MARYLAND STATE PLANE COORDINATE SYSTEM
GRID NORTH NAD-83/NSRS2011

NOTE: "ANY DWELLING IN AN AGRICULTURAL ZONING DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS."

LOT FIVE CREATED AS A FAMILY CONVEYANCE FOR

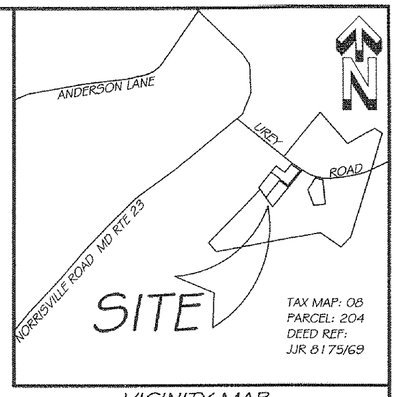
CYNTHIA M. GARAYOA, DAUGHTER DATE

LOT SEVEN CREATED AS A FAMILY CONVEYANCE FOR

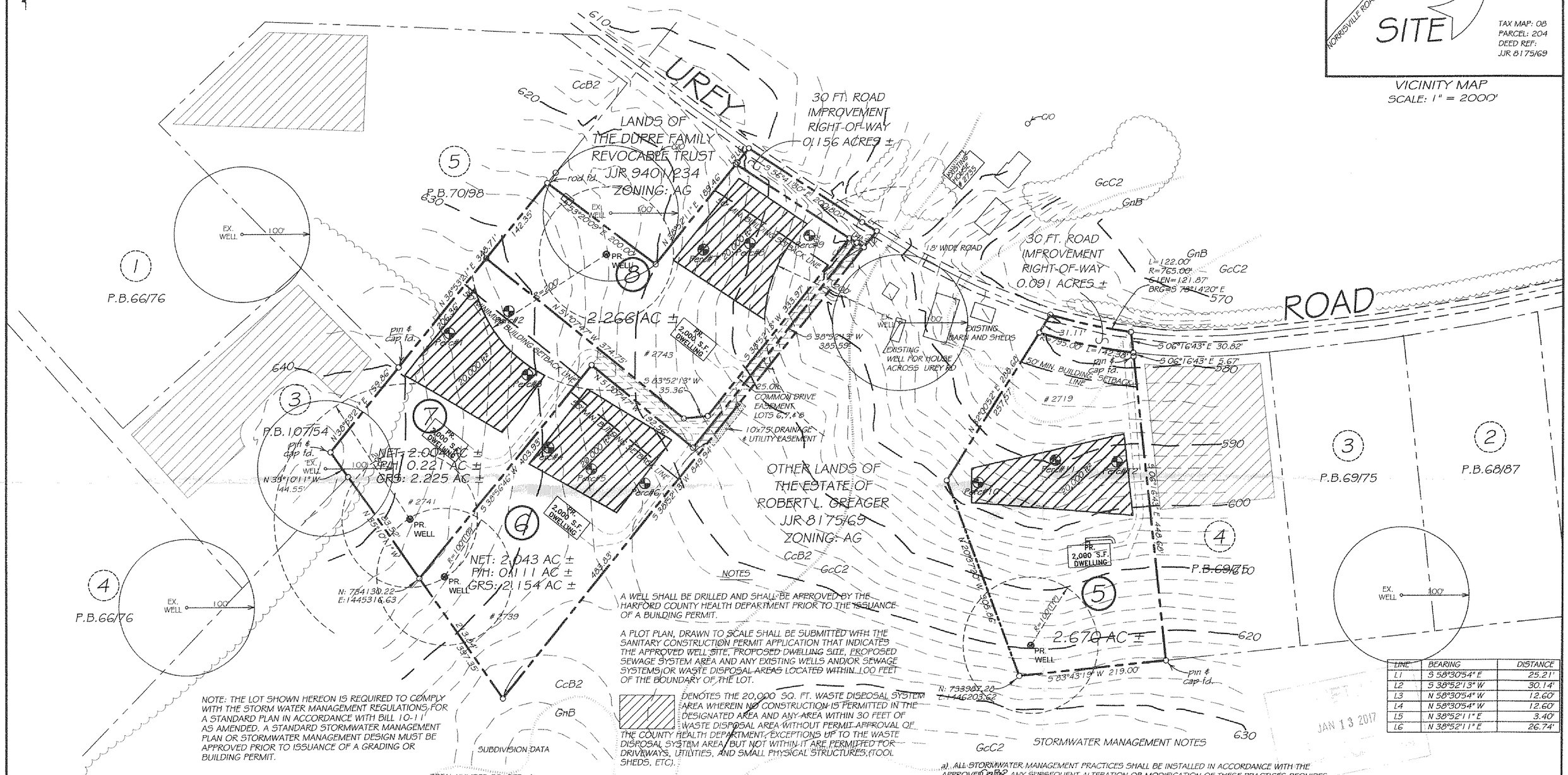
CHRISTINE SEELIG, DAUGHTER DATE

LOT EIGHT CREATED AS A FAMILY CONVEYANCE FOR

DENISE M. SMIGAJ, DAUGHTER DATE



VICINITY MAP
SCALE: 1" = 2000'



NOTES

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

A PLOT PLAN, DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

DENOTES THE 20,000 SQ. FT. WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA AND ANY AREA WITHIN 30 FEET OF WASTE DISPOSAL AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC).

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS. ENTRANCES FRONTING ON COUNTY ROADS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

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

PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE, PUBLIC SERVICES BECOME AVAILABLE.

NO APPARENT WELLS OR SEPTIC DISPOSAL AREAS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT.

⊙ — DENOTES IRON PIN SET.

NOTE: THE LOT SHOWN HEREON IS REQUIRED TO COMPLY WITH THE STORM WATER MANAGEMENT REGULATIONS FOR A STANDARD PLAN IN ACCORDANCE WITH BILL 10-11 AS AMENDED. A STANDARD STORMWATER MANAGEMENT PLAN OR STORMWATER MANAGEMENT DESIGN MUST BE APPROVED PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT.

SUBDIVISION DATA

TOTAL NUMBER OF LOTS: 4
(1) INDICATES LOT NUMBER
# INDICATES HOUSE NUMBER
DEED REFERENCE: JJR 8175/69
PRESENT ZONING: AG
TOTAL ACREAGE AS OF FEB. 8, 1977: 89.3 AC ±
THESE LOTS CREATED AFTER FEB. 8, 1977
TAX MAP: 8 PARCEL: 204

AREA TABULATION

TOTAL ENCLOSED AREA: 9.562 AC ±
ROAD IMPROVEMENT AREA: 0.247 AC ±
PANHANDLE AREA: 0.332 AC ±
NET LOT AREA: 8.983 AC ±

STORMWATER MANAGEMENT NOTES

a) ALL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION OF THESE PRACTICES REQUIRES APPROVAL FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

b) ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES SHALL BE MADE AVAILABLE TO HARFORD COUNTY AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTIONS AFTER CONSTRUCTION.

c) THE OWNERS AND SUBSEQUENT OWNERS SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND/OR RESTORE ALL STORMWATER PRACTICES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.

d) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAILS TO ADEQUATELY MAINTAIN THE STORMWATER MANAGEMENT PRACTICE ACCORDING TO THE PROVISIONS OF THE APPROVED PLANS, HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS SHALL REQUIRE CORRECTIVE ACTION AT THE OWNER'S EXPENSE. THE COUNTY HAS THE AUTHORITY TO PLACE THIS EXPENSE AS A LIEN ON THE PROPERTY OR PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES.

LINE	BEARING	DISTANCE
L1	S 58°30'54" E	25.21'
L2	S 38°52'13" W	30.14'
L3	N 58°30'54" W	12.60'
L4	N 58°30'54" W	12.60'
L5	N 38°52'11" E	3.40'
L6	N 38°52'11" E	26.74'

JAN 13 2017

SURVEYOR'S CERTIFICATE

I, FRANK SHEPPARD RICHARDSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, PERSONALLY PREPARED THE SURVEY SHOWN ON THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR 09.13.06.12.

STATE OF MARYLAND
FRANK SHEPPARD RICHARDSON
No. 21235
PROFESSIONAL LAND SURVEYOR

Jan. 11, 2017
FRANK SHEPPARD RICHARDSON DATE
MD. REG. NO. 21235
LICENSE EXPIRATION DATE: JAN. 16, 2019.

PLAN TYPE P
PLAN NO. 26-2017
VERSION 1
DATE 1-13-17
DAC/DUE

"THIS PLAT IS SUBJECT TO REVISION"

APPROVED DEPUTY STATE HEALTH OFFICER DATE
APPROVED DIRECTOR-PARKS & RECREATION DATE
APPROVED DIRECTOR-PUBLIC WORKS DATE
APPROVED DIRECTOR-PLANNING & ZONING DATE
APPROVED COUNTY ATTORNEY DATE
APPROVED COUNTY EXECUTIVE DATE
APPROVED DIRECTOR-ADMINISTRATION DATE
APPROVED DATE

The owner hereby grants to Harford County, Maryland, an easement for the construction, maintenance, repair, and replacement of water, sewer, and storm drainage lines within the drainage and utility easements and road improvement rights of way as shown hereon.

Unless otherwise provided on this plat the streets, roads, open spaces, and public sites shown hereon, and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the land so shown is expressly reserved to the present owner(s) shown on this plat, their successors, heirs, and assigns. Nothing contained herein shall preclude the owner from conveying by deeds the streets, roads, open spaces, and public sites in fee to Harford County, Maryland.

No lot will be subdivided to produce a building site of less area or width than the minimum required by subdivision regulations of the County Health Officer.

OWNER DATE

RECORDING STAMP

Rec'd for Record _____
at ____ o'clock ____ m. Same
day recorded in Liber J.J.R.
No. ____ Folio ____ one of the
Plat Records of Harford
County Md. and examined per
James J. Reilly, CLERK

PRELIMINARY PLAT
LOTS 5 THROUGH 8

LANDS OF ROBERT L. GREAGER

OWNER
ROBERT L. GREAGER, ESTATE
2707 UREY ROAD
WHITE HALL, MARYLAND 21161

FOURTH ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

HIGHLAND SURVEY ASSOCIATES, INC.
4501 Fawn Grove Road
Street, Maryland 21154
410-836-1238

Drawn	Checked	Scale	Date	Job
FSR-CADD		1"= 100'	12-22-16	15-0661S-8