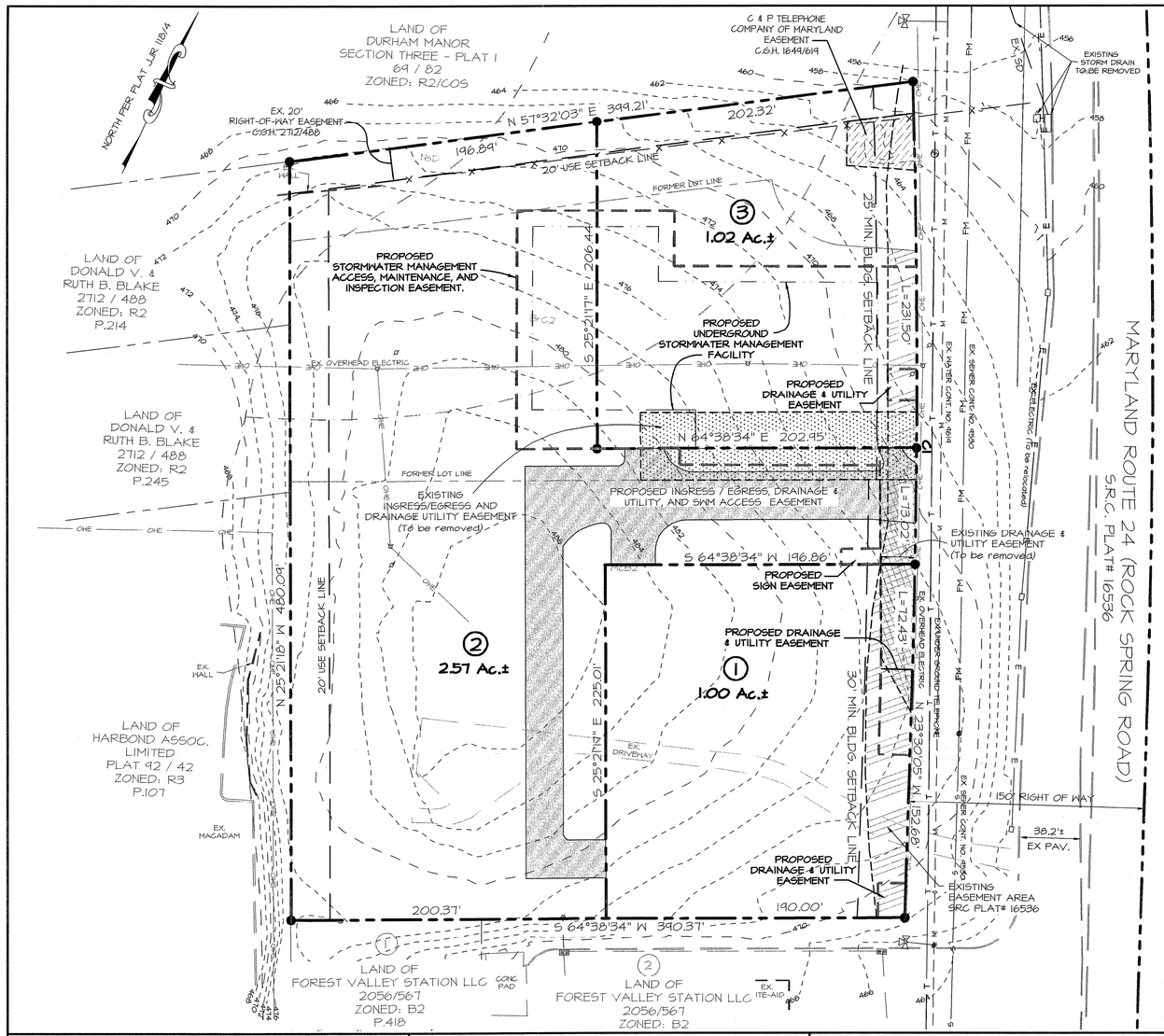

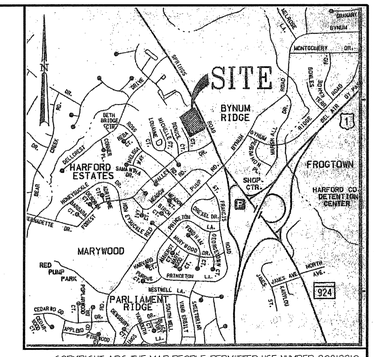

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LOCATION MAP

1" = 2000'

OWNERS:

1526 ROCK SPRING ROAD LLC &
1528 ROCK SPRING ROAD LLC
P.O. BOX 853
BEL AIR, MARYLAND 21014

NOTES

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.

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

THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILBILITY OF PUBLIC SERVICE AT THE TIME OF DEVELOPMENT.

THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE

THIS PLAT IS SUBJECT TO REVISIONS.

THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORM WATER MANAGEMENT.

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLAT C.G.H. #118-4 ENTITLED "FINAL PLAT, ROCK SPRING ROAD COMMERCIAL," INASMUCH THE RECONFIGURATION OF LOTS 1 & 2 INTO LOTS 1, 2, & 3, THE ADDITION OF PARCEL 461, AND REVISIONS TO THE INGRESS/EGRESS AND DRAINAGE UTILITY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA

1. TOTAL ENCLOSED AREA: 4.59 AC.±
2. TOTAL LOT AREA: 4.59 AC.±
3. TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: N/A
4. NUMBER OF LOTS: 3
5. (1) INDICATES LOT NUMBER
6. TAX MAP: #40 , PARCEL: #135 & #461
7. DEED REFERENCE: J.J.R. 6531/479, J.J.R. 6531/475 & J.J.R. 7719/516
8. PRESENT ZONING: B2 COMMUNITY BUSINESS DISTRICT

PROPOSED EASEMENT

PROPOSED INGRESS / EGRESS EASEMENT

EXISTING INGRESS / EGRESS AND DRAINAGE & UTILITY EASEMENT PER PLAT J.J.R. 118/4

EXISTING DRAINAGE & UTILITY EASEMENT PER PLAT J.J.R. 118/14

EXISTING EASEMENT AREA - S.R.C. PLAT# 16536

EXISTING C&P TELEPHONE COMPANY OF MARYLAND EASEMENT C.G.H. 1649/619

PLAN TYPE	P
PLAN NO.	09-173
SERIES NO.	1
DATE	12/9/09
DAC/DUE	1/6/10

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6250.20'	376.45'	376.84'	S 25°13'45" E	03°27'20"

SURVEYOR'S NOTE

THIS IS TO CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARD OF PRACTICE" COMAR, TITLE 09, MARYLAND DEPARTMENT OF LICENSING AND REGULATION FORPROFESSIONAL LAND SURVEYORS, IN EFFECT AS OF 1995.

C. DUDLEY CAMPBELL PROPERTY LINE SURVEYOR #300

THE USE OF THE COMMUNITY WATER SUPPLY AND / OR OF THE COMMUNITY SEWAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

DEPUTY STATE HEALTH OFFICER

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SENERAGE FACILITY WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER

PRELIMINARY

APPROVED:
DEPUTY STATE HEALTH OFFICER DATE

APPROVED:
DIR., DEPT. OF PUBLIC WORKS DATE

APPROVED:
DIR., DEPT OF PLANNING & ZONING DATE

APPROVED:
COUNTY ATTORNEY DATE

APPROVED: HARFORD COUNTY, MARYLAND

COUNTY EXECUTIVE DATE

DIRECTOR OF ADMINISTRATION DATE

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MD. 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 RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

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 FORM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MD.

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

OWNER: C. DUDLEY CAMPBELL (MEMBER) DATE
1526 ROCK SPRING ROAD, LLC & 1528 ROCK SPRING ROAD, LLC

RECORDING STAMP

REC'D FOR RECORD_____

AT_____O"CLOCK____M. SAME

DAY RECORDED IN LIBER J.J.R.

NO._____FOLIO____ONE OF

THE PLAT RECORDED OF HARFORD

COUNTY, MD. AND EXAMINED PER

JAMES REILLY, CLERK

SURVEYOR'S SEAL

BAY STATE LAND SERVICES

DEC 0 8 2009

PRINT DATE

REVISED FINAL PLAT

ROCK SPRING ROAD COMMERCIAL

A.K.A. FROG TOWN COMMERCIAL

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

BAY STATE LAND SERVICES

Engineers * Surveyors * Planners * Architects * Geotechnical Testing

P.O. Box 853 Bel Air, Maryland 21014
2012 Rock Spring Road Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

SCALE: 1"=50'	DATE: 12/09/09	SHEET 1 of 1
DRAWN BY: JBM/BWW	CHK BY: CDC	JOB NO. 05093