

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 54°58'24" E	50.84'
L2	S 58°05'13" E	50.84'
L3	S 62°53'15" E	50.04'
L4	S 57°12'29" E	50.49'
L5	S 81°52'37" E	48.70'

NORTH BASED ON MONUMENTS FOUND ALONG THE S 28°22'53" W 847.77 FOOT LINE SHOWN ON P.B. 104/76. THESE BEARINGS ARE NOTED AS BEING RELATIVE TO THE MARYLAND COORDINATE SYSTEM MAD 83/1989.

LANDS OF CATHOLIC ARCHBISHOP OF BALTIMORE 790/46 838/514

LOT 3 P.B. 42/78

LOT 4 P.B. 42/78

LOT 13 P.B. 64/06

LOT 8 P.B. 64/06

LOT 7 P.B. 62/15

LOT 8 P.B. 71/24

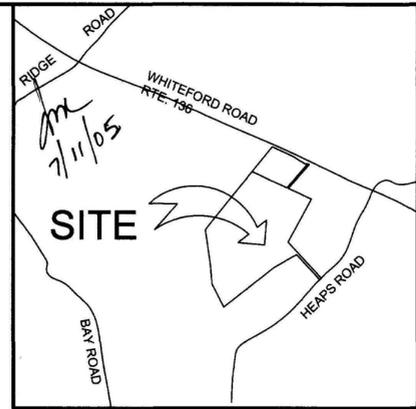
LOT 9 P.B. 71/24

LOT 12 P.B. 64/05

LOT 1 P.B. 70/08

LOT 11 P.B. 64/05

119-98



VICINITY MAP SCALE: 1" = 2000'

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.

DENOTES THE VARIABLE 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 FOREST RETENTION AREAS WHICH INCLUDE EXISTING FORESTED AREAS AND AREAS REFORESTED OR AFFORESTED THAT SHALL NOT BE DISTURBED IN ANY MANNER WITHOUT PERMIT APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING.

©DENOTES IRON PIN SET.

THESE LOTS ARE SUBJECT TO THE STORMWATER MANAGEMENT REGULATIONS, COUNTY ORDINANCE 01-33, CHAPTER 214, IN SO FAR AS THE IMPERVIOUS AREA SHALL NOT EXCEED 15% OF THE TOTAL LOT AREA AND THE DOWN-SPOUTS FROM ALL ROOF LEADERS SHALL BE DIRECTED TO LAWN AREAS.

DENOTES COMMON DRIVE AREA

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.

OWNER LOT 10: BONNIE DIEHL ET AL
1424 HEAPS ROAD
WHITEFORD, MD 21160

OWNER LOT 14: MELVIN TEAL ET UX
2128 WHITEFORD ROAD
WHITEFORD, MD 21160

THIS PLAT SUBJECT TO REVISION



SUBDIVISION DATA

TOTAL NUMBER OF LOTS: 2
① INDICATES LOT NUMBER
INDICATES HOUSE NUMBER
DEED REFERENCE: 3975/398 & 3634/736
PRESENT ZONING: AG
TOTAL ACREAGE AS OF FEB. 8, 1977: 132.779 AC +/-
THESE LOTS CREATED AFTER FEB. 8, 1977
TAX MAP: 11 PARCEL: 164

AREA TABULATION

TOTAL ENCLOSED AREA: 53.229 AC +/-
ROAD IMPROVEMENT AREA: N/A
PANHANDLE AREA: 0.170 AC +/-
NET LOT AREA: 53.059 AC +/-
AREA ENCLOSED BY NATURAL RESOURCE DISTRICT, AFORESTATION, AND TREE RETENTION: 25.42 AC +/-

REVISION NOTE

THIS PLAT REVISES LOT 10 AS SHOWN ON A PLAT ENTITLED "REVISED SUBDIVISION OF LOT 10, SECTION II, SPRINGHOUSE ESTATES" RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY MARYLAND IN PLAT BOOK 118, FOLIO 54, AND REVISES LOT 14 AS SHOWN ON A PLAT ENTITLED "REVISED FINAL PLAT REVISION TO LOT 10 TO CREATE LOT 14, SECTION II, SPRINGHOUSE ESTATES" RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 104, FOLIO 76 IN SO FAR AS THE DIVISION LINE BETWEEN LOTS 10 AND 14 IS BEING RECONFIGURED AS SHOWN HEREON. REVISIONS TO SEPTIC RESERVE AREAS SHOWN ON BOTH PLATS ARE ALSO BEING MADE AS SHOWN HEREON.

APPROVED	<i>[Signature]</i>	7/15/05
DEPUTY STATE HEALTH OFFICER		DATE
APPROVED	N/A	
DIRECTOR-PARKS & RECREATION		DATE
APPROVED	<i>[Signature]</i>	9/8/05
DIRECTOR-PUBLIC WORKS		DATE
APPROVED	<i>[Signature]</i>	9/9/05
DIRECTOR-PLANNING & ZONING		DATE
APPROVED	<i>[Signature]</i>	9/12/05
COUNTY ATTORNEY		DATE
APPROVED	<i>[Signature]</i>	9/13/05
COUNTY EXECUTIVE		DATE
APPROVED	<i>[Signature]</i>	9/13/05
DIRECTOR-ADMINISTRATION		DATE
APPROVED	<i>[Signature]</i>	September 13, 2005
		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 street, 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 subdivided to produce a building site of less area or width than the minimum required by subdivision regulations of the County Health Officer.

Owner

RECORDING STAMP

Rec'd for Record 9.15.05
at 9:15 o'clock A.M. Same
day recorded in Liber J.J.R.
No. 119 Folio 98 one of the
Plat Records of Harford
County Md. and examined per
James J. Reilly CLERK

REVISION OF LOTS 10 & 14

SPRINGHOUSE ESTATES

FIFTH ELECTION DISTRICT
HARFORD COUNTY MARYLAND

Drawn EJS Checked Scale 1" = 200' Date 06-3-05 Job 22032

HIGHLAND SURVEY ASSOCIATES, INC.



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

MSP 554 1246-10059

P112090

05-1814

178-05