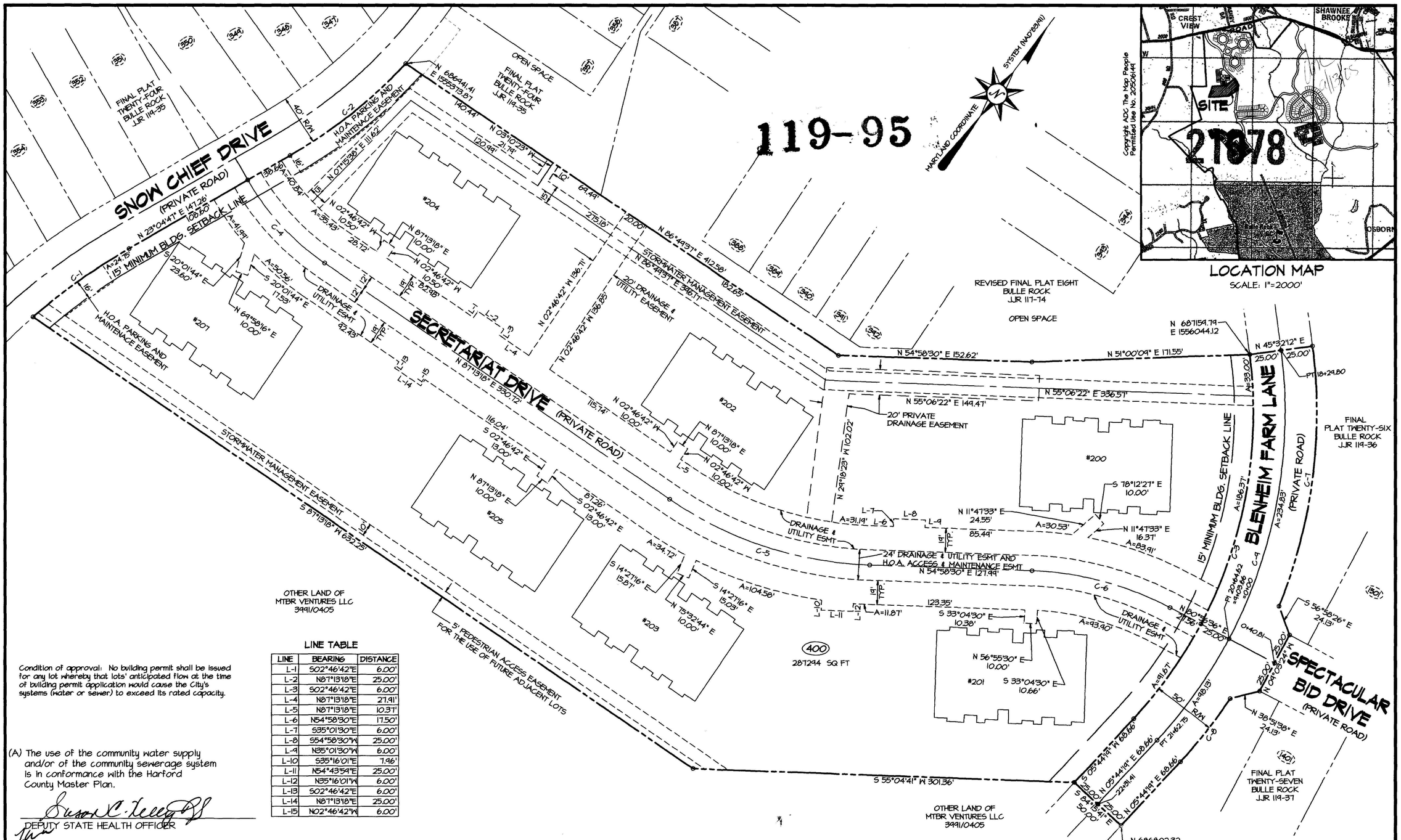

GRAPHIC SCALE 1"=50'

Condition of approval: No building permit shall be issued for any lot whereby that lots' anticipated flow at the time of building permit application would cause the City's systems (water or sewer) to exceed its rated capacity.

(A) 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

(B) The owner guarantees that community water supply and sewerage collection facilities will be available to all lots offered for sale.

MTBR VENTURES LLC
BY: MTBR LLC

By: Richard M. Alter, Authorized Person

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S02°46'42"E	6.00'
L-2	N87°13'18"E	25.00'
L-3	S02°46'42"E	6.00'
L-4	N87°13'18"E	27.91'
L-5	N87°13'18"E	10.37'
L-6	N54°58'30"E	17.50'
L-7	S35°01'30"E	6.00'
L-8	S54°58'30"W	25.00'
L-9	N35°01'30"W	6.00'
L-10	S35°16'01"E	7.46'
L-11	N54°43'54"E	25.00'
L-12	N35°16'01"W	6.00'
L-13	S02°46'42"E	6.00'
L-14	N87°13'18"E	25.00'
L-15	N02°46'42"W	6.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	11°07'34"	480.00'	93.22'	S17°30'57"W	93.07'	46.76'
C-2	16°47'43"	400.00'	117.25'	S14°40'56"W	116.83'	59.05'
C-3	50°12'07"	355.00'	311.05'	S19°21'45"E	301.19'	166.30'
C-4	25°51'29"	200.00'	90.26'	S79°50'57"E	89.50'	45.91'
C-5	32°14'48"	300.00'	168.84'	N71°05'54"E	166.62'	86.72'
C-6	25°58'05"	250.00'	113.31'	N67°51'33"E	112.34'	57.64'
C-7	29°34'20"	405.00'	209.03'	N29°40'38"W	206.72'	106.90'
C-8	8°57'39"	405.00'	63.34'	N01°15'29"E	63.28'	31.73'
C-9	50°12'07"	380.00'	332.95'	S19°21'45"E	322.40'	178.01'

SUPERSEDES NOTE:
This plat supersedes "REVISED FINAL PLAT NINE - BULLE ROCK," recorded among the Land Records of Harford County, Maryland in Plat Book JJR 117, Folio 75, insofar as the previous 4 lots and the right of way of Secretariat Drive are being combined with each other and additional land to create a single lot as shown hereon.

There is a (Public) Drainage and Utility Easement over Blenheim Farm Lane as shown hereon.

The outline of the buildings shown hereon are for the purpose of showing addresses only and are subject to changes in location and/or geometry

Minimum building setback lines are established by the City of Havre de Grace Zoning Code and may vary or be modified in accordance with the provisions of the code.

SUBDIVISION DATA
1. Number of Lots: 1
2. Area of Lots: 6.595 Ac.
3. Private Right of Way Area: 0.486 Ac.
4. Total Enclosed Area: 7.081 Ac.
5. #0000 Denotes House Number
6. 0 Denotes Lot Number
7. Present Zoning: R2
8. Deed Reference: Liber 3991, Folio 0405

APPROVED:
8/2/05
CHAIRPERSON - HAVRE DE GRACE PLANNING COMMISSION

APPROVED:
8/30/05
DIRECTOR OF PUBLIC WORKS - HAVRE/DE GRACE

APPROVED:
9/12/05
DEPUTY STATE HEALTH OFFICER

The streets and roads shown hereon, and the mention thereof in deeds, is for the purpose of description only, and the same are not intended to be dedicated to public use. The fee simple title to the beds shown hereon is expressly reserved to the present owner, his successors, heirs and assigns.

Not more than one principal building will be permitted on any lot, and 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.

MTBR VENTURES LLC
BY: MTBR LLC

By: Richard M. Alter, Authorized Person — Date

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Property Line Surveyor of the State of Maryland, hereby certifies to the City of Havre de Grace that he is the surveyor who prepared this plat and that it is accurate to the best of his knowledge, that all monuments indicated hereon actually exist and their locations and descriptions are correctly shown.

Edward F. Kelly
Registered Property Line Surveyor #159

RECORDING STAMP

Rec'd for Record 9.13.05
at 3:30 o'clock P M. Same
day recorded in Liber J.J.R.
No. 119 Folio 95 one of the
Plat Records of Harford County Md.
and examined per
JAMES J. REILLY, CLERK

SURVEYOR'S SEAL

STATE OF MARYLAND — EDWARD F. KELLY — No. 159 — REGISTERED PROPERTY LINE SURVEYOR

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

SECOND REVISED FINAL PLAT NINE
BULLE ROCK
CITY OF HAVRE DE GRACE
SIXTH ELECTION DISTRICT - HARFORD COUNTY, MARYLAND
OWNER: MTBR VENTURES LLC
(Formerly known as ABEL VENTURES, LLC)
c/o MANEKIN, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046

SCALE: 1" = 50'	DATE: 7/11/05	DRAWN BY: ARC	REVIEW BY: EFK	JOB NO: 12887

8/12/05

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P112087 MSA SSU 1246-10056

Maryland State Archives