

MARYLAND COORDINATE SYSTEM (NAD 83/91)

PULASKI HIGHWAY (U.S. ROUTE 40)

LEGEND

- WELL, BUILDING, MACADAM PAVING, O/H Wire, PROPERTY LINE, R/W LINE, SRC EASEMENT

130-75

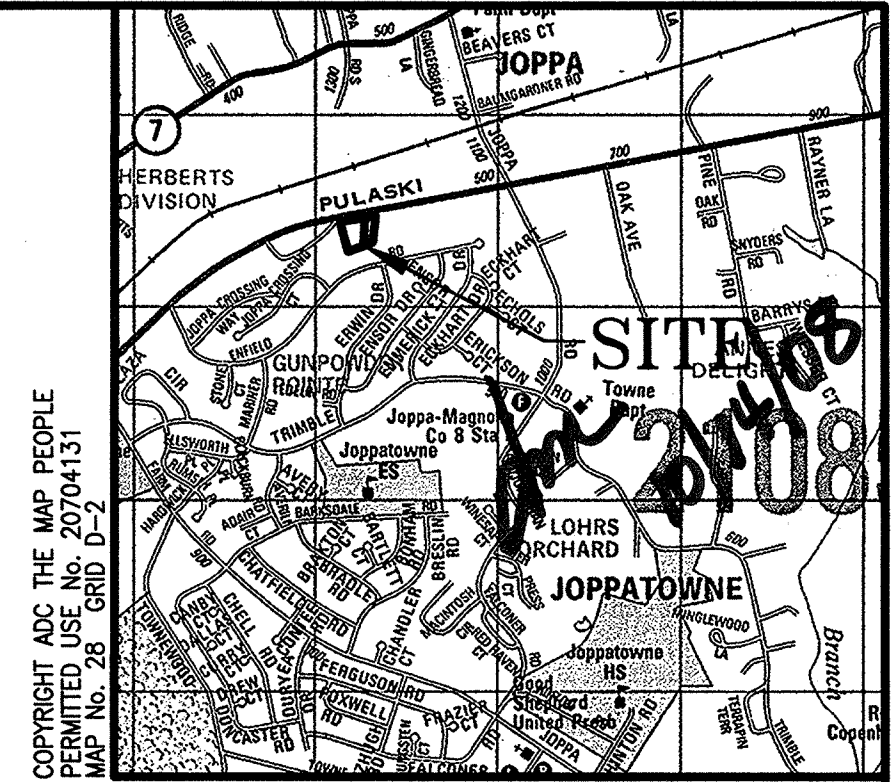
- STORMWATER MANAGEMENT EASEMENT, COMMON DRIVE EASEMENT

SWM EASEMENT LINE/CURVE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists SWM1 through SWM8 with their respective bearings and distances.

COMMON DRIVE EASEMENT LINE/CURVE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists CD1 through CD4 with their respective bearings and distances.



LOCATION MAP SCALE 1" = 2000'

SITE DATA

- 1. ENCLOSED AREA: 2.176 Ac.±
2. TOTAL LOT AREA: 2.176 Ac.±
3. TOTAL ROAD R/W: 0.000 Ac.±
4. TOTAL NUMBER OF LOTS: 2
5. TAX MAP: 64, PARCEL 186
6. DEED REFERENCE: LOT 1: JJR 7063/123, LOT 2: JJR 6993/489
7. PRESENT ZONING: B3
8. #415 INDICATES ADDRESS

GENERAL NOTES

- 1. DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION, WHEREVER APPLICABLE.
2. THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
3. PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE, PUBLIC SERVICES BECOME AVAILABLE.
4. THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.
5. THE PROPERTY SHOWN HEREON IS INTENDED FOR COMMERCIAL USE.
6. THE FRONT YARD SETBACK HAS BEEN REVISED FROM 60 FEET TO 25 FEET.

SUPERCEDES NOTE

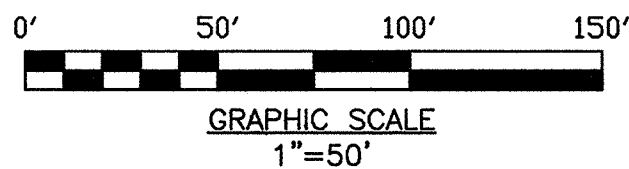
THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLATS ENTITLED "REVISED FINAL PLAT LOT 2 LAND OF JAMES STEVENSON FOR CONVEYANCE TO NEPHEW OSCAR TOLLIVER" RECORDED AMONG THE PLAT RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 93 PAGE 50 & PLAT ENTITLED "SUBDIVISION OF LAND OF JAMES STEVENSON FOR CONVEYANCE TO NEPHEW OSCAR TOLLIVER" RECORDED AMONG THE PLAT RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 55 PAGE 46, IN AS MUCH AS TO ADD A STORMWATER MANAGEMENT EASEMENT TO LOT 2, ADD A COMMON DRIVE EASEMENT FOR LOTS 1 & 2, AND REMOVAL OF THE SEPTIC RESERVE AREA FROM LOTS 1 & 2 ALL AS SHOWN HEREON, AND REVISE BOUNDARY LINES BASED ON A SURVEY OF THE PROPERTY BY CNA, INC. DATED FEBRUARY 27, 2007, AND REVISED JUNE 11, 2008.



Horizontal Scale: 1" = 50'

PROPERTY CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHD, BEARING, CHORD, TANGENT, DELTA ANGLE. Lists curves C1 and C2.



OWNER

E & N, LLC
415A PULASKI HIGHWAY
JOPPA, MARYLAND 21085

THIS PLAT IS SUBJECT TO REVISION

(A) THE USE OF THE COMMUNITY WATER SUPPLY AND/OR THE COMMUNITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

(B) THE COMMUNITY WATER AND SEWERAGE SYSTEM WILL BE AVAILABLE TO ALL LOTS ON SITE OFFERED FOR SALE. THE EXTENSION OF COMMUNITY WATER AND SEWERAGE FROM THEIR EXISTING LOCATION WILL BE AT THE DEVELOPERS EXPENSE.

APPROVED: Frederick L. Anderson, RS, DEPUTY STATE HEALTH OFFICER, 11-05-08
APPROVED: J. C. Shell, P.E., 11/12/08
APPROVED: M. D. Dunson, 11-14-08
APPROVED: [Signature], 11/17/08
APPROVED: [Signature], 11/18/08

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 rights-of-way 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.
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.

RECORDING STAMP
Rec'd. for Record 11-20-08
at 9:05 o'clock A.M. Same
day recorded in Liber J.J.R.
No. 130 Folio 75 one of
the Plat Records of Harford
County, Md. and examined
JAMES REILLY, CLERK

SURVEYOR'S SEAL
STATE OF MARYLAND
MICHAEL E. TURBER
REGISTERED PROFESSIONAL SURVEYOR

FINAL RECORD PLAT
LANDS OF
E & N, LLC
TAX MAP 64, PARCEL 186
LOTS 1 & 2
FORMERLY KNOWN AS REVISED FINAL PLAT LOT 2 LAND OF JAMES STEVENSON FOR CONVEYANCE TO NEPHEW OSCAR TOLLIVER
415 & 415A PULASKI HIGHWAY
JOPPA, MARYLAND 21085
1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND
CNA engineers, surveyors & landscape architects
SCALE: 1" = 50' DATE: 6/11/08
DRAWN BY: SEP/JAF DESIGN BY:
CHECKED BY: JOB NO.: 06185

MSA SSu 1246 1121

P158167

08-11

10-20-08-2

CNA: L:\Survey\06000\06185-415A-Pulaski\PLATS\06185_FinalPlat_15-08.dwg