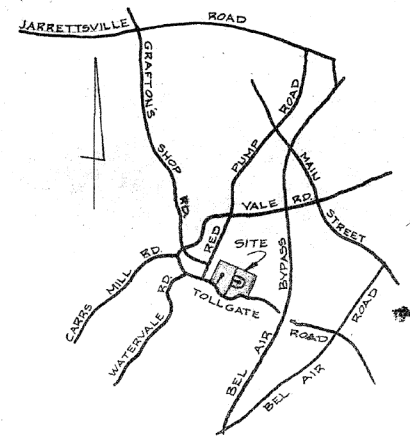


NOTE:
THIS PLAT IS A REVISION OF, AND SUPERCEDES, PLAT 1 OF SECTION 4 "WATERVALE" DATED SEPT. 12, 1974 AND RECORDED IN PLAT BOOK 31, FOLIO 15. IN SO FAR AS THE DRAINAGE EASEMENT BETWEEN LOTS 38 & 40 HAS BEEN INCREASED TO 15' WIDTH.

33-57



LOCATION MAP
NO SCALE

NO	RADIUS	Δ	LENGTH	TANGENT	CHORD
1	687.73'	20° 16' 46"	243.42'	123.00'	242.15'
2	717.73'	20° 16' 46"	254.03'	128.36'	252.71'
3	747.73'	20° 16' 46"	264.65'	133.73'	263.27'
4	162.50'	32° 12' 11"	91.33'	46.91'	90.14'
10	374.52'	44° 39' 59"	291.97'	153.86'	284.63'
20	880.75'	31° 10' 00"	479.09'	245.63'	473.21'
22	681.79'	18° 47' 00"	223.51'	112.77'	222.51'
23	1298.26'	08° 29' 46"	192.51'	96.43'	192.33'
51	50.00'	239° 59' 51"	209.44'	77.00'	404.00'
50	50.00'	59° 59' 51"	52.36'	26.87'	50.00'

THIS SUBDIVISION IS SUBJECT TO THE SUBDIVISION AGREEMENT DATED OCT. 4, 1974 BETWEEN HARFORD COUNTY AND THE OWNERS OF THE PROPERTY SHOWN HEREON AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT OF HARFORD COUNTY AND ANY PUBLIC WORKS AGREEMENT AFFECTING ANY PART OF THE LAND ON THIS PLAT.

BEARINGS SHOWN HEREON ARE BASED ON THOSE SHOWN ON "WATERVALE" SUBDIVISION, SECTION ONE, PLAT 8-90.

NO HARFORD COUNTY CONTROL MONUMENTS ARE WITHIN A REASONABLE DISTANCE OF THIS SUBDIVISION.

PERMIT NUMBER HA 74GAP012 HAS BEEN ISSUED FOR THE WITHDRAWAL OF GROUND WATER WITHIN THE LOTS SHOWN ON THIS PLAT.

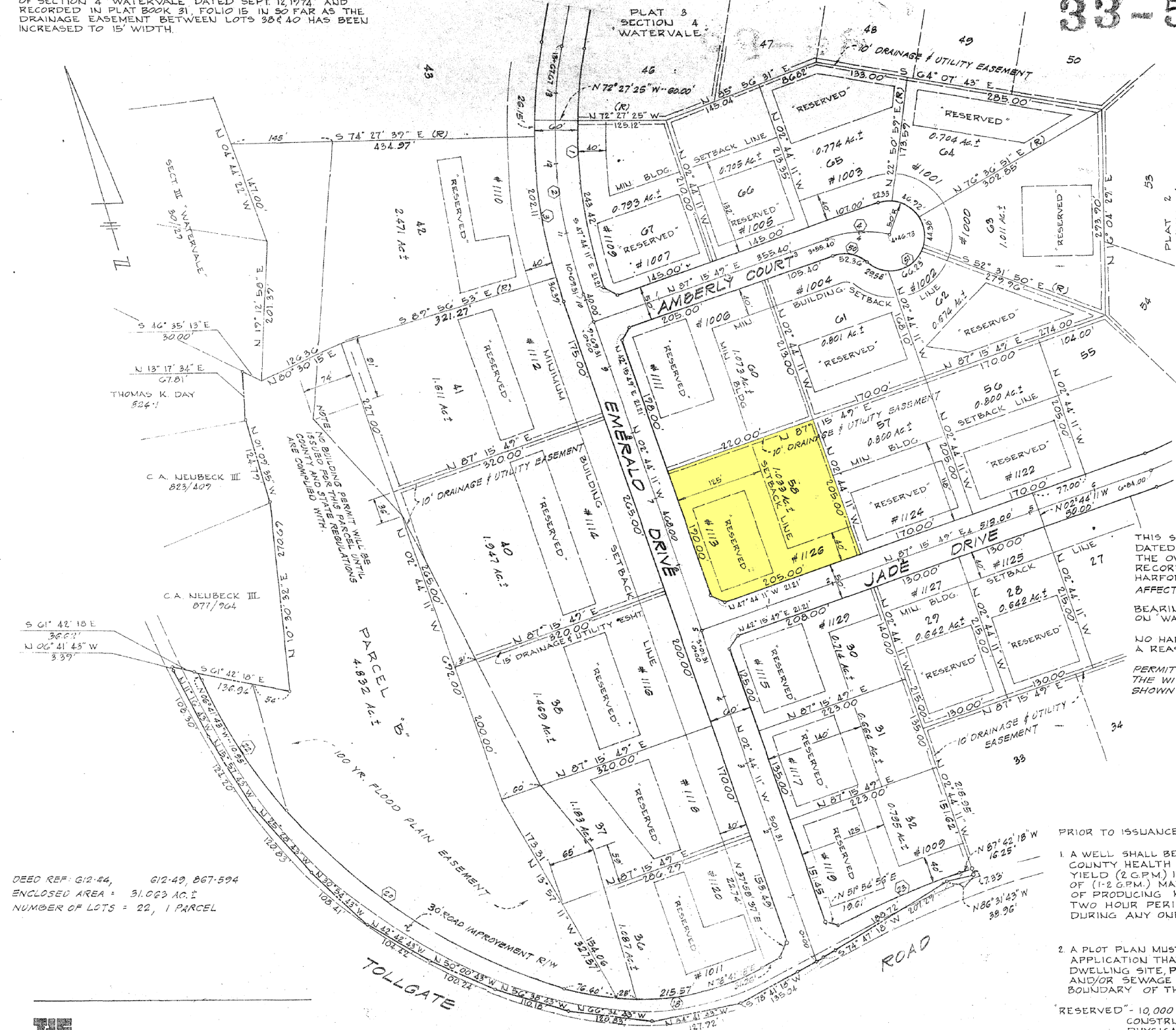
11.25
30
31
6/27

PRIOR TO ISSUANCE OF A BUILDING PERMIT ON EACH LOT:

1. A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPT. APPROVAL IS BASED UPON AN ACCEPTABLE YIELD (2 G.P.M.) INDICATED BY A 6 HOUR PUMPING TEST. A YIELD OF (1-2 G.P.M.) MAY BE APPROVED IF WELL WATER SUPPLY IS CAPABLE OF PRODUCING NOT LESS THAN 250 GALLONS OF WATER IN A TWO HOUR PERIOD AT LEAST THREE TIMES (750 GALLONS TOTAL) DURING ANY ONE 24 HOUR PERIOD.

2. A PLOT PLAN MUST BE SUBMITTED WITH THE SANITARY CONSTRUCTION APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND EXISTING WELLS AND/OR SEWAGE SYSTEMS, LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

"RESERVED" - 10,000 SQUARE FEET WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION, DRIVEWAYS, UTILITIES, SWIMMING POOLS OR PHYSICAL STRUCTURES PERMITTED.



DEED REF: G12-44, G12-49, 867-594
ENCLOSED AREA = 31.023 AC.±
NUMBER OF LOTS = 22, 1 PARCEL

APPROVED: COUNTY HEALTH OFFICER DATE
APPROVED: DIRECTOR OF PUBLIC WORKS DATE
APPROVED: DIRECTOR OF PARKS AND RECREATION DATE
APPROVED: DIRECTOR OF PLANNING DATE
APPROVED: COUNTY ATTORNEY DATE
APPROVED: HARFORD COUNTY, MARYLAND DATE

THE OWNERS HEREBY GRANT TO HARFORD COUNTY, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWERAGE AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY AND ROAD IMPROVEMENT EASEMENTS AS SHOWN ON THIS PLAN.

THE STREETS AND ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS IS FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LOTS SHOWN HEREON IS EXPRESSLY RESERVED BY THE PRESENT OWNER, HIS SUCCESSORS, HEIRS AND ASSIGNS.

NO MORE THAN ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY LOT AND NO LOT WILL BE RESUB-DIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

DATE: Sept 14, 1974 OWNER: [Signature]

AMENDED FINAL PLAT
PLAT 1
SECTION 4
"WATERVALE"
A DEVELOPMENT BY
JOHN F. JOESTING
CHURCHVILLE, MARYLAND

3RD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

mpa MORRIS, PING & ASSOCIATES
CONSULTING ENGINEERS P.O. Box 581 - Bel Air, Maryland 21014

SCALE: 1"=100' DATE: JUNE 5, 1975 DESIGN: R.M. DRWG: T.P. NO. 7412

MSA 55U1246-2467-1

HARFORD COUNTY CIRCUIT COURT (Subdivision Plats, HA) Plat Book HDC 33, pp. 57-58, MSA 55U1246-2467, Date Available 1978/06/30, Printed 1978/09/15/2024, Maryland State Archives