



VICINITY MAP
1"=2000'

COORDINATES		
NO.	NORTHING	EASTING
55	696.654.1711	1.496.671.0616
57	696.480.1927	1.496.271.6815
60	696.041.6242	1.496.713.4141
66	696.754.2400	1.496.933.1131
222	696.293.7893	1.497.145.1811

AREA TABULATION	
1. TOTAL ENCLOSED AREA	0.4748 ACRES±
2. TOTAL NET LOT AREA	0.3011 ACRES±
3. TOTAL ROAD IMPROVEMENT R/W AREA	0.1717 ACRES±

- SUBDIVISION DATA**
- TOTAL NUMBER OF LOTS: 4
 - ③ - INDICATES LOT NUMBER
 - W0000 - INDICATES ADDRESS NUMBER
 - DEED REFERENCE: CGH 1519/212 BOUNDARY PLAT: GRG 08/49
 - PRESENT ZONING: U3 (GENERAL BUSINESS DISTRICT)
 - PROPOSED USE: RETAIL TRADE & SERVICES

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

Susan C. Kelly 3-1-99
HEALTH OFFICER DATE

Stanley E. Lloyd 2-11-99
OWNER DATE

CURVE DATA					
NO.	RADIUS	ARC LENGTH	DELTA	TANGENT	LONG CHORD
1	1,457.29	509.53	20°01'59"	257.39	N 24°43'45" W 506.94
2	1,472.29	511.22	19°53'41"	258.21	N 24°45'10" W 508.66
2a	1,472.29	119.45	04°38'55"	59.76	S 17°07'47" E 119.42
2b	1,472.29	124.02	04°49'35"	62.05	S 21°52'02" E 123.99
2c	1,472.29	205.66	08°00'12"	103.00	S 28°16'58" E 205.49
2d	1,472.29	62.09	02°24'59"	31.05	S 33°29'31" E 62.09

DRIVEWAY ENTRANCE CONSTRUCTION & LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

THE SIGNING OF THIS SUBDIVISION PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE. SOME USES OF THIS LOT MAY REQUIRE A GREATER SETBACK THAN IS SHOWN HEREON.

RECORDING STAMP

Rec'd. for Record 5/13/99
at 3:35 o'clock P.M. Same day recorded in Liber C.G.H.
No. 97 Folio 141 one of the PLAT
Records of Harford
Co., Md. and examined per
Charles G. Hibb, III, Clerk

FINAL PLAT
HICKORY VILLAGE CENTER
A COMMERCIAL DEVELOPMENT BY
STANLEY E. LLOYD
P.O. BOX 230
JARRETTSVILLE, MARYLAND 21084-0230

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2030 (410) 838-1500 FAX: (410) 493-1243

SCALE: 1" = 50' DATE: 12/17/98 DRW BY: TJS CHKD BY: JTB JOB NO.: 96250.00

APPROVED: *Susan C. Kelly* 3-1-99
DEPUTY STATE HEALTH OFFICER DATE

APPROVED: *John C. Adams* N/A
DIRECTOR OF PARKS AND RECREATION DATE

APPROVED: *John C. Adams* 4/13/99
DIRECTOR OF PUBLIC WORKS DATE

APPROVED: *John C. Adams* 4/29/99
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED: *John C. Adams* 5/10/99
SENIOR ATTORNEY DATE

APPROVED: *John C. Adams* 5/12/99
DIRECTOR OF ADMINISTRATION DATE

APPROVED: *John C. Adams* 5-13-99
COUNTY EXECUTIVE DATE

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 RIGHTS-OF-WAY AS SHOWN ON THE 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 PURPOSES 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 RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

Stanley E. Lloyd 2-11-99
STANLEY E. LLOYD DATE



98-014-1-1

3499