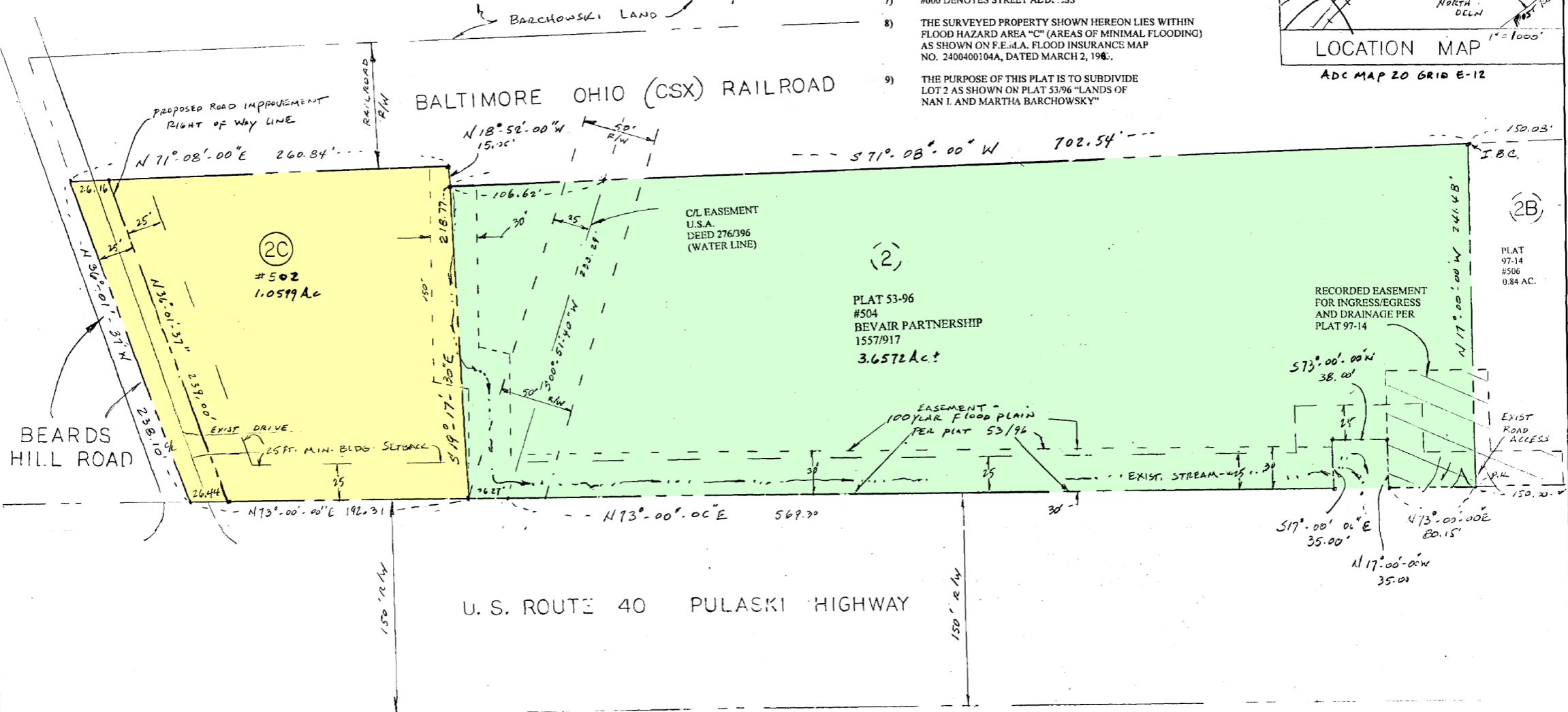
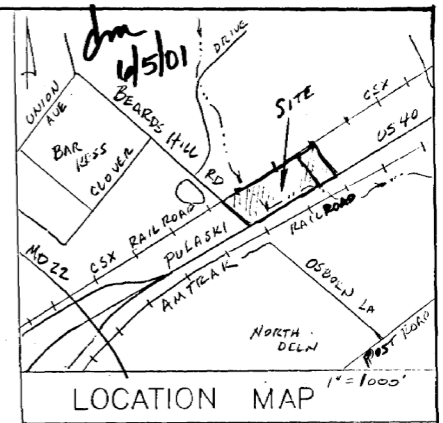


104-63

GENERAL NOTES

- 1) TOTAL SITE ACREAGE 4.854 ACRES ±
- 2) TOTAL NUMBER OF LOTS 2
- 3) DEED REFERENCE C.G.H. 1557/917
ALSO SEE PLAT BOOKS 97/14 AND 53/96
- 4) TAX MAP PARCEL 203
2870
- 5) SITE ZONING B-3
- 6) PUBLIC WATER AND SEWER ARE AVAILABLE
- 7) #000 DENOTES STREET ALD. #SS
- 8) THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD AREA "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP NO. 2400400104A, DATED MARCH 2, 1982.
- 9) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 AS SHOWN ON PLAT 53/96 "LANDS OF NAN I. AND MARTHA BARCHOWSKY"



LOT CONTAINS FLOODPLAIN AND NON-TIDAL WETLANDS. BEFORE ISSUANCE OF A BUILDING PERMIT A JOINT PERMIT APPLICATION WILL NEED TO BE FILED WITH THE ARMY CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES FOR ANY REGULATED ACTIVITY WITHIN ANY NON-TIDAL WETLAND OR NON-TIDAL WETLAND BUFFER PRESENT.

THE USE OF THE COMMUNITY WATER AND SEWER SUPPLY IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER WATER AND SEWER PLAN.

Susan C. Kelly 5/31/01
DEPUTY STATE HEALTH OFFICER

THE COMMUNITY WATER AND SEWERAGE SYSTEM WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. EXTENSION OF COMMUNITY SERVICES FROM THEIR EXISTING LOCATIONS WILL BE AT THE DEVELOPER'S EXPENSE.

Allen J. Fair 2-16-00
OWNER DATE

Harold Beavers 4-23-01
OWNER DATE

LOT SIZE	
LOT 2 (REMAINING LAND)	3.6572 AC +/-
LOT 2C	1.0599 AC +/-
25 FT. POAD RIGHT OF WAY	0.1369 AC +/-
TOTAL	4.854 AC

FINAL PLAT

APPROVED: *Susan C. Kelly* 5/31/01
DEPUTY STATE HEALTH OFFICER

APPROVED: *John Swisher* 16 May 2001
CHAIRPERSON - ABERDEEN PLANNING COMMISSION

APPROVED: *John* 04/26/01
DIRECTOR OF PUBLIC WORKS OF ABERDEEN

APPROVED: *Douglas S. Wilson* 4-30-01
MAYOR, CITY OF ABERDEEN

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 BED SHOWN HEREON IS EXPRESSLY RESERVED BY THE PRESENT OWNER, HIS SUCCESSOR, HEIRS AND ASSIGNS.

NOT MORE THAN ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY LOT, AND 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.

Allen J. Fair 2-16-00
A.J. FAIR (BEVAIR PARTNERSHIP) DATE

Harold Beavers 4-23-01
HAROLD BEAVERS (BEVAIR PARTNERSHIP) DATE

STATE OF MARYLAND
RECORDS & DEEDS

Rec'd for Record 06-06-01
at 3:10 o'clock P.M. Same
day recorded in Liber CGH
No. 104 Folio 42 one of the
Plat Records of Harford
Co., MD and examined per

BEVAIR SUBDIVISION
502-504 PULASKI HIGHWAY

CITY OF ABERDEEN, MD.

WELSH ENGINEERING
2 PARADISE DRIVE HAVRE DE GRACE, MD. 21078

2ND ELECTION DISTRICT

SCALE: 1"=50' DATE: 1-25-00

MSA 55U 1246-6310