

HARFORD COUNTY CIRCUIT COURT (Subdivision Plats, HA) Plat Book JIR 131, p. 52, MSA_S1246_11215. Date available 2/5/09 09:37:35. Printed 10/10/2009

APPROVED: *[Signature]* 3-10-09
DEPUTY STATE HEALTH OFFICER DATE

APPROVED: *[Signature]* 17 Feb 09
DIRECTOR OF PUBLIC WORKS, CITY OF ABERDEEN DATE

APPROVED: *[Signature]* 13 Feb '09
CHAIRMAN, ABERDEEN PLANNING COMMISSION DATE

APPROVED: *[Signature]* Feb 18 2009
MAYOR, CITY OF ABERDEEN DATE

CURVE DATA TABLE						
No.	RADIUS	TANGENT	LENGTH	Δ DELTA	CHORD LENGTH	CHORD BEARING
C1	525.00'	108.66'	214.30'	23°23'15"	212.81'	S 16°09'38" W

AREA TABULATION

1. TOTAL AREA ENCLOSED: 21.3378 ACRES±
2. TOTAL NET LOT AREA: 21.0847 ACRES±
3. TOTAL ROAD R/W AREA: 0.2531 ACRES±

FOREST RETENTION AREA A		
LINE	BEARING	DISTANCE
F1	N 04°36'44" E	196.48'
F2	S 86°04'55" W	153.52'
F3	N 04°32'00" E	75.32'
F4	S 87°30'13" E	140.49'
F5	N 86°04'55" E	5.57'
F6	RAD=25.00°	L=42.99'
CHORD=S 44°39'11" E 37.89'		
F7	S 04°36'44" W	181.53'
F8	N 87°01'58" W	16.01'
AREA = 9230 SQUARE FEET		

FOREST RETENTION AREA B		
F9	N 87°01'58" W	7.50'
F10	N 02°54'04" E	351.40'
F11	S 87°14'00" E	35.20'
F12	S 14°01'53" W	143.47'
F13	S 02°54'04" W	210.72'
AREA = 4584 SQUARE FEET		

FOREST RETENTION AREA C		
F14	S 57°47'36" W	285.18'
F15	N 07°35'37" W	65.66'
F16	S 33°58'37" W	45.01'
F17	S 07°35'37" W	42.00'
F18	N 57°47'36" W	27.57'
F19	N 13°17'45" W	90.20'
F20	N 57°59'06" E	385.49'
F21	S 09°53'43" W	113.27'
AREA = 24835 SQUARE FEET		

LEGEND

SCM = SHA CONCRETE MONUMENT FOUND
IP = IRON PIPE FOUND
IB = IRON BAR FOUND
CM = CONCRETE MONUMENT FOUND
RRS = RAILROAD SPIKE FOUND
P/C = PIN & CAP FOUND

STATE ROADS COMMISSION
OF MARYLAND
GRC 598/609
S 54°17'27" E 114.81'
N 46°08'12" E 45.76'

STORM WATER MANAGEMENT FACILITY & ACCESS EASEMENT		
LINE	BEARING	DISTANCE
S1	N 84°28'49" E	107.00'
S2	N 07°13'29" E	33.00'
S3	S 82°46'31" E	20.00'
S4	S 07°13'29" W	41.00'
S5	S 68°41'23" E	20.00'
S6	S 28°38'20" E	14.00'
S7	S 02°54'04" W	77.00'
S8	S 87°05'56" E	8.02'
S9	N 32°24'30" E	27.58'
S10	S 87°05'56" E	144.40'
S11	S 02°54'04" W	272.21'
S12	N 87°01'58" W	24.00'
S13	N 02°54'04" E	248.19'
S14	N 87°05'56" W	111.00'
S15	S 32°24'30" W	16.50'
S16	RAD=40.00°	L=55.91'
CHORD=S 72°27'08" W 51.47'		
S17	N 67°30'13" W	136.18'
S18	N 04°32'00" E	75.77'
AREA = 27715 SQUARE FEET		

BENCH MARK DATA
BENCH MARK 9213 - TRAVERSE PIN AND CAP - ELEVATION 187.97
BENCH MARK 9205 - TRAVERSE PIN AND CAP - ELEVATION 224.90

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. EXTENSION OF COMMUNITY SERVICES FROM THEIR EXISTING LOCATIONS WILL BE AT THE DEVELOPERS EXPENSE

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

RECORDING STAMP

Rec'd. for Record 3-13-09
at 10:25 o'clock A.m. Same
day recorded in Liber J.J.R.
No. 113 Folio 52 one of the
PLAT Records of Harford
Co., Md. and examined per
James Reilly, Clerk

REVISED FINAL PLAT

LANDS OF NELSON GILMER

LOCATED ON BARNETTE LANE
CITY OF ABERDEEN

SECOND ELECTION DISTRICT HARFORD COUNTY, MARYLAND

OWNER

Arnold Nelson Gilmer, Jr. & Karen D. Gilmer
1600 Kings View Drive
Bel Air, Maryland 21015-8400



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

ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS |

SCALE 1"=100' DATE 04-30-08 DRAWN BY RAS CHECKED BY FWA JOB NUMBER 2071127.01

COORDINATE TABLE		
No.	NORTH	EAST
836	678398.8987	1542017.5725
8271	678629.3226	1541300.7910
8508	679405.8758	1542625.6312
8509	677892.5019	1541261.6696
815	678210.1840	1542383.7471

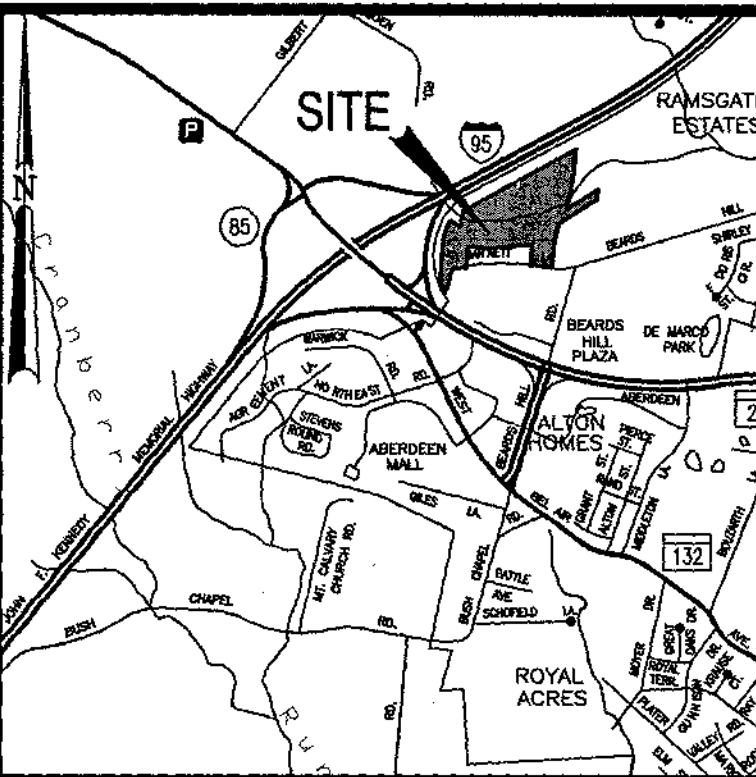
THE OWNER HEREBY GRANTS TO CITY OF ABERDEEN, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

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 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 CITY OF ABERDEEN, 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.

[Signature] 2-5-09
ARNOLD NELSON GILMER, JR. DATE

[Signature] 2-5-09
KAREN GILMER DATE



VICINITY MAP

1"=2000'

THE APPROVAL AND SIGNING OF THIS SUBDIVISION PLAT BY THE CITY OF ABERDEEN IN NO WAY GUARANTEES THE AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY AT THE TIME OF DEVELOPMENT.

PRIOR TO THE SIGNING OF THIS PLAT, THE OWNER MUST PROVIDE THE CITY OF ABERDEEN CERTIFIED WATER USE CALCULATIONS FOR APPROVAL BY THE CITY.

CONDITION OF APPROVAL: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WHEREBY THAT LOT'S ANTICIPATED FLOW AT THE TIME OF BUILDING PERMIT APPLICATION WOULD CAUSE THE CITY'S SYSTEM (WATER AND/OR SEWER) TO EXCEED ITS RATED CAPACITY

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

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

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE REMAINDER OF LOT 1 AS SHOWN ON THE PLAT ENTITLED "FINAL PLAT - LANDS OF NELSON GILMER" AS RECORDED IN PLAT BOOK CGH 77 FOLIO 27 INsofar AS THE REMAINDER OF LOT 1 IS BEING SUBDIVIDED INTO LOT 3 AND LOT 4 AS SHOWN HEREON

THIS PLAT SUPERCEDES A PART OF THE PLAT ENTITLED "FINAL PLAT - LANDS OF NELSON GILMER" AS RECORDED IN PLAT BOOK CGH 77 FOLIO 27 INsofar AS THE REMAINDER OF LOT 1 IS BEING SUBDIVIDED INTO LOT 3 AND LOT 4 AS SHOWN HEREON

THE UNDERSIGNED A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFIES TO THE CITY OF ABERDEEN THAT THIS PLAT WAS PREPARED UNDER HIS RESPONSIBLE CHARGE AND THAT IT IS ACCURATE TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF AND THE BOUNDARY SHOWN HEREON IS CORRECT AND THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN.

FREDERICK WARD ASSOCIATES, INC.

[Signature] 02/05/2009
VINCENT X. NOHE
REGISTERED PROPERTY LINE SURVEYOR #308

