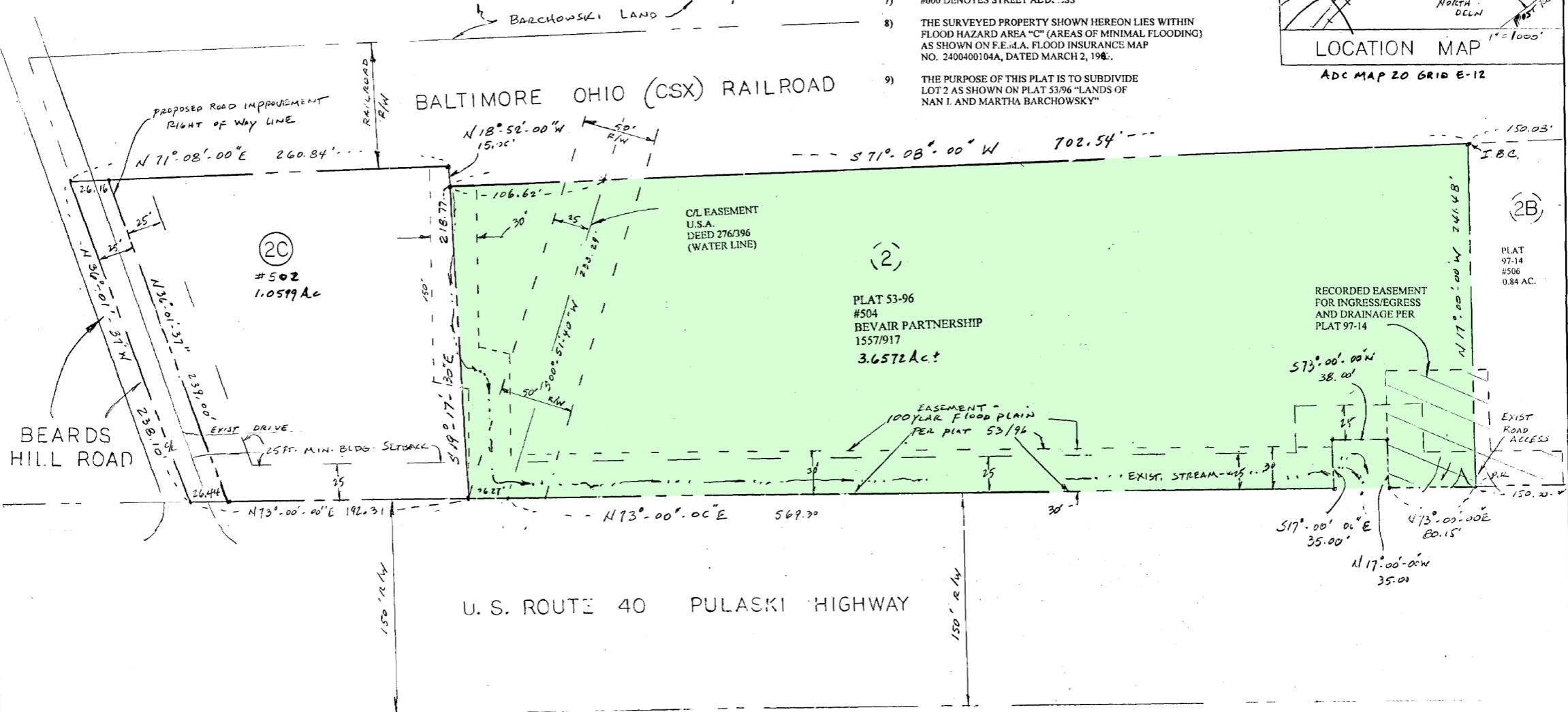
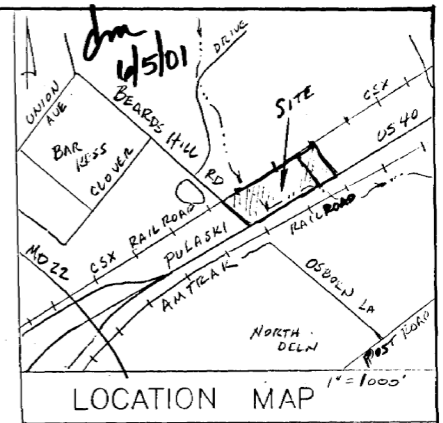


# 104-63

**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	3.6572 AC. +/- (REMAINING LAND)
LOT 2C	1.0599 AC. +/- 45,163 SQ.FT.
25 FT. POAD RIGHT OF WAY	0.1369 AC. +/- 5,963.8 SQ.FT.
TOTAL	4.854 AC.

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

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

APPROVED: *[Signature]* 04/26/01  
DIRECTOR OF PUBLIC WORKS OF ABERDEEN DATE

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

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

FINAL PLAT

BEVAIR SUBDIVISION  
502-504 PULASKI HIGHWAY

CITY OF ABERDEEN, MD.

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

2<sup>ND</sup> ELECTION DISTRICT

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

MSA 55U 1246-6310