



NOTES:

POINTS ARE TIED TO HARFORD CO. GPS MONUMENT POS. 1 INCHS CORNER 1989.

THE PURPOSE OF THIS PLAT IS TO CREATE A LOT WITHIN LOT ONE OF FALLSTON SHOPPING MALL. THIS PLAT ALSO REVISES PREVIOUSLY RECORDED PLAT 44/30 AND ALSO REVISES PLAT 85-103 BY REVISING PART OF THE UTILITY EASEMENT.

THE SIGNING OF THIS SUBDIVISION PLAT IN NO WAY GUARANTEES AVAILABILITY OF PUBLIC SERVICES AT TIME OF DEVELOPMENT. ZONING B-2

SOILS FOUND ON-SITE ARE M&B2

DENOTES UTILITY EASEMENT.

EXISTING EASEMENTS ARE RECORDED IN PLAT BOOK

DENOTES TEMPORARY CONSTRUCTION EASEMENT.

ALL PROPERTY LINES BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON SUBDIVISION PLATS 85-103 AND 44-30.

THE LOT LINES DESIGNATING LOT 3 ARE COMPUTED BY K.L.S. CONSULTANTS INC. AND ARE BASED ON THE ABOVE MENTIONED PLATS.

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

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

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCE FRONTING ON COUNTY ROADS.

THE CONSTRUCTION PLANS FOR THE COMMUNITY WATER SUPPLY AND OR COMMUNITY SEWERAGE FACILITIES TO SERVE THE PROJECT WERE APPROVED ON 12-4-94 BY THE STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE. CONSTRUCTION PERMIT NUMBERS ARE: WATER: 14-12-0302 (6-15-14) SEWER: 94-22-1562

SUBDIVISION DATA:

NUMBER OF LOTS: TWO
PUBLIC ROAD R/W AREA: N/A
OPEN SPACE AREA: N/A
*000 DENOTES ADDRESS
(CIRCLED) DENOTES LOT NUMBERS
TOTAL LOT AREA: 14.76Ac±

TEMPORARY CONSTRUCTION EASEMENTS SHALL TERMINATE UPON COMPLETION OF THE ORIGINAL CONSTRUCTION AND FINAL ACCEPTANCE OF THE IMPROVEMENTS PURSUANT TO HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS PROJECT NO. 2441 BY HARFORD COUNTY, MARYLAND.

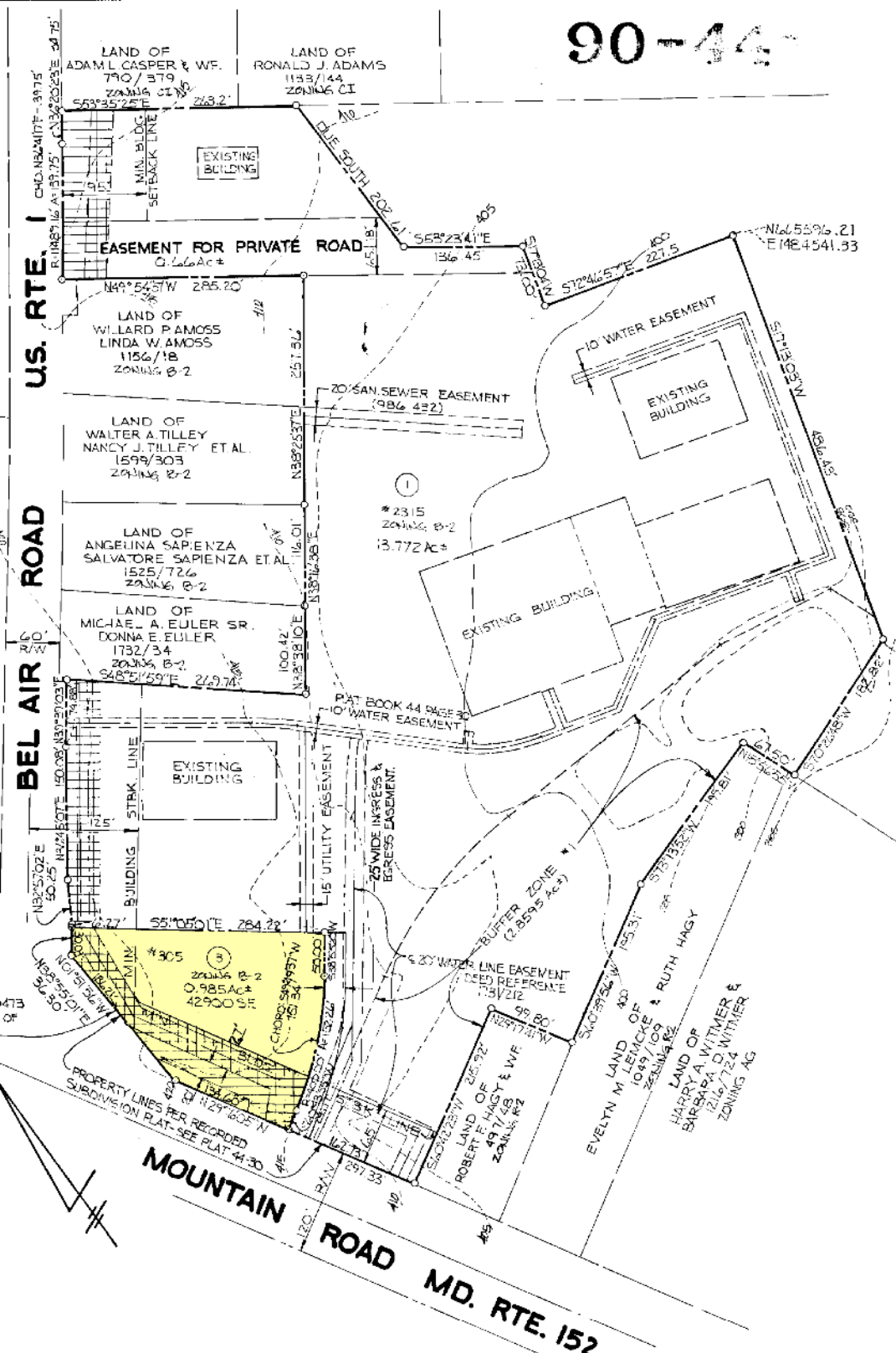
THIS PLAT IS SUBJECT TO PUBLIC WORKS AGREEMENT DATED 2-6-78.

R.O.W. SETBACKS SHOWN ARE TAKEN FROM ORIGINAL RECORD PLAT PRIOR TO WIDENING OF BEL AIR ROAD AND MOUNTAIN ROAD BY S.R.C. PLAT NOS. 20473 AND 20474 AND ARE SUBJECT TO HARFORD COUNTY APPROVAL.

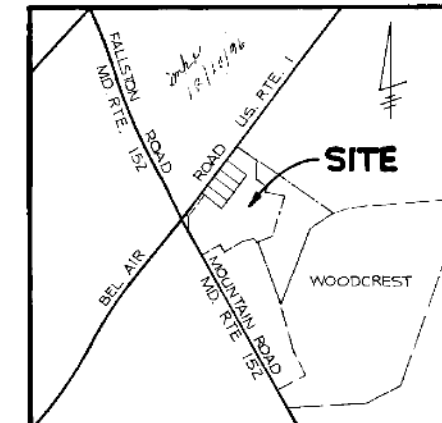
NOTES FROM RECORDED PLAT, PLAT BOOK 85 PAGE 103.

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

John J. Sank
DEPUTY STATE HEALTH OFFICER



90-44



VICINITY MAP

SCALE: 1"=1200'

FALLSTON SHOPPING MALL ASSOCIATES
1091/145
ZONING B-2/AG

P61939

93-135-1-1

2-11-0

360-96

TOTAL ENCLOSED AREA: 14.76Ac±

TAX MAP: 55 PARCEL: 523
DEED REFERENCE: 1122/328

K.L.S. CONSULTANTS, INC.
ENGINEERS AND SURVEYORS

102 N. MAIN STREET
BEL AIR, MARYLAND 21014
(410) 879/838-1441

FALLSTON SHOPPING MALL

OWNER
SHOPPING MALL INV. NV
BEL AIR, MD. 21014

DRAWN	PHILLIP SINGLETON
CHECKED	RONALD M. KEARNEY
DATE	SCALE FILE NO.
6 AUG 1993	1"=100' 7373-44

3RD ELECTION DISTRICT HARFORD COUNTY, MD.

AUG 30, 1996 SEP 1, 1996
NOV 21, 1996

APPROVED: <i>John J. Sank</i> DEPUTY STATE HEALTH OFFICER	DATE: 1/2/97
APPROVED: <i>William R. ...</i> DIRECTOR OF PARKS & RECREATION	DATE: N/A
APPROVED: <i>Robert ...</i> DIRECTOR OF PUBLIC WORKS	DATE: 1/10/97
APPROVED: <i>Robert ...</i> DIRECTOR OF PLANNING & ZONING	DATE: 1-13-97
APPROVED: <i>Charles G. High</i> COUNTY ATTORNEY	DATE: 1/14/97
APPROVED: <i>Phillip ...</i> DIRECTOR OF ADMINISTRATION	DATE: 1-14-97
APPROVED: <i>Robert ...</i> COUNTY EXECUTIVE	DATE: 1-14-97

RECORDING STAMP
Rec'd for Record 1-15-97
at 12:21 o'clock P.M. Same
day recorded in Liber
No. 90 Folio 89 one of the
Plat records of Harford
Co., Md. and examined per
Charles G. High, III, Clerk

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINE 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. 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.

8-30-96
12-1-96
DATE CONTRACT PURCHASER
(LOT BY SHOPPING MALL INVESTORS INC.)

HARFORD COUNTY CIRCUIT COURT (Plat Book) Plat Book CGH III 90, p. 44, MSA_C2442_21611. Date available 1997/01/15. Printed 12/14/2023.