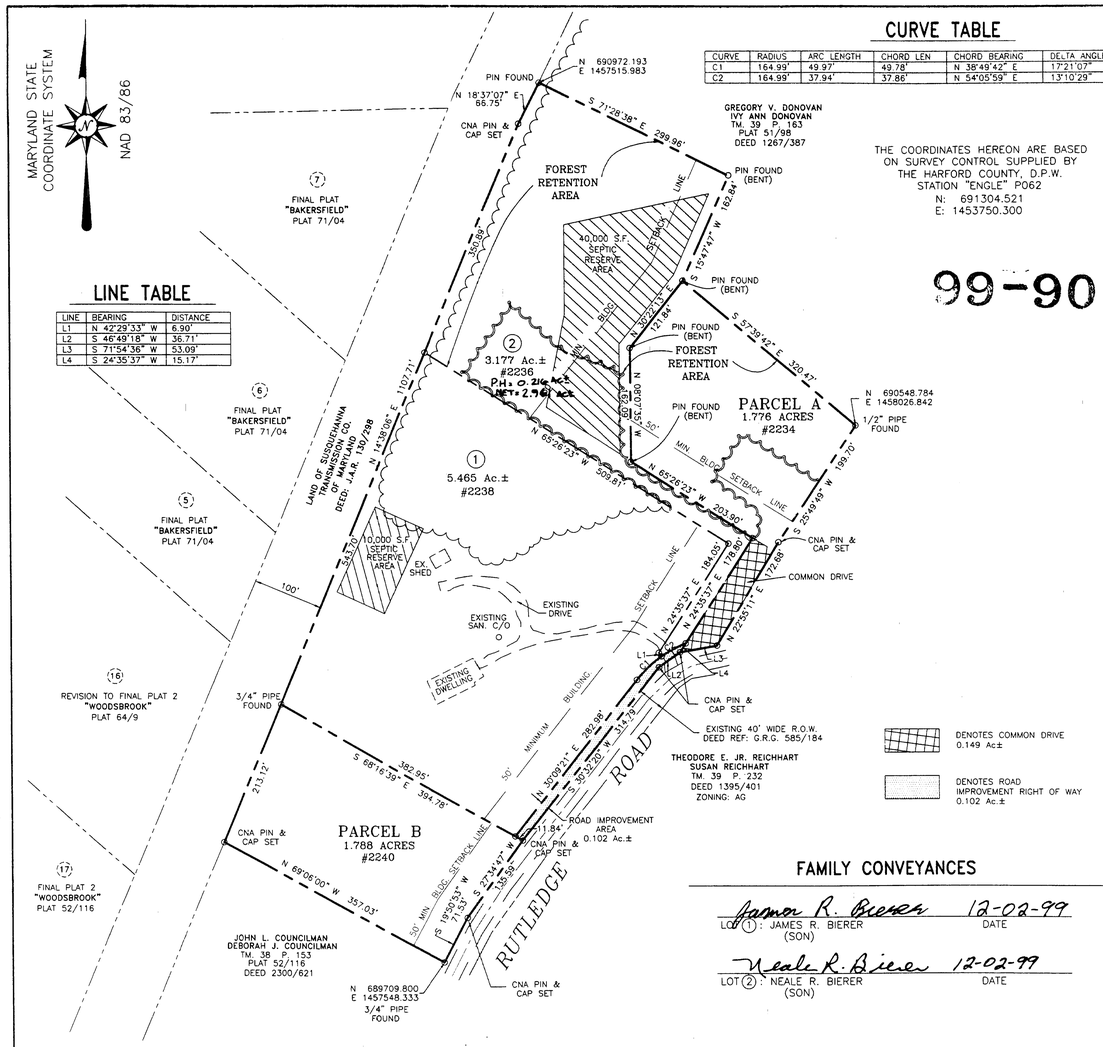
HARFORD COUNTY CIRCUIT COURT (Subdivision Plats, HA) Plat Book CGH III 99, p. 90, MSA_S1246_5874. Date available 2000/01/12. Printed 06/15/2026.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	164.99'	49.97'	49.78'	N 38°49'42" E	17°21'07"	25.18'
C2	164.99'	37.94'	37.86'	N 54°05'59" E	13°10'29"	19.05'

LINE TABLE

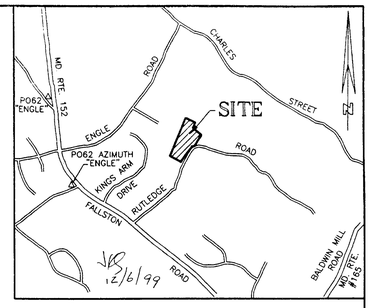
LINE	BEARING	DISTANCE
L1	N 42°29'33" W	6.90'
L2	S 46°49'18" W	36.71'
L3	S 71°54'36" W	53.09'
L4	S 24°35'37" W	15.17'

THE COORDINATES HEREON ARE BASED ON SURVEY CONTROL SUPPLIED BY THE HARFORD COUNTY, D.P.W. STATION "ENGLE" P062
N: 691304.521
E: 14537750.300

99-90

DENOTES COMMON DRIVE 0.149 Ac±

DENOTES ROAD IMPROVEMENT RIGHT OF WAY 0.102 Ac.±



LOCATION MAP

SCALE 1" = 2000'

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

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

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWERAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWERAGE SYSTEMS, LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

DENOTES THE 10,000/40,000 SQUARE FOOT WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE WASTE DISPOSAL SYSTEM AREA AND ANY 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 HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION, WHEREVER APPLICABLE.

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

SITE DATA

1. TOTAL ENCLOSED AREA: 12.308 Ac.±
   TOTAL LOT AREA: 8.642 Ac.±
   TOTAL AREA PARCEL "A": 1.776 Ac.±
   TOTAL AREA PARCEL "B": 1.788 Ac.±
2. TOTAL ROAD IMPROVEMENT AREA: 0.102 Ac.±
3. PROPOSED NUMBER OF LOTS: 2
4. PRESENT ZONING: Ag
5. DEED REFERENCE: 520/74 & 789/269
6. (1) INDICATES LOT NUMBER:
7. #0000 INDICATES HOUSE NUMBER:
8. TAX MAP #39 , PARCEL #329
9. LOTS CREATED AFTER 2/8/77.
10. PARCELS A & B CREATED BEFORE 2/8/77.
11. ONE DEVELOPMENT RIGHT SHALL REMAIN WITH LOT-1
12. THE COORDINATES SHOWN HEREON ARE BASED ON SURVEY CONTROL SUPPLIED BY THE HARFORD COUNTY D.P.W. STATION
    P062 "ENGLE"
    N 691304.521
    E 1453750.300

FAMILY CONVEYANCES

James R. Bierer 12-02-99
LOT (1): JAMES R. BIERER (SON) DATE

Neale R. Bierer 12-02-99
LOT (2): NEALE R. BIERER (SON) DATE

OWNER

THE ESTATE OF
JAMES S. BIERER
2238 RUTLEDGE ROAD
FALLSTON, MARYLAND 21047

APPROVED: Susan C. Reeey 12/16/99
DAR DEPUTY STATE HEALTH OFFICER DATE

APPROVED: 12-15-99
DIR., DEPT. OF PUBLIC WORKS DATE

APPROVED: 12/22/99
DIR., DEPT. OF PLANNING & ZONING DATE

APPROVED: 12-23-99
DEPUTY COUNTY ATTORNEY DATE

APPROVED: HARFORD COUNTY, MARYLAND
FOR COUNTY EXECUTIVE 12-27-99 DATE

DIRECTOR OF ADMINISTRATION 12-27-99 DATE

The Owner hereby grants to Harford County, Md. 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 this 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.

James R. Bierer 12-02-99
Owner: JAMES R. BIERER (PERSONAL REPRESENTATIVE) Date

Neale R. Bierer 12-02-99
Owner: NEALE R. BIERER (PERSONAL REPRESENTAIVE) Date

RECORDING STAMP

Rec'd. for Record 1-12-00

at 9:10 o'clock A M.Same

day recorded in Liber C.G.H.

No. 99 Folio 90 one of

the Plat Records of Harford

County, Md. and examined

CHARLES G. HIOB III, CLERK

SURVEYOR'S SEAL

12-02-99

FINAL PLAT
LOTS 1 & 2 AND PARCEL A & B

LAND OF BIERER

FOURTH ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

CNA
campbell & nolan associates, inc.
Civil Engineers • Land Surveyors • Geotechnical Engineers
P.O. Box 441 • Bel Air, Maryland 21014-0441
(410)879-7200 • (410)838-2784 • Fax(410)838-1811

SCALE:	DATE:
1" = 100'	11/30/99
DRAWN BY: CND	DESIGN BY: CDC
CHECKED BY: DF/RER	JOB NO.: #90190

MSA SCH 10A-5874

99-361

279-99

DWG: ADPC1010\V1010\V0000\V0000.DWG
N:\DESIGN\SURVEY