

POINT	NORTHING	EASTING
8000	700363.4521	1510878.9885
8001	700347.1258	1510885.9288
8002	700620.1063	1510306.5090
8003	699943.7229	1509591.3658
8506	699560.3763	1510004.3925

122-100

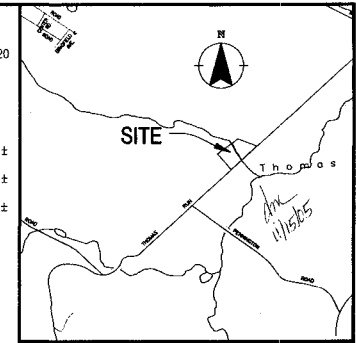
PRIOR TO RECORDING:
TAX MAP-34 GRID-3F PARCEL-120

AREA TABULATION

- TOTAL AREA ENCLOSED: 13.7738 ACRES ±
- TOTAL NET LOT AREA: 12.9307 ACRES ±
- RIGHT OF WAY AREA: 0.8431 ACRES ±

SUBDIVISION DATA

- TOTAL NUMBER OF LOTS: 5
- (S) INDICATES LOT NUMBER
- #2462 INDICATES ADDRESS NUMBER
- DEED REFERENCE: HDC 837/392
- PRESENT ZONING: AG-AGRICULTURAL
- THESE LOTS ARE CREATED AFTER FEBRUARY 8, 1977
ACREAGE AS OF FEBRUARY 8, 1977 = 12.17 (BY DEEDS)



VICINITY MAP
1"=2000'

THESE LOTS ARE SUBJECT TO THE STORM WATER MANAGEMENT REGULATIONS, COUNTY ORDINANCE 01-33, CHAPTER 214, INsofar 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.

GENERAL NOTES

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

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON COUNTY ROADS.

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

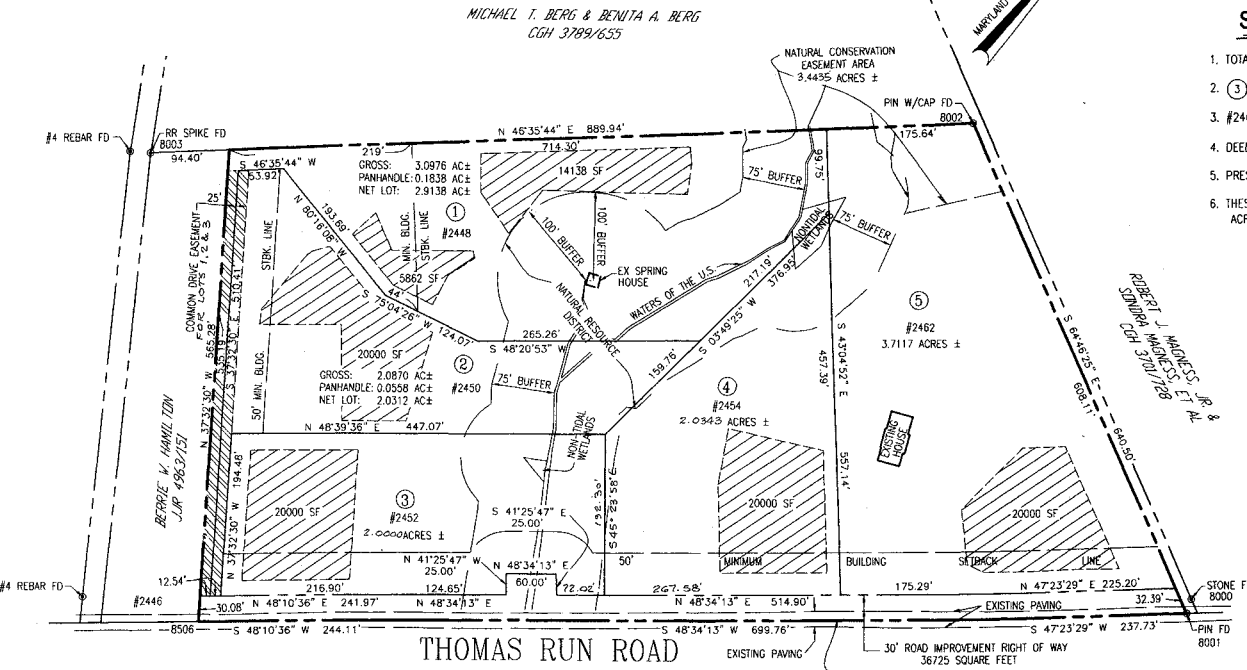
PRIVATE WELLS SHALL BECOME NULL AND VOID IF, IN THE FUTURE, PUBLIC WATER SERVICES BECOME AVAILABLE.

PRIVATE WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID IF, IN THE FUTURE, PUBLIC SEWER SERVICE BECOMES AVAILABLE.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 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 SYSTEMS AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREA LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

Denotes the 20,000 square foot waste disposal system areas wherein no construction is permitted in the designated area and any area within 30 feet of the waste disposal system 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.)



LOTS 1, 2, & 3 ARE CREATED UTILIZING FAMILY CONVEYANCE RIGHTS.

- Warren L. Hamilton 11/3/05
LOT 1-WARREN L. HAMILTON-SON DATE
- Carol L. Litzinger-Daughter 10/30/05
LOT 2-CAROL L. LITZINGER-DALCHTER DATE
- Berrie W. Hamilton 11/3/05
LOT 3-BERRIE W. HAMILTON-SON DATE



THIS PLAT IS SUBJECT TO REVISION

APPROVED: *Simon C. Keen* 4/20/06 DATE
DEPUTY STATE HEALTH OFFICER

APPROVED: *N/A* DATE
DIRECTOR OF PARKS AND RECREATION

APPROVED: *James B. Cooper* 4/7/06 DATE
DIRECTOR OF PUBLIC WORKS

APPROVED: *M. D. Dandy* 4/20/06 DATE
DIRECTOR OF PLANNING AND ZONING

APPROVED: *James D. Keen* 4/20/06 DATE
COUNTY ATTORNEY

APPROVED: *James D. Keen* 4/20/06 DATE
DIRECTOR OF ADMINISTRATION

APPROVED: *David C. Craig* May 2, 2006 DATE
COUNTY EXECUTIVE

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 SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEES SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER 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.

Warren L. Hamilton 11/3/05
WARREN L. HAMILTON-ATTORNEY, IN-FACT FOR KATHRYN D. HAMILTON DATE

RECORDING STAMP

Rec'd. for Record 5/16/06
at 9:07 a'clock A.M. Same
day recorded in Liber *JUR*
No. *122* Folio *100* one of the
PLAT Records of Harford
Co., Md. and examined per
James Reilly, Clerk

SUBDIVISION PLAT
HAMILTON FARMS
LOCATED ON THOMAS RUN ROAD

THIRD ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

OWNER
Kathryn D. Hamilton
2462 Thomas Run Road
Bel Air, Maryland 21015-1221



P.O. Box 727, 5 South Main Street
Bel Air, Maryland 21014 - 0727
410-838-7900
410-893-1243 fax
www.frederickward.com

SCALE 1"=100' DATE 9/26/05 DRAWN BY JMM CHECKED BY FWA JOB NUMBER 2041049.00

04-388

334-05

1223628 MCA SSU 1206 10318