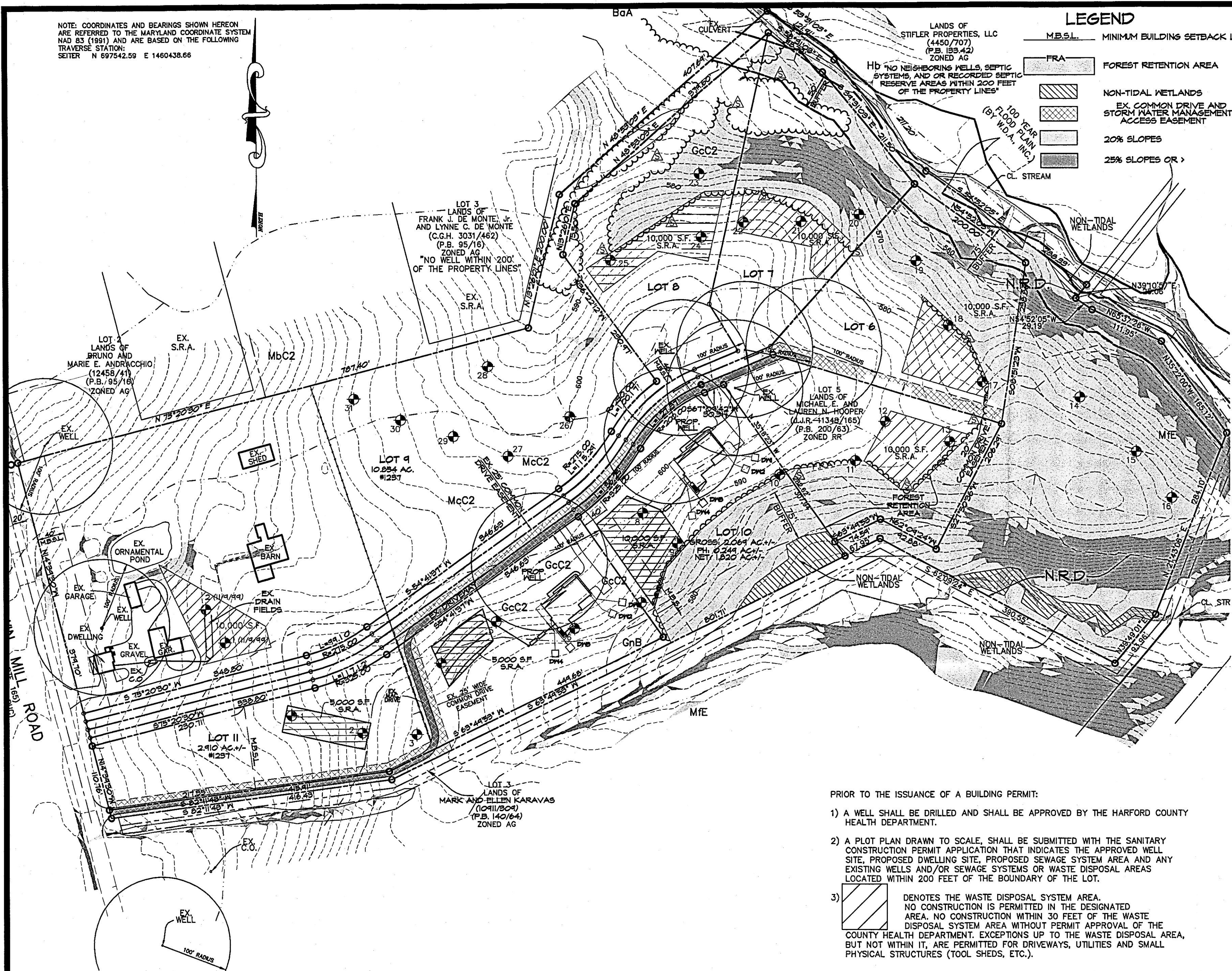
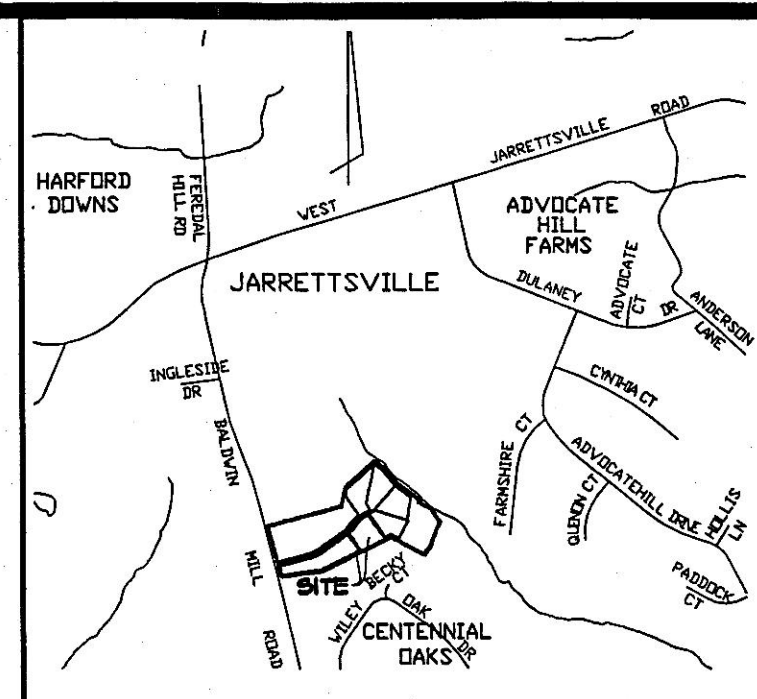


NOTE: COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD 83 (1991) AND ARE BASED ON THE FOLLOWING TRAVERSE STATION:
SEITER N 697542.59 E 1460438.66



LEGEND

- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- FRA FOREST RETENTION AREA
- NON-TIDAL WETLANDS
- EX. COMMON DRIVE AND STORM WATER MANAGEMENT ACCESS EASEMENT
- 20% SLOPES
- 25% SLOPES OR >




VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: CLAIRE'S MEADOW, LLC
c/o STEWART GETZ
26 S. MAIN STREET
BELAIR, MARYLAND 21014
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1977.
- 6) ZONING: RR
- 7) DEED REFERENCE: 11309/268 AND 11348/165
- 8) NUMBER OF LOTS: 3
- 9) #000 DENOTES HOUSE ADDRESS.
- 10) TAX MAP: 32 PARCEL: 118 GRID: 28
- 11) AREA TABULATION:
TOTAL ENCLOSED AREA - 15.833 AC.
ROAD IMP. R/W - N/A (BALDWIN MILL ROAD)
AREA OF LOTS - 15.833 AC.
- 12) THIS PLAT IS SUBJECT TO REVISION.
- 13) THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED "FINAL PLAT, LOT 6-9, CLAIRE'S MEADOW" DATED 9/10/15 AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 200, FOLIO 63 BY RE-SUBDIVIDING LOT 4, CREATING LOTS 10 AND 11, AS SHOWN.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 2) 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 200 FEET OF THE BOUNDARY OF THE LOT.
- 3)  DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

RECEIVED

JAN 07 2026

Harford County Planning & Zoning

PLANTYPE: P
PLAN NO.: 15-2026
VERSION: 1
DATE: 1-7-2026
DQC/DUE: 2-4-2026

FLOOD HAZARD AREAS OF THE COUNTY MAY BE SUBJECT TO PERIODIC FLOODING. IMPROVEMENTS OF ALL TYPES ON THE PROPERTY ON WHICH FLOOD PLAINS ARE LOCATED MUST BE IN ACCORDANCE WITH CHAPTER 131 OF THE HARFORD COUNTY CODE, AS AMENDED AND APPLICABLE REGULATIONS.

"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."

DIRECTOR, DEPARTMENT OF PARKS AND RECREATION	DATE
DEPUTY STATE HEALTH OFFICER	DATE
DIRECTOR, DEPARTMENT OF PUBLIC WORKS	DATE
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE
COUNTY ATTORNEY	DATE
DIRECTOR OF ADMINISTRATION	DATE
COUNTY EXECUTIVE	DATE

RECORDING STAMP

REC'D FOR RECORD
AT 0 O'CLOCK M SAME
DAY RECORDED IN LIBER
NO. FOLIO ONE OF THE
PLAT RECORDS OF HARFORD
CO., MD. AND EXAMINED PER
JAMES J. REILLY, CLERK

SURVEYOR'S SEAL

EXPIRES 3/30/26

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 RIGHT-OF-WAY AS SHOWN ON THE PLAT. UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACE 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 DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MARYLAND.

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

STEWART H. GETZ (MEMBER MANAGER)

DATE

PRELIMINARY PLAN
LOTS 10 AND 11
RE-SUBDIVISION OF LOT 9
CLAIRE'S MEADOW
FOURTH ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS

1219 Baldwin Mill Road
Jarrettsville, Maryland 21084
PHONE: (410) 692-0099

SCALE: 1" = 100' DATE: 01/07/2025 SHEET 1 of 1
DRAWN BY: RRW CHK BY: R.R.W. FILE: 97278