Maryland State Archives

NOTE: THE COORDINATES SHOWN HEREON ARE BASED ON THE FOLLOWING SURVEY CONTROL STATION: "FALLSTON" JV6291 (NAD83) 1991 N 675,445.19 E 1,477,585.69

MARYLAND COORDINATE SYSTEM NAD 83 (1991)

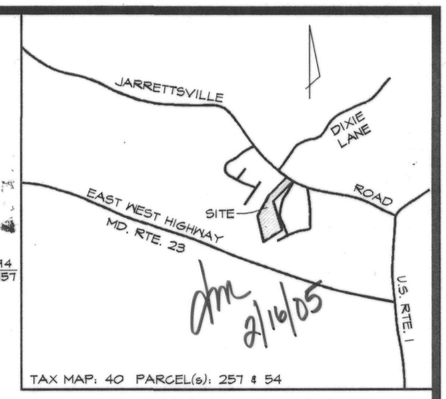
CARY A WAY (FORMERLY RELOCATED "OLD DIXIE LANE")

OPEN SPACE LANDS OF BELLE MANOR HOMEOWNERS ASSOC, INC. (C.G.H. 2019/1060)

REVISED PLAT IV BELLE MANOR (P.B. 77/100)

REVISED PLAT III BELLE MANOR (P.B. 77/99)

120-24



TAX MAP: 40 PARCEL(s): 257 & 54

VICINITY MAP

SCALE: 1"= 2000'

GENERAL NOTES:

1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.

2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

3) OWNER: DIXIE MEADOWS, LLC
C/O MICHAEL EULER, Sr.
P.O. BOX 7
FALLSTON, MARYLAND 21047

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

5) LOTS CREATED AFTER 2/08/1977.

6) NO STRUCTURES ARE PERMITTED IN EASEMENTS CONTAINING STORMDRAIN STRUCTURES

7) ONLY PATIO, ATRIUM, OR COURT DWELLINGS ARE PERMITTED ON THESE LOTS.

8) THIS PLAT IS SUBJECT TO REVISION.

9) THE DIXIE LANE 10' RIGHT-OF-WAY HAS BEEN RELOCATED TO THE CARY A WAY RIGHT OF WAY.

AREA TABULATION:

TOTAL ENCLOSED AREA - 4.8997 AC.
TOTAL AREA OF LOTS - 1.4933 AC.
AREA OF CARY A WAY - 0.3844 AC.
AREA OF SHELLBARK COURT - 0.1980 AC.
AREA OF PASSIVE OPEN SPACE - 2.3734 AC.
AREA OF ACTIVE OPEN SPACE - 0.4506 AC.

PASSIVE OPEN SPACE
FINAL PLAT PHASE IV
TUCHAHOE FARMS
PLAT C.G.H. 99/5

SUBDIVISION DATA

TOTAL NUMBER OF LOTS ..... (16)
INDICATES LOT NUMBER 2
INDICATES HOUSE NUMBER ..... #0000
DEED REFERENCE ..... J.J.R. 5706/706
PRESENT ZONING R3
(HOUSING FOR THE ELDERLY)

LEGEND

DENOTES PASSIVE OPEN SPACE

DENOTES ACTIVE OPEN SPACE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	TANGENT
C3	51.00	55.42	62°15'54"	S 12°43'54" W 52.74	30.80
C4	65.00	70.64	62°15'54"	S 12°43'54" W 67.21	39.26
C5	79.00	85.85	62°15'54"	S 12°43'54" W 81.69	47.72
C6	514.00	50.09	5°35'01"	N 15°36'32" W 50.07	25.07
C7	500.00	48.73	5°35'01"	N 15°36'32" W 48.71	24.38
C8	486.00	3.75	0°26'33"	N 18°10'46" W 3.75	1.88
C9	23.00	11.17	27°48'58"	N 54°30'40" E 11.06	5.70
C10	23.00	8.20	20°26'17"	N 83°38'18" E 8.20	4.15
C11	5.50	14.49	150°58'21"	N 70°04'45" W 10.65	21.25
C12	88.10	72.25	46°59'09"	S 10°40'33" W 70.24'	38.29
C13	33.00	18.53	32°10'00"	N 50°31'26" E 18.28	9.51
C14	24.46	13.73	32°10'00"	N 50°31'26" E 13.55	7.05
C15	15.00	55.09	210°25'41"	S 70°04'45" E 29.04	---
C16	34.00	154.61	260°33'02"	S 62°32'31" E 51.88	---
C17	42.00	190.99	260°33'02"	S 62°32'31" E 64.09	---
C18	25.00	35.15	80°33'02"	S 27°27'29" W 32.32	21.18
C19	18.00	15.39	48°59'27"	S 48°55'25" W 14.93'	8.20
C20	18.00	15.39	48°59'27"	S 82°05'07" E 14.93'	8.20
C21	41.00	205.77	287°33'25"	S 16°34'51" E 48.45	---

LINE TABLE		
LINE	BEARING	DISTANCE
E1	S73°25'09"W	29.75'
E2	S34°23'37"W	156.06'
E3	S25°42'38"E	120.55'
E4	S52°47'30"W	47.33'
E5	S74°03'34"W	6.00'
E6	N61°08'14"W	24.19'

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND/OR THE COMMUNITY SEWAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER, MEMBER, DIXIE MEADOWS, LLC — 2/9/05 — DATE

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

HEALTH OFFICER

NOTE: THESE LOTS ARE SUBJECT TO A SUBDIVISION AGREEMENT DATED 10-13-05

DIRECTOR, DEPARTMENT OF PARKS AND RECREATION — 9/15/05 — DATE

DEPUTY STATE HEALTH OFFICER — 9/1/05 — DATE

DIRECTOR, DEPARTMENT OF PUBLIC WORKS — 9/27/05 — DATE

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING — 9/29/05 — DATE

COUNTY ATTORNEY — 10/11/05 — DATE

DIRECTOR OF ADMINISTRATION — 10/12/05 — DATE

COUNTY EXECUTIVE — October 13, 2005 — DATE

RECORDING STAMP

REC'D FOR RECORD 10-14-05 AT 2:56 O'CLOCK P M SAME DAY RECORDED IN LIBER JJR NO. 120 FOLIO 24 ONE OF THE PLAT RECORDS OF HARFORD CO., MD. AND EXAMINED PER JAMES REILLY, CLERK

SURVEYOR'S SEAL

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 RIGHT-OF-WAY AS SHOWN ON THE PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACE 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 RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

MICHAEL EULER, Sr. — 2-9-05 — DATE

FINAL PLAT TWO

Dixie Meadows

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS
2309 Bel Air Road
Fallston, Maryland 21047
PHONE: (410) 893-3700

SCALE: 1" = 40'	DATE: 4/29/2004	SHEET 2 of 2
DRAWN BY: W.STIFLER	CHK BY: H.J.K.	FILE: 01204

03-054

112-05

PLOT: 01204_RP2.DWG

P113940

MSA SSU 1246 10093-2