



REVISION NOTE

THIS PLAT REVISES A PLAT ENTITLED, "FINAL PLAT, LAND TO BE CONVEYED BY BEL AIR VETERINARY HOSPITAL INC.", RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND, IN PLAT BOOK H.D.C. NO. 32, FOLIO 34, INsofar AS THE SEPTIC RESERVE AREA IS BEING RECONFIGURED, THE LINES ARE BEING CHANGED ON THE EASTERLY SIDE OF SAID LOT IN ORDER TO CORRECT A BOUNDARY OVERLAP, A MINIMUM BUILDING SETBACK LINE HAS BEEN ADDED, THE BEARINGS HAVE BEEN CHANGED BASED ON STATE PLANE COORDINATES SYSTEM, NAD 2011, THE DRAWING REFLECTS A LAND SWAP WITH PARCEL 602 AND THE ELIMINATION OF THE 60' WIDE AREA RESERVED FOR FUTURE ROAD EXTENSION, AS SHOWN HEREON.

NOTE: ANY DWELLING IN AN AGRICULTURAL ZONING DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

NOTES

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

A PLOT PLAN, DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

DIAGONAL HATCHING DENOTES THE 10,000 SQ. FT. WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA AND ANY AREA WITHIN 30 FEET OF WASTE DISPOSAL AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT, EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES, (TOOL SHEDS, ETC).

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS. ENTRANCES FRONTING ON COUNTY ROADS SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

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

PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE, PUBLIC SERVICES BECOME AVAILABLE.

NO APPARENT WELLS OR SEPTIC DISPOSAL AREAS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN ON THE PRELIMINARY SUBDIVISION PLAT.

⊙ — DENOTES IRON PIN SET.

SUBDIVISION DATA

TOTAL NUMBER OF LOTS: 1
 ⊙ INDICATES LOT NUMBER
 # INDICATES HOUSE NUMBER
 DEED REFERENCE: JR 4038452
 PRESENT ZONING: R2
 TOTAL ACREAGE AS OF FEB. 8, 1977: 3.28 ±
 THESE LOTS CREATED BEFORE FEB. 8, 1977
 TAX MAP: 56 PARCEL: 524

AREA TABULATION

TOTAL ENCLOSED AREA: 3.695 AC ±
 ROAD IMPROVEMENT AREA: N/A
 PARHANDLE AREA: 0.479 AC ±
 NET LOT AREA: 3.216 AC ±

NOTE: THE LOT SHOWN HEREON IS REQUIRED TO COMPLY WITH THE STORM WATER MANAGEMENT REGULATIONS FOR A STANDARD PLAN IN ACCORDANCE WITH BILL 10-11 AS AMENDED. A STANDARD STORMWATER MANAGEMENT PLAN OR STORMWATER MANAGEMENT DESIGN MUST BE APPROVED PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT.



SURVEYOR'S CERTIFICATE

I, FRANK SHEPPARD RICHARDSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, PERSONALLY PREPARED THE SURVEY SHOWN ON THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING INSTRUMENTS SET FORTH IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMPTON'S 13.06.12.

FRANK SHEPPARD RICHARDSON DATE 10/5/18
 MD. REG. NO. 21295
 LICENSE EXPIRATION DATE: JAN. 16, 2019.

LANDS OF SUSAN COOK DORSEY, et al
 JUR 11655/12

STATE ROADS COMMISSION
 PLATS #48486 & #48487

VIETNAM VETERANS
 MEMORIAL HIGHWAY
 MARYLAND ROUTE 24

"THIS PLAT IS SUBJECT TO REVISION"

APPROVED	<i>Julie Markert</i>	1/11/19
DEPUTY STATE HEALTH OFFICER		DATE
APPROVED	<i>N/A</i>	DATE
DIRECTOR-PARKS & RECREATION		1-28-19
APPROVED	<i>Frank Killian</i>	1/31/19
DIRECTOR-PUBLIC WORKS		DATE
APPROVED	<i>Max Miller</i>	1/31/19
DIRECTOR-PLANNING & ZONING		DATE
APPROVED	<i>John Dorsey</i>	2/4/19
COUNTY CLERK		DATE
APPROVED	<i>John Dorsey</i>	2/1/19
DIRECTOR-ADMINISTRATION		DATE
APPROVED		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 hereon.

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. Nothing contained herein shall preclude the owner from conveying by deeds the streets, roads, open spaces, and public sites in fee to Harford County, Maryland.

No lot will be subdivided to produce a building site of less area or width than the minimum required by subdivision regulations of the County Health Officer.

Robert Schmidt *Jeanne Schmidt* 10-19-18
 OWNER DATE

RECORDING STAMP
 Rec'd for Record 2/5/19
 at 10:13 o'clock a m. Same
 day recorded in Liber J.J.R.
 No. 207 Folio 63 one of the
 Plat Records of Harford
 County Md. and examined per
 James J. Reilly, CLERK.

REVISED FINAL PLAT
 LOT ONE
**BEL AIR
 VETERINARY HOSPITAL, INC.**
 OWNERS
 ROBERT SCHMIDT, et ux
 39 LAKE DRIVE
 BEL AIR, MD 21014
**THIRD ELECTION DISTRICT
 HARFORD COUNTY, MARYLAND**

**HIGHLAND SURVEY
 ASSOCIATES, INC.**

 4501 Fawn Grove Road
 Street, Maryland 21154
 410-836-1238

Drawn	FSR-CADD	Checked	FSR	Scale	1" = 50'	Date	10-02-18	Job	10-043Lot1
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P23019.5

MSA 51246-13256

HARFORD COUNTY CIRCUIT COURT (Subdivision Plats, HA) Plat Book JIR 207, p. 63, MSA_51246_13256. Date available 2019/02/05. Printed 11/20/2023.

C211616150

3-2019

4-2019