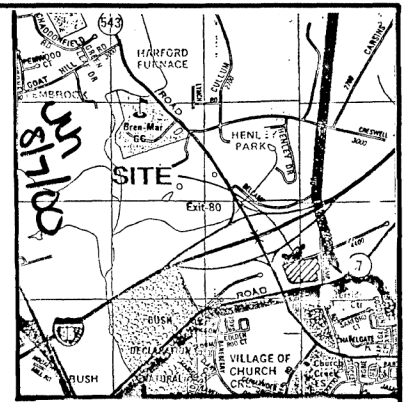


103-83

CURVE TABLE	Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-2	Delta	3°26'23"	3869.84	232.32	S 02°33'22" E	232.28	116.19



LOCATION MAP
NOT TO SCALE

Copyright ADC The Map People
Permitted Use No. 20400767

MARYLAND COORDINATE SYSTEM (MAD 83/86)

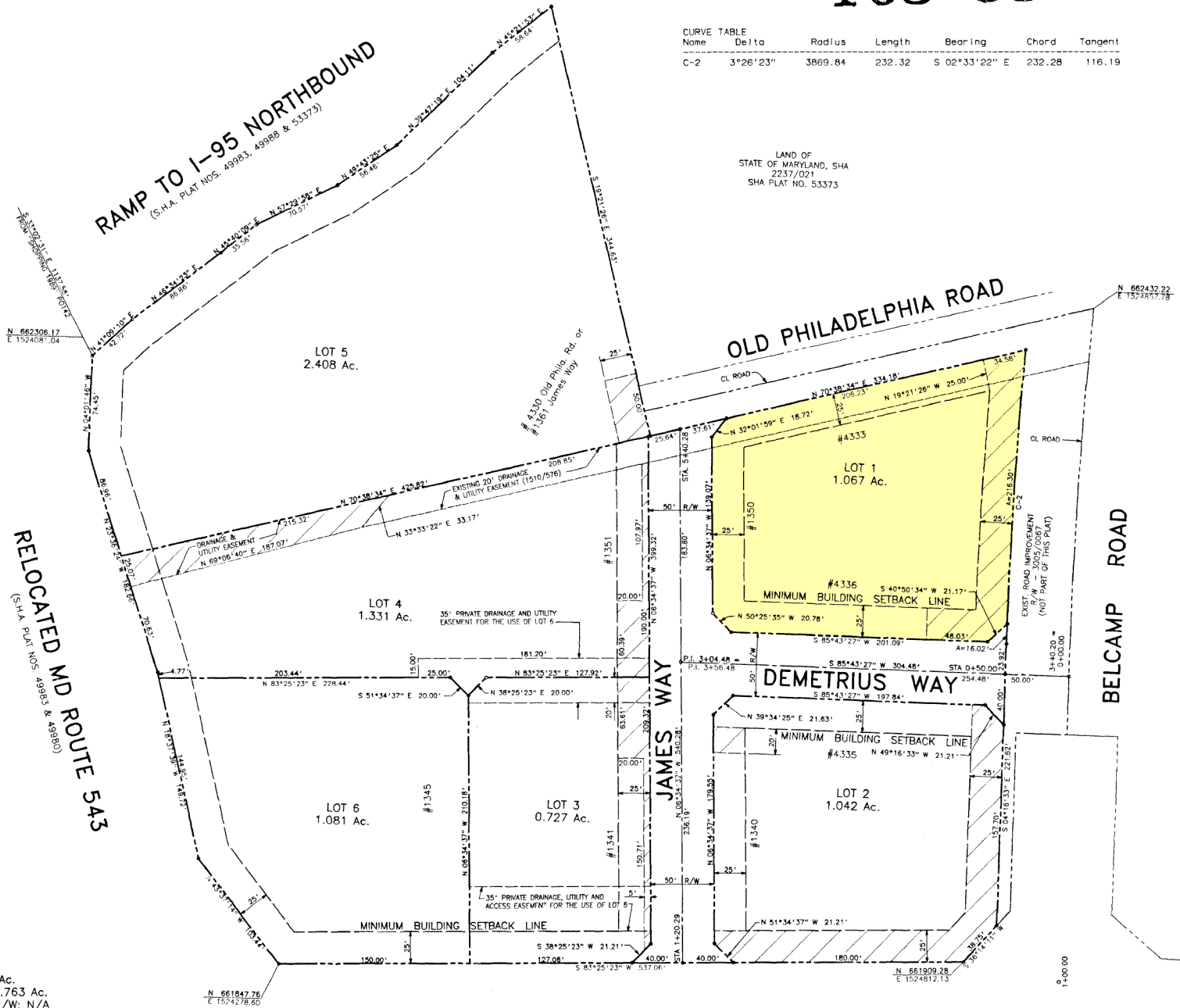
RAMP TO I-95 NORTHBOUND
(S.H.A. PLAT NOS. 49983, 49988 & 53373)

OLD PHILADELPHIA ROAD

BELCAMP ROAD

RELOCATED MD ROUTE 543
(S.H.A. PLAT NOS. 49883 & 49880)

RELOCATED MD ROUTE 7
(S.H.A. PLAT NOS. 49979 & 49980)



Direct vehicular access is denied between these lots and Relocated MD Route 7, Relocated MD Route 543, and Ramp to I-95 Northbound.

Denotes Drainage and Utility Easement

Subject to a Subdivision Agreement dated 3/19/00.

Driveway entrance construction and location to be approved by the Harford County Department of Public Works for driveway entrances fronting on County roads.

Minimum building setback lines are established by the Harford County Zoning Code and may vary or be modified in accordance with the provisions of the code. Some uses of these lots may require a greater setback than is shown herein.

SUPERSEDES NOTE:
This plat supersedes all of "Final Plat, East Property", recorded among the Land Records of Harford County, Maryland in Plat Book 96, Folio 81, except the road improvement R/W, insofar as Lots 3 & 4 are resubdivided into Lots 3, 4 & 6, the easements are revised, and the ownership has been updated, all as shown herein.

(A) The use of the community water supply and/or of the community sewerage system is in conformance with the Harford County Master Plan.

Susan C. Kelly
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.

CALRIVER, LLC

By: *Kevin Geraghty*
Kevin Geraghty, Managing Member

- SUBDIVISION DATA**
- Number of Lots: 6
 - Area of Lots: 7.656 Ac.
 - Right of Way Area: 0.763 Ac.
 - Road Improvement R/W: N/A
 - Open Space Area: N/A
 - Total Enclosed Area: 8.419 Ac.
 - #00000 Denotes House Number
 - Present Zoning: B-3
 - Deed Reference: Liber 3286, Folio 0668

APPROVED: *Susan C. Kelly* 8/16/00
DEPUTY STATE HEALTH OFFICER DATE

APPROVED: *N/A*
DIR., DEPT. OF PARKS & RECREATION DATE

APPROVED: *James R. Wilby* 8-31-00
DIR., DEPT. OF PUBLIC WORKS DATE

APPROVED: *M. D. Rankin* 3-15-01
DIR., DEPT. OF PLANNING & ZONING DATE

APPROVED: *James H. Stone* 3-15-01
SENIOR COUNTY ATTORNEY DATE

APPROVED: *James H. Stone* 3-19-01
HARFORD COUNTY, MARYLAND DATE

APPROVED: *John M. Hulse* 5-15-01
COUNTY EXECUTIVE DATE

APPROVED: *John M. Hulse*
DIRECTOR OF ADMINISTRATION 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.

CALRIVER, LLC
By: *Kevin Geraghty* 8/7/00
Kevin Geraghty, Managing Member Date

RECORDING STAMP

Rec'd for Record 03-21-01
at 11:45 o'clock A M. Same
day recorded in Liber C.G.H.
No. 103, Folio 83 one of the
Plat Records of Harford County Md.
and examined per
CHARLES G. HOBBS III, CLERK

SURVEYOR'S SEAL



Edward F. Kelly



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

REVISED FINAL PLAT
EAST PROPERTY
FIRST ELECTION DISTRICT - HARFORD COUNTY, MARYLAND
OWNER:
CALRIVER, LLC
336 SOUTH MAIN STREET - SUITE 2AA
BEL AIR, MARYLAND 21014

SCALE: 1" = 60' DATE: 8/3/00 DRAWN BY: GTK REVIEW BY: EFK JOB NO: 10788

MSA SSU 1246-6235

00-081

193-00

