

**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 = 6.551 Ac.±
5. Number of Lots = 59
6. Total Lot Area = 3.304 Ac.±
7. Public Road Right-of-Way Area = 1.397 Ac.±
8. Total Open Space Area = 1.278 Ac. ±
9. Access, Drainage and Utility Easement Area = 0.572 Ac. ±
10. #000 Denotes Street Address Number
11. ① Denotes Lot Number

**124-80**

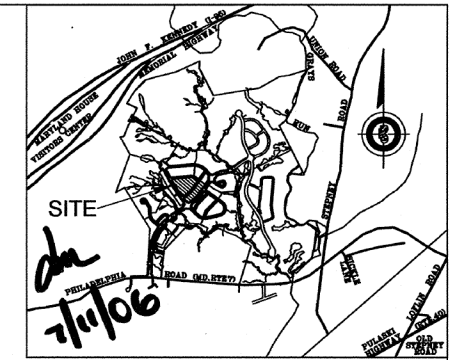
Supersede Note

This plat supersedes a plat entitled "Final Plat I - Area II, Hollywoods" and recorded among the Land Records of Harford County, Maryland in Plat Book J.J.R. 120 Folio 44 inasmuch as lots 212, 217 and 254 through 262, and portions of the open space have been reconfigured, and a \*note has been added.

LINE	BEARING	DISTANCE
L1	S 10°26'39" W	11.21'
L2	S 35°33'32" E	48.45'
L3	S 53°52'32" E	35.78'
L4	N 78°08'53" E	21.73'
L5	N 54°26'28" E	186.58'
L6	S 67°20'00" E	53.06'
L7	S 54°36'34" W	14.06'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	139.00'	96.63'	40°39'16"	S 74°58'18" E	96.57'	51.49'
C2	125.00'	88.69'	40°39'16"	S 74°58'18" E	88.85'	46.31'
C3	111.00'	78.76'	40°39'16"	S 74°58'18" E	77.12'	41.12'
C4	1020.00'	295.41'	16°35'37"	S 43°39'08" W	294.37'	148.74'
C5	990.00'	286.72'	16°35'37"	S 43°39'08" W	285.72'	144.37'
C6	960.00'	278.03'	16°35'37"	S 43°39'08" W	277.06'	139.99'
C7	960.00'	56.56'	03°22'33"	S 53°38'13" W	56.55'	28.29'
C8	72.00'	35.53'	28°16'18"	N 73°26'07" W	35.17'	18.13'
C9	38.15'	27.74'	41°39'49"	N 66°40'04" W	27.14'	14.52'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C10	775.00'	260.44'	19°15'14"	S 44°58'57" W	259.21'	131.46'
C11	841.00'	282.61'	19°15'14"	S 44°58'57" W	281.29'	142.65'
C12	814.00'	273.54'	19°15'14"	S 44°58'57" W	272.26'	138.07'
C13	800.00'	268.84'	19°15'14"	S 44°58'57" W	267.57'	135.70'
C14	785.00'	264.13'	19°15'14"	S 44°58'57" W	262.89'	133.32'
C15	963.00'	118.37'	07°02'34"	N 31°52'09" W	118.30'	59.26'
C16	139.00'	12.65'	05°12'48"	N 82°05'40" E	12.64'	6.33'
C17	125.00'	3.77'	01°43'41"	N 83°50'13" E	3.77'	1.89'
C18	100.00'	70.65'	40°28'48"	S 74°41'40" E	69.19'	36.87'



**VICINITY MAP**  
SCALE: 1" = 2000'  
TAX MAP 58, PART OF PARCEL 580

This plat is possibly subject to revision.

\*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.

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

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*  
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.

*Richard H. Kress*  
Owner

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. Approved plans are available upon request 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.

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

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

\*The lots created by this Subdivision Plat are subject to a fee or assessment to cover or defray all or part of the developer's cost of installation of water and sewer facilities. This fee or assessment, which runs with the land is a contractual obligation between the developer and each owner of part of this property and is not in any way a fee or assessment of Harford County.

FINAL PLAT III - AREA II  
HOLLYWOODS  
PLAT BOOK JJR 120/46

FINAL PLAT II  
PART OF AREA I - PHASE II  
HOLLYWOODS  
PLAT BOOK JJR 120/40

FINAL PLAT I  
PART OF AREA I - PHASE II  
HOLLYWOODS  
PLAT BOOK JJR 120/39

\*The Lots shown on this Subdivision are subject to a Subdivision Agreement dated 10-27-05.

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 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. 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.

*Richard H. Kress*  
RICHARD H. KRESS (GENERAL MANAGER)

**RECORDING STAMP**

Received for Record *11/18/06*  
at *12:17* o'clock P.M. Same day recorded in Liber *JJR*  
No. *124*, Folio *80* one of the Plat Records of Harford County, Maryland and examined per James J. Reilly, Clerk.

SCALE: 1" = 50'

PROJECT NO.: 10197

James H. Hunt  
Associate  
21106 4-06-06  
Date

ELECTION DISTRICT No. 1



**GEORGE WILLIAM STEPHENS JR., and ASSOCIATES, INC.**  
CONSULTING ENGINEERS and LAND SURVEYORS  
4692 MILLENNIUM DRIVE, SUITE 100  
BELCAMP, MARYLAND 21017 (410) 297-2340

REVISED - FINAL PLAT I - AREA II  
**HOLLYWOODS**

OWNER / DEVELOPER  
HOLLYWOOD PARTNERS, LLC.  
15 W. AYLESBURY RD. SUITE 700  
TIMONIUM, MARYLAND 21093

HARFORD COUNTY, MARYLAND

06-168  
168-80

*P31324*  
*MSA S5u 1246 10494-1*

HARFORD COUNTY CIRCUIT COURT (Subdivision Plats, HA) Plat Book JJR 124, pp. 80-81, MSA\_51246\_10494. Date available 2006/11/08. Printed 04/01/2025.