

Department of Public Works will improve or maintain private roads

REMAINING LANDS OF HOLLYWOOD ONE, LLC JJR 4945/298

100 Year Flood plain shown hereon is based on a Flood Study performed by George William Stephens, Jr. and Associates, Inc.

Wetlands shown hereon are based on field locations of wetland flags (placed by Wetland Science Applications, Inc. on or about October 29, 1993) and modified for fill placed under U.S. Army Corps of Engineers Permit #CENAB-OP-RW 90-1979-10 dated February 20, 1997.

Common open space shall be maintained by Homeowners Association as provided for in a declaration of Covenants, Conditions & Restrictions, as recorded in the Land Records of Harford County, Maryland.

The lots shown hereon are subject to Board of Appeals Case No. 2750.

This subdivision must comply with State Regulations for underground electric distribution and telephone service.

The signing of this subdivision plat in no way guarantees the availability of public services at the time of development.

"Flood hazard areas of the County may be subject to periodic flooding. Improvements of all types on property on which flood plains are located must be in accordance with Chapter 131 of the Harford County Code, as amended, and applicable regulations".

Driveway entrance construction and locations shall be approved by the Harford County Department of Public Works for driveway entrances fronting on County roads. D.P.W. shall not improve or maintain private drives.

The use of the Community water supply and/or of the Community sewerage system is in conformance with the Harford County Master Plan.

Deputy State Health Officer

The lots being created by this plat shall be served by the public water and sewer system. The Owner guarantees that community water supply and sewerage collection facilities will be available to all lots offered for sale.

Owner

SUBDIVISION DATA

- 1. Lands Designated Hereon Are Divided From Liber J.J.R. 5035 Folio 434.
2. Acreage of Total Tract = 114.085 Ac.±
3. Present Zoning = R3 CDP
4. Total Enclosed Area = 9.165 Ac.±
5. Number of Lots = 36
6. Total Lot Area = 2.315 Ac.±
7. Public Road Right-of-Way Area = 1.788 Ac.±
8. Access, Drainage and Utility Easement Area = 0.431 Ac.±
9. Private Alley, Access Easement Area = 0.075 Ac.±
10. #000 Denotes Street Address Number
11. ① Denotes Lot Number

All non-structural stormwater management practices shall be installed in accordance with the approved plan. Any subsequent alteration or modification of these practices requires approval from Harford County Department of Public Works.

Access to the non-structural stormwater management practices shall be made available to Harford County at all times during construction and for inspection after construction.

The owners and subsequent owners shall maintain in good condition and promptly repair and/or restore all non-structural stormwater practices in accordance with the approved stormwater management plans.

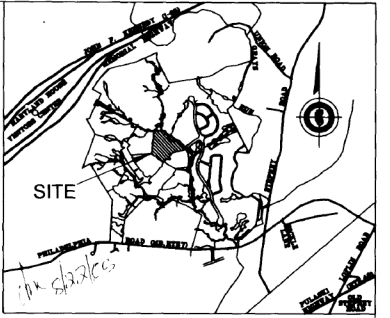
In the event the owner or any subsequent owners fails to adequately maintain the non-structural stormwater practice according to the provisions of the approved plan, Harford County Department of Public Works shall require corrective action at the owner's or the beneficial user's expense.

Denotes Storm Water Management Easement Area = (2.582 Ac.±)

120-45

FINAL PLAT I - AREA IV - SECTION 2 HOLLYWOODS

AREA IV - SECTION I - PLAT I HOLLYWOODS PLAT BOOK J.J.R. 112/86



VICINITY MAP SCALE: 1" = 2000'

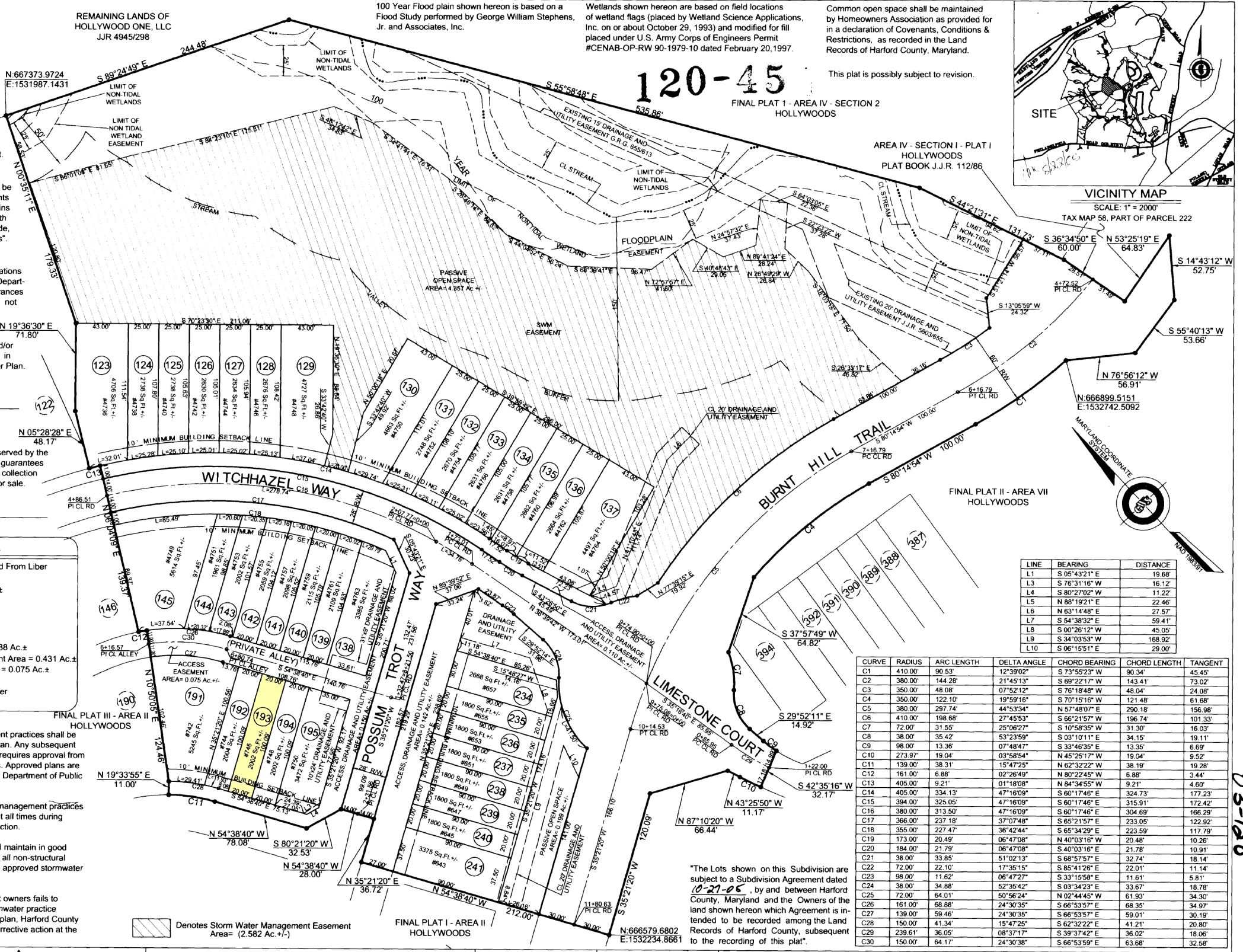


Table with columns: LINE, BEARING, DISTANCE. Lists bearings and distances for lines 1 through 10.

Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT. Lists curve data for curves C1 through C30.

The Lots shown in this Subdivision are subject to a Subdivision Agreement dated 10-21-05, by and between Harford County, Maryland and the Owners of the land shown hereon which Agreement is intended to be recorded among the Land Records of Harford County, subsequent to the recording of this plat.

APPROVAL: [Signatures and dates] DIRECTOR, DEPARTMENT OF PARKS & RECREATION; DEPUTY STATE HEALTH OFFICER; DIRECTOR, DEPARTMENT OF PUBLIC WORKS; DIRECTOR, DEPARTMENT OF PLANNING & ZONING; COUNTY ATTORNEY; DIRECTOR OF ADMINISTRATION; COUNTY EXECUTIVE.

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 PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE...

RECORDING STAMP

Received for Record 10/21/05 at 2:16 o'clock P.M. Same day recorded in Liber JJR No. 120 Folio 45 one of the Plat Records of Harford County, Maryland and examined per James J. Reilly, Clerk.

James H. Hunt Associate Reg. No. 21106 Date 8-23-05

FINAL PLAT II - AREA II HOLLYWOODS. OWNER / DEVELOPER: HOLLYWOOD PARTNERS, LLC. 15 W. AYLESBURY RD., SUITE 700 TIMONIUM, MARYLAND 21093. ELECTION DISTRICT No. 1 HARFORD COUNTY, MARYLAND. GEORGE WILLIAM STEPHENS JR., and ASSOCIATES, INC. CONSULTING ENGINEERS and LAND SURVEYORS 4692 MILLENNIUM DRIVE, SUITE 100 BELCAMP, MARYLAND 21017 (410) 297-2340

HARFORD COUNTY CIRCUIT COURT (Substitution Piles, HAY Plat Book JJB 120, pp. 444-46, MSA S1246-10109, Date available 2005/10/27, Printed 08/29/2023)

03-120 217-05