILS DATA

939-1304



B-4 - PROFILE -  
 BORING DATA  
 VS PLAN - PROFILE

B-3 - BORING -  
 BUILDING -  
 157  
 156  
 154  
 152  
 150  
 148  
 146  
 145  
 144

INFLTRATION  
 NOT A  
 PRIMARY  
 OUTLET  
 BUT LOOKS  
 LIKE BENEFIT  
 POSSIBLE

WATER  
 TABLE

APPROX  
 GROUND WATER

SCALE  
 1" = 20'

V. SCALE  
 1" = 2'

22-141 50 SHEETS  
 22-142 100 SHEETS  
 22-144 200 SHEETS



**ORDINANCE NO. 706-06**

**CITY OF ABERDEEN**

**An ordinance to adopt a Comprehensive Zoning, Sectional Map Amendment by amending the Aberdeen Zoning Map**

Whereas, the City of Aberdeen has reviewed various sections of the City for the purpose of determining the appropriateness of the current zoning districts in various areas; and

Whereas, in order to assure the highest and best use of the properties and to preserve the unique character of this area, the City of Aberdeen has determined that a Sectional Map Amendment is necessary for various parcels of land within the City limits; and

Whereas, the Department of Planning and Community Development has recommended that the following parcels which are currently within the City limits be considered for a Sectional Map Amendment:

- Tax Map 200, Parcel 32, Giles Lane, Aberdeen,
- Tax Map 200, Parcel 33, 820 Giles Lane, Aberdeen,
- Tax Map 200, Parcel 34, 818 Giles Lane,
- Tax Map 200, Parcel 35, 816 Giles Lane,
- Tax Map 200, Parcel 14, 14 Giles Lane,
- Tax Map 200, Parcel 8, 812 Giles Lane, Aberdeen,
- Tax Map 200, Parcel 36, 810 Giles Lane, Aberdeen,
- Tax Map 207, Parcel 491, 14 Bush Chapel Road, Aberdeen,
- Tax Map 207, Parcel 491, 16 Bush Chapel Road, Aberdeen,
- Tax Map 207, Parcel 2736, WS Bush Chapel Road, Aberdeen; and

Whereas, the City has determined that a Comprehensive Zoning takes into account future public needs and purposes, provides adequate potential for orderly growth and preserves the public health, safety and welfare and that all parcels should be rezoned from B-3 Highway Commercial District to R-3 High Density Residential District.



Now therefore, be it enacted that the City of Aberdeen hereby amends the Zoning Map as set forth in Chapter 142, Article III, Section 142-18, and hereby designates the zoning of parcels located on State Tax Map 200, Parcel No. 32, 33, 34, 35, 14, 8, and 36 and State Tax Map 207, Parcel No. 491 and 2736 within the City limits from zoning classification B-3 Highway Commercial District to R-3 High Density Residential District subject to those provisions as set forth in Chapter 142 (Zoning) of the Aberdeen Code as may be applicable.

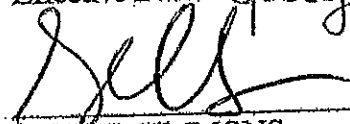
This ordinance shall be effective twenty (20) days after passage.

Introduced: June 5, 2006

Public Hearing: June 5, 2006

Date of Passage: June 12, 2006

Effective Date: July 2, 2006



S. FRED SIMMONS  
MAYOR



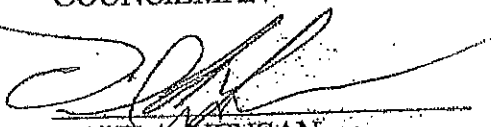
RONALD KUPFERMAN  
COUNCIL PRESIDENT



MICHAEL G. HIOB  
COUNCILMAN

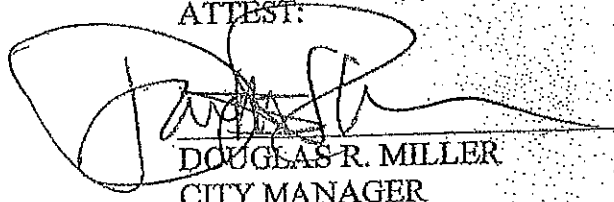


RUTH E. ELLIOTT  
COUNCIL WOMAN



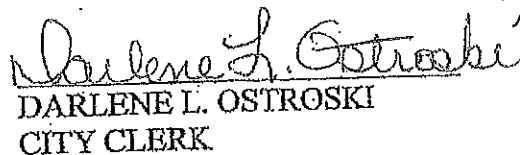
DAVE A. YENSAN  
COUNCILMAN

ATTEST:



DOUGLAS R. MILLER  
CITY MANAGER

WITNESS:



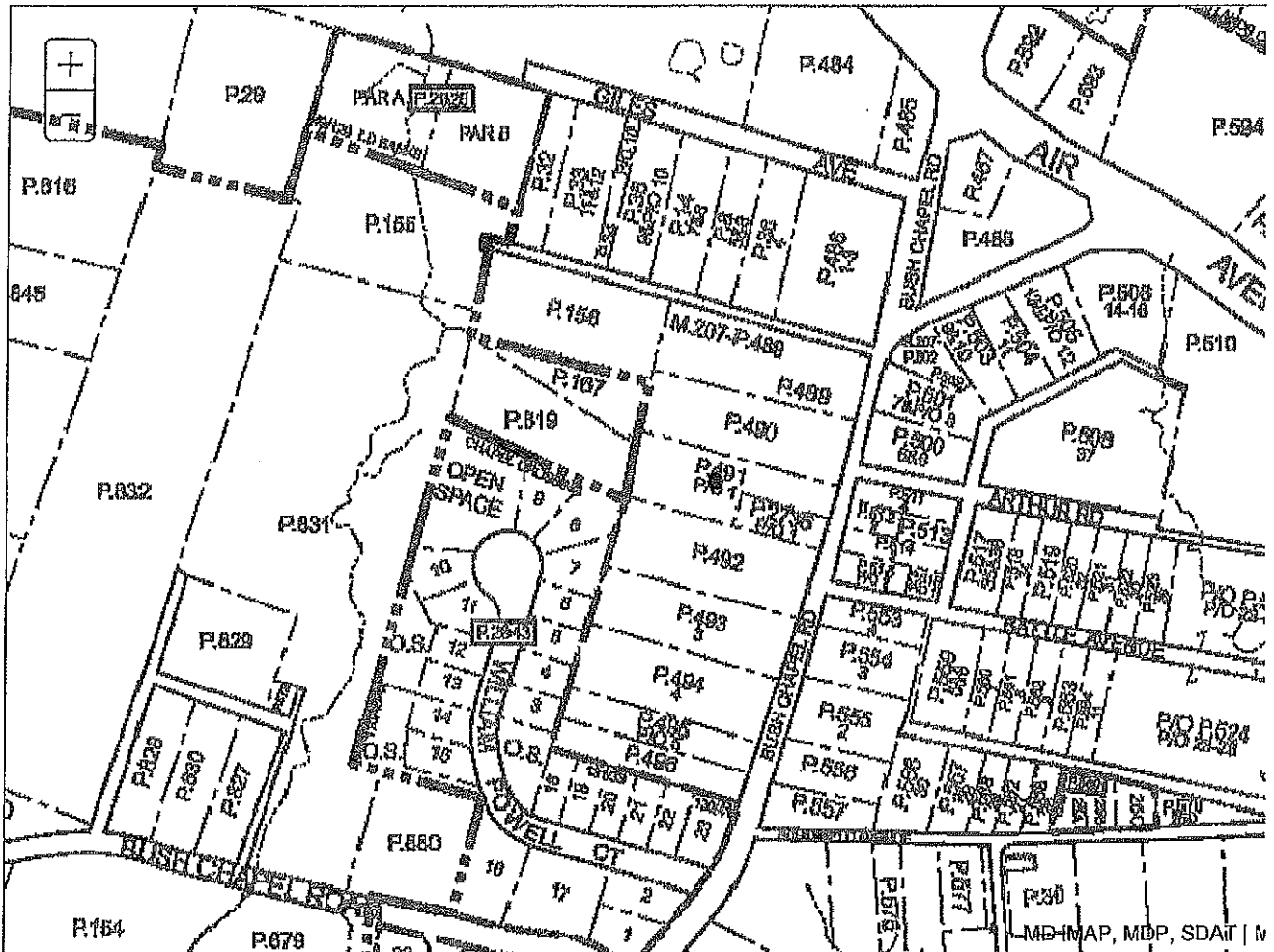
DARLENE L. OSTROSKI  
CITY CLERK

Address Location	Tax Map	Parcel #	Previous Zoning	New Zoning	Ordinance/ Resolution	Effective Date
1030 Hardee's Drive	58	110, Lot 7	M-1	B-3	703-06	5/28/2006
1136 South Philadelphia Blvd.	58	507	M-1	B-3	703-06	5/28/2006
1130 South Philadelphia Blvd.	58	530	M-1	B-3	703-06	5/28/2006
1112 South Philadelphia Blvd.	58	1	M-1	B-3	703-06	5/28/2006
1110 South Philadelphia Blvd.	58	185	M-1	B-3	703-06	5/28/2006
Lot on Giles Lane	200	32	B-3	R-3	706-06	7/20/2006
820 Giles Lane	200	33	B-3	R-3	706-06	7/20/2006
818 Giles Lane	200	34	B-3	R-3	706-06	7/20/2006
816 Giles Lane	200	35	B-3	R-3	706-06	7/20/2006
814 Giles Lane	200	14	B-3	R-3	706-06	7/20/2006
812 Giles Lane	200	8	B-3	R-3	706-06	7/20/2006
810 Giles Lane	200	36	B-3	R-3	706-06	7/20/2006
16 Bush Chapel Road	207	491	B-3	R-3	706-06	7/20/2006
Lot on Bush Chapel Road	207	2736	B-3	R-3	706-06	7/20/2006
729 West Bel Air Avenue	200	2664	R-3	B-2	09-R-07	8/10/2009
635 Old Philadelphia Road	206	2486	M-2	M-1	09-O-04	9/13/2009
607 Old Philadelphia Road	206	2485	M-2	M-1	09-O-04	9/13/2009
Lot on Old Philadelphia Road	206	2484	M-2	M-1	09-O-04	9/13/2009
Lot on Old Philadelphia Road	206	2859	M-2	M-1	09-O-04	9/13/2009
727 Old Philadelphia Road	209	2570	M-2	B-3	09-O-04	9/13/2009
811 Old Philadelphia Road	209	2569	M-2	B-3	09-O-04	9/13/2009
821 Old Philadelphia Road	209	2571, Lot 3	M-2	B-3	09-O-04	9/13/2009
819 Old Philadelphia Road	209	2571, Lot 2	M-2	M-1	09-O-04	9/13/2009
823 Old Philadelphia Road	58	2571, Lot 1	M-2	M-1	09-O-04	9/13/2009
Lot on West Bel Air Avenue	205	100	B-3 & M-1	B-3	09-O-04	9/13/2009
200 Rock Glenn Boulevard	52	437, Lot 2	R-3	M-1	09-O-04	9/13/2009
Lot off MD 22 & Middalton Road	202	620	B-3 & R-3	B-3	09-O-04	9/13/2009
Lot off MD 22 & Mt. Royal Avenue	203	24	R-1 & R-2	R-1	09-O-04	9/13/2009
Lot off MD 22 & APG gate	204	2170	M-1	B-3	09-O-04	9/13/2009
Lot off MD 22 & Old Post Road	204	2280	B-1	B-3	09-O-05	1/3/2010
910 Old Philadelphia Road	58	505	M-1	B-3	09-O-05	1/3/2010
Lot off Beards Hill Road	202	2864	B-3 & R-2	B-3	10-O-01	3/28/2010

Harford County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)

District: **02** Account Number: **010275**

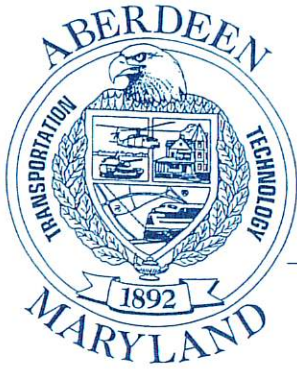


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



# CITY OF ABERDEEN

60 N. PARKE STREET, O. P. BOX 70, ABERDEEN, MARYLAND 21001

DOUGLAS S. WILSON, *Mayor*

MYRA A. FENDER  
Council President

FRANKLIN M. BRADLEY  
JERRY K. HANSEN  
MACON L. TUCKER  
City Council

410-272-1600 / 410-575-6569

FAX 410-273-7402

[www.aberdeen-md.org](http://www.aberdeen-md.org)

August 9, 2001

Ms. Karen Bonsack  
317 Kennard Avenue  
Edgewood, Maryland 21040

RE: Ordinance No. 592-01  
Sectional Map Amendment – Aberdeen Zoning Map  
Parcel Nos. 489 and 156

Dear Ms. Bonsack:

This is to advise you that by action of the Aberdeen City Council on April 23, 2001, the zoning on your parcels have been changed from R-3 (High Density Residential) to B-3 (Highway Commercial District).

If you have any questions concerning the above, do not hesitate to contact my office at 410-272-1600.

Very truly yours,

PHYLLIS G. GROVER

Director of Planning and Community Development





JOHN S. LANDBECK JR.  
ATTORNEY AT LAW  
36 W. BEL AIR AVE.  
ABERDEEN, MD 21001

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

20  
5  
759  
595

**This Deed,** MADE THIS 19th day of JUNE

in the year two thousand ~~nine hundred~~ and one (2001) by and between

WILLIAM L. GAST and PAULA A. GAST, his wife, Grantors,

of Harford County, Maryland, parties of the first part, and

KAREN N. BONSAK, Grantee, party

of the second part.

IMP FD SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	73.00
TR TAX STATE	375.00
TOTAL	1,333.00
Rest WAGO	Ref: # 25221
CGH FR	Blk: # 2564
Jun 27, 2001	09:22 am

WITNESSETH, That in consideration of the sum of

ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000.00)

the said

WILLIAM L. GAST and PAULA A. GAST, his wife,

do grant and convey to the said

KAREN N. BONSAK, her

personal representatives/successors and assigns, in fee simple, all

that parcel/ lot of ground situate in Second Election District, Harford County, State of Maryland, and described as follows, that is to say:

Situate and lying in the City of Aberdeen on Bush Chapel Road containing 2.85 acres, of land, more or less, as more particularly shown on a plat which is attached hereto and intended to be made a part hereof as recorded among the Land Records of Harford County, Maryland in Liber No. 965, /Folio 33. The improvements thereon being known as 10 Bush Chapel Road, Aberdeen, Maryland 21001.

BEING the same and all that lot or parcel of ground conveyed by Deed dated April 29, 1977 from Charles J. Foley, Jr. and Neta G. Foley to William L. Gast and Paula A. Gast, his wife, as recorded among the Land Records of Harford County, Maryland in Liber No. 1027, Folio 1013.

SUBJECT TO all that land as described in a Deed dated June 7, 1999 from William L. Gast and Paula A. Gast to The City of Aberdeen as recorded among the Land Records of Harford County, Maryland in Liber No. 3162, Folio 595.

ALL TAXES PAID  
CITY OF ABERDEEN  
FINANCE DIRECTOR

09/01  
PB  
6-22-01

LIBER 3577 FOLIO 0310

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot / parcel of ground and premises to the said

KAREN N. BONSAK, her

personal representatives/successors

and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand S and seal S of said grantor S the day and date first written.

Test:

[Signature]

William L. Gast (SEAL)  
WILLIAM L. GAST

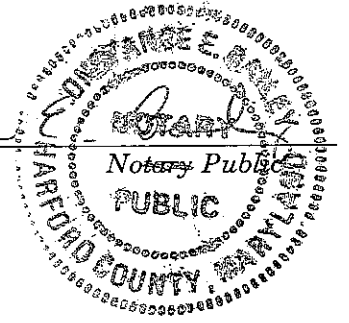
Paula A. Gast (SEAL)  
PAULA A. GAST

STATE OF MARYLAND, Harford County, to wit:

I HEREBY CERTIFY, That on this 19th day of JUNE, in the year ~~two thousand nine hundred~~ and one (2001), before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM L. GAST and PAULA A. GAST, his wife, known to me (or satisfactorily proven) to be the person S whose name S is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Constance E. Gandy



My commission expires:

9-21-03

PROPERTY PRESENTLY NOT ON WATER & SEWER SYSTEM PER: dlc HARFORD COUNTY DATE: 6/25/01

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

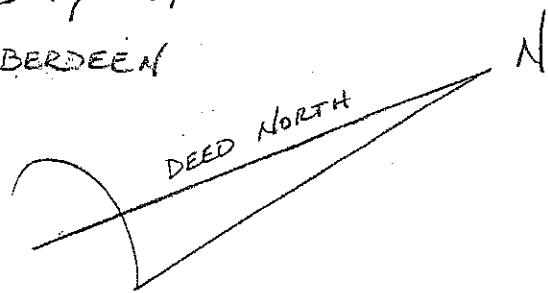
HARFORD COUNTY MARYLAND  
TRANSFER TAX PD \$ 1150.- dlc  
ALL OTHER TAXES PAID 6/25/01

[Signature]

(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

John S. Landbeck, Jr., Esquire

CITY OF  
ABERDEEN



(176.50 FOUND)  
N 26° 35' E 178.00'

CITY  
LIMIT

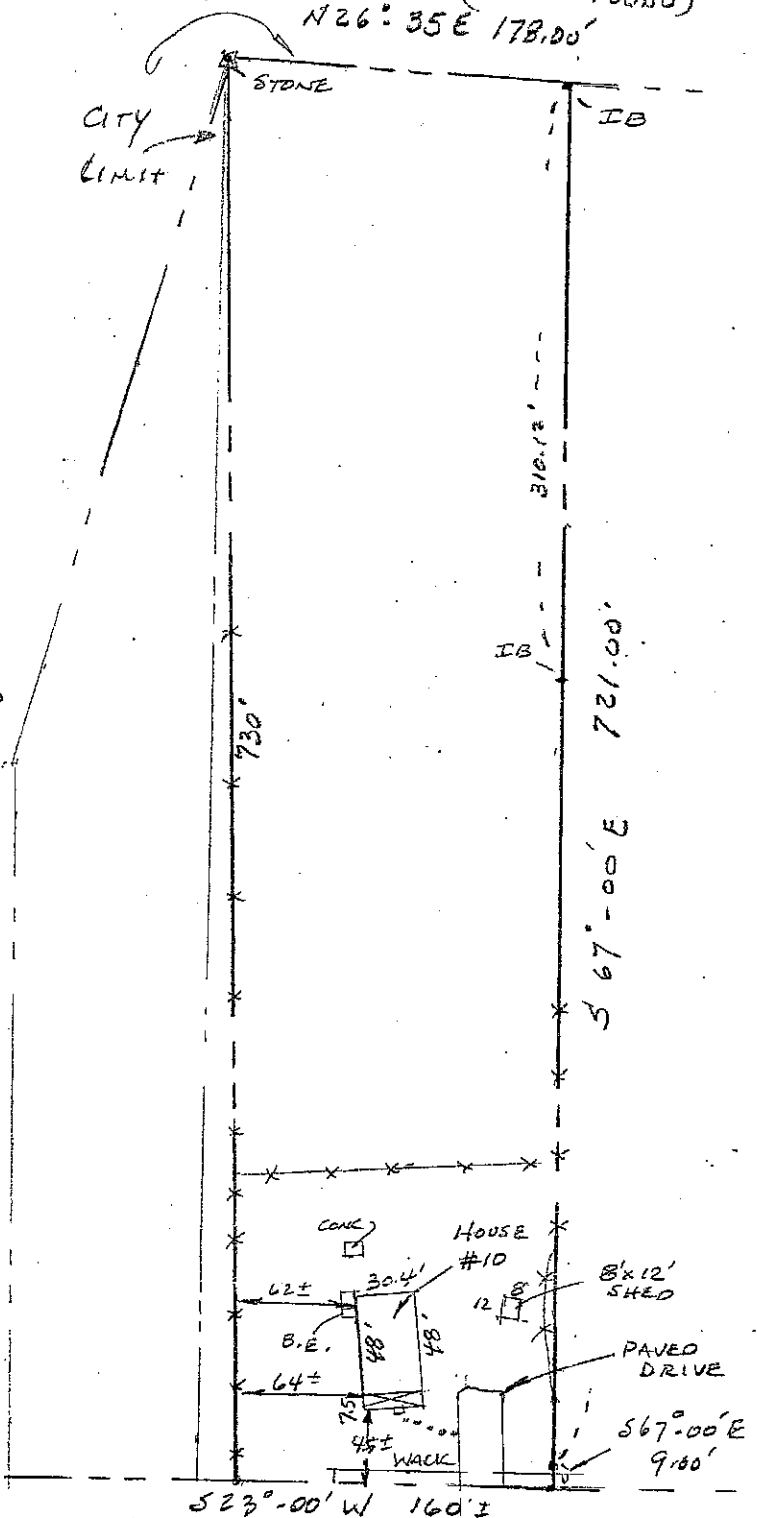
STONE

IB

#10 BUSH CHAPEL ROAD  
ABERDEEN, M.D. 21001

DEED REF: 1027/1013  
2.85AC ± PER DEED

Knewl Bonchick  
Knewl W. Bonchick



BUSH CHAPEL ROAD

THIS LOCATION SURVEY IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY THE LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THIS LOCATION SURVEY IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

THIS LOCATION SURVEY DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR FOR SECURING FINANCING OR REFINANCING. THE LEVEL OF ACCURACY COMPLIES WITH AT LEAST THE 1995 MINIMUM STANDARDS OF PRACTICE: 1 FT ±

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP (FIRM MAP NO. 24025C 01930, 1890 1/1/2000) FOR THE PROPERTY THAT IS THE SUBJECT OF THE SURVEY AND THAT THE PROPERTY DESCRIBED HEREON DOES NOT LIE IN AN AREA IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AS HAVING SPECIAL FLOOD OR MUDSLIDE HAZARDS.

*Joseph E. Welsh*

JOSEPH E. WELSH

4-11-2001 ZONE "X" NOT IN 100yr flood plain

DATE

<p>Location Survey Existing Improvements</p> <p>10 Bush Chapel Road Aberdeen, Maryland</p> <p>2<sup>nd</sup> Election District Harford County, Maryland</p>	<p>SURVEYOR SEAL</p> <p><i>Joseph E. Welsh</i></p>	<p><b>WELSH ENGINEERING</b> 2 PARADISE DRIVE HAVRE DE GRACE, MARYLAND 21078 (410) 939-1304</p> <p>SCALE: 1" = 100'      DATE: 4-5-2001</p> <p>DRAWN: <i>JW</i>      JOB: 408c</p>
---	--	---

**State of Maryland Land Instrument Intake Sheet**  
 Baltimore City  County: HARFORD

*Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validator

<b>1</b>	<b>Type(s) of Instruments</b>	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.			
		<input checked="" type="checkbox"/> Deed <input checked="" type="checkbox"/> Deed of Trust	Mortgage Lease	Other _____ _____	Other _____ _____
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
<b>3</b>	<b>Tax Exemptions (if Applicable)</b>	Recordation _____ State Transfer _____ County Transfer _____			
	<b>Cite or Explain Authority</b>				

<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>		<b>Finance Office Use Only</b>	
		Purchase Price/Consideration	\$ 115,000.00	<b>Transfer and Recordation Tax Consideration</b>	
		Any New Mortgage	\$ 110,000.00	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X ( ) % =	\$
		Other:	\$	Less Exemption Amount	\$
		Other:	\$	Total Transfer Tax	\$
		Full Cash Value	\$ 115,000.00	Recordation Tax Consideration	\$
		X ( ) per \$500 =	\$		
		<b>TOTAL DUE</b>	\$		

<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>	<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>	
		Recording Charge	\$ 20.00	\$ 20.00		
		Surcharge	\$ 5.00	\$ 5.00		<b>Tax Bill:</b>
		State Recordation Tax	\$ 759.00	\$		
		State Transfer Tax	\$ 575.00	\$		<b>C.B. Credit:</b>
		County Transfer Tax	\$ 1150.00	\$		
		Other	\$	\$		<b>Ag. Tax/Other:</b>
		Other	\$	\$		

<b>6</b>	<b>Description of Property</b>	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		02	014505	1027/1013	0207	0489	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						2.85 ac
		10 Bush Chapel Road, Aberdeen, MD 21001						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____ Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Description/Amt. of SqFt/Acreage Transferred: 2.35 ac., more or less, If Partial Conveyance, List Improvements Conveyed:						

<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>	<b>Doc. 2 - Grantor(s) Name(s)</b>
		GAST, William L.	BONSACK, Karen N.
		GAST, Paula A.	
	<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>	<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>	

<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>	<b>Doc. 2 - Grantee(s) Name(s)</b>
		BONSACK, Karen	AllFirst Bank
		New Owner's (Grantee) Mailing Address	
	317 Kennard Ave., Edgewood, MD 21040		

<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>	<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>

<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>		<input checked="" type="checkbox"/> Return to Contact Person	
		Name: John S. Landbeck, Jr., Esquire			<input type="checkbox"/> Hold for Pickup
		Firm:			
		Address: 36 W. Bel Air Avenue			<input type="checkbox"/> Return Address Provided
		Aberdeen, MD 21001    Phone: (410) 273-6636			

<b>11</b>	<b>Assessment Information</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>		
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	

<b>Assessment Use Only - Do Not Write Below This Line</b>							
<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole <input type="checkbox"/> Part		<input type="checkbox"/> Tran. Process Verification	
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	19	19	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		

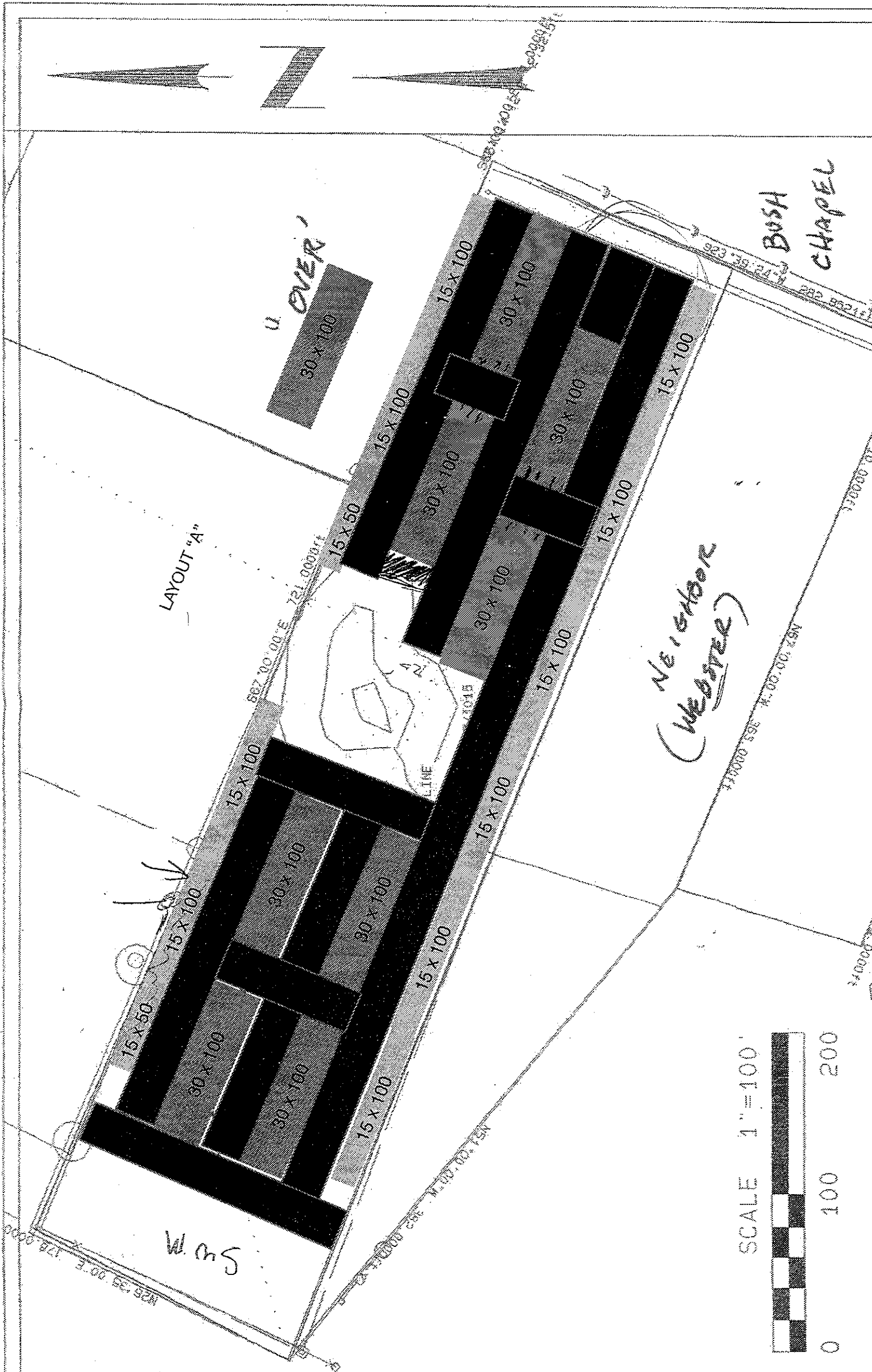
Space Reserved for County Validation

REMARKS:

*Distribution: White - Clerk's Office  
 Canary - SDAT  
 Pink - Office of Finance  
 Goldenrod - Preparer  
 AOC-CC-300 (6/95)*

**LIBER 3577 FOLIO 0313**





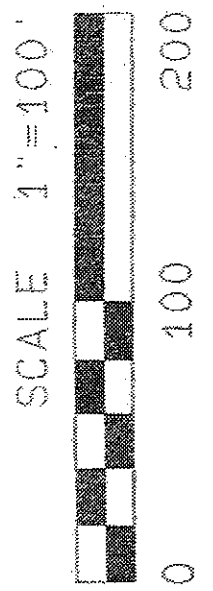
U. OVER

LAYOUT "A"

BUSH  
CHAPEL

NEIGHBOR  
(WESTER)

W. on S





p. 8

W. 057 P.C.

P. 36

2537/841

LOT 4

PLAT 3/59

P. 486

1335/784

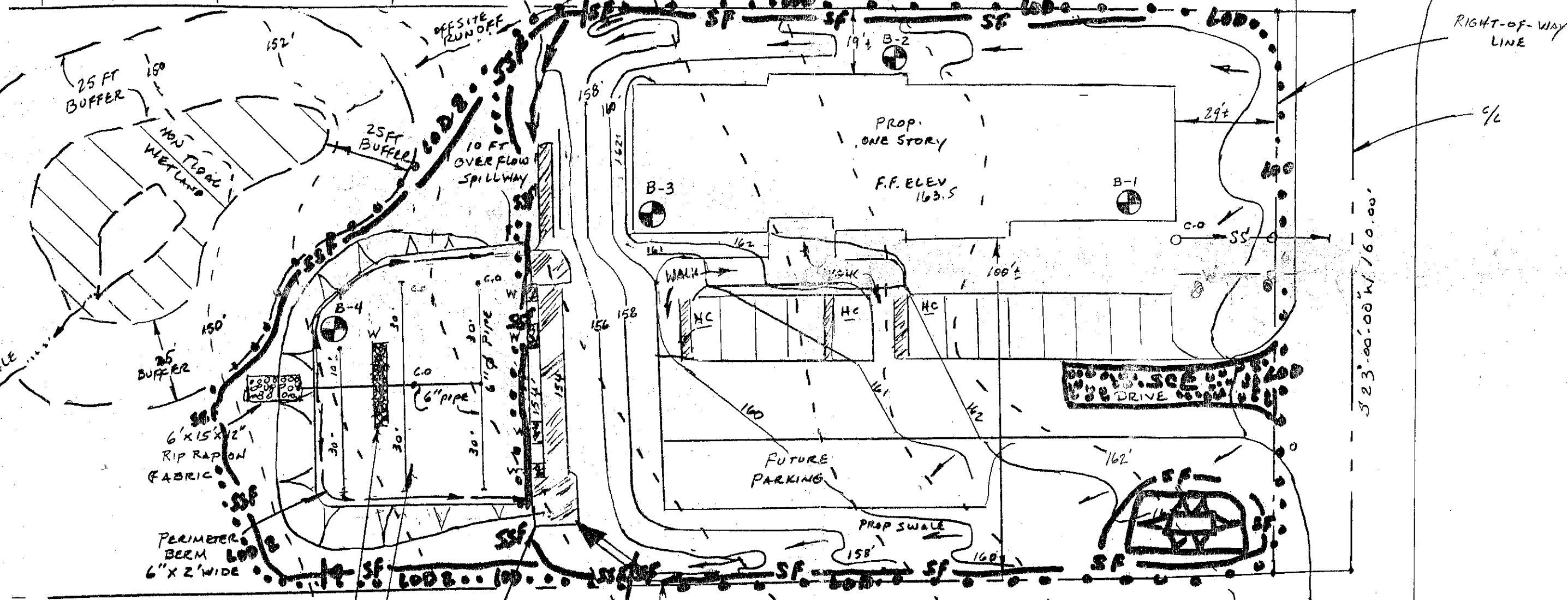
C. OVER

B-3

PLAT 3/59

BUSH  
CHAPEL  
ROAD

7°-00'-00" E 730.00'



N 67°-00'-00" W 753.00'

MAP 200  
P. 490  
R-3  
1001/308  
JOHNSON

EARTH  
BERM/SWALE

**PLAN**  
1" = 30'

NOTE: STORMWATER MGMT FACILITY IS NOT  
TO BE STARTED UNTIL BUILDING & PARKING LOT  
ARE BUILT & STABILIZED. STORMWATER MGMT (SWM) IS  
"PHASE 2" - SUPER SILT FENCE DOWN SLOPE OF SWM

ESTIMATED DURATION