

SUBDIVISION DATA

- Tax Map: 301, Parcel: 593
- Lands Designated Hereon are Divided from Liber G.R.G. 622 folio 170, W.S.F. 80 folio 374, W.S.F. 80 folio 130, J.A.R. 176 folio 462, J.A.R. 176 folio 464, and D.G.W. 183 folio 309.
- Acage of Total Tract = 7.385 Acres ±
- Present Zoning = R-3
- Total Enclosed Area = 7.385 Acres ±
- Number of Lots = 2
- Total Lot Area = 7.322 Acres ±
- Total Road Widening Area: 0.063 Acres ±
- #000 Denotes Street Address Number
- ① Denotes Lot Number
- ▨ Denotes Road Widening

133-91

MARYLAND
COORDINATE SYSTEM
NAD 83 / NSRS2007

NOTES:

- A licensed surveyor in the State of Maryland was in responsible charge over the preparation and surveying work reflected in this exhibit, all in compliance with the requirements set forth in Title 09.13.06.12 Regulations.
- The datum shown hereon is referred to the Maryland Coordinate System (NAD 1983 / NSRS2007) as established through GPS and conventional survey observations as based on NGS control monuments Belair (JV6281), and Mall (JV6284), having a project averaged combined scale-factor of 1.0000029467.

BELAIR N 679,656.05 E 1,496,962.07 SFT
MALL N 677,491.95 E 1,494,171.07 SFT

SUPERCEDES NOTE:

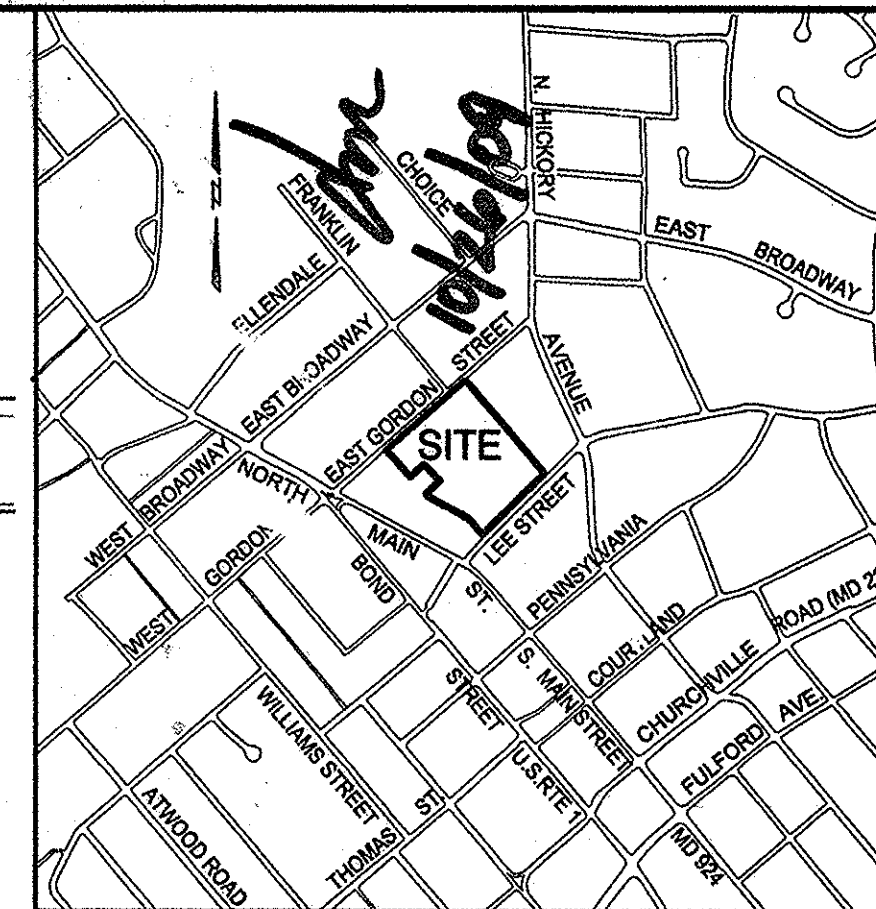
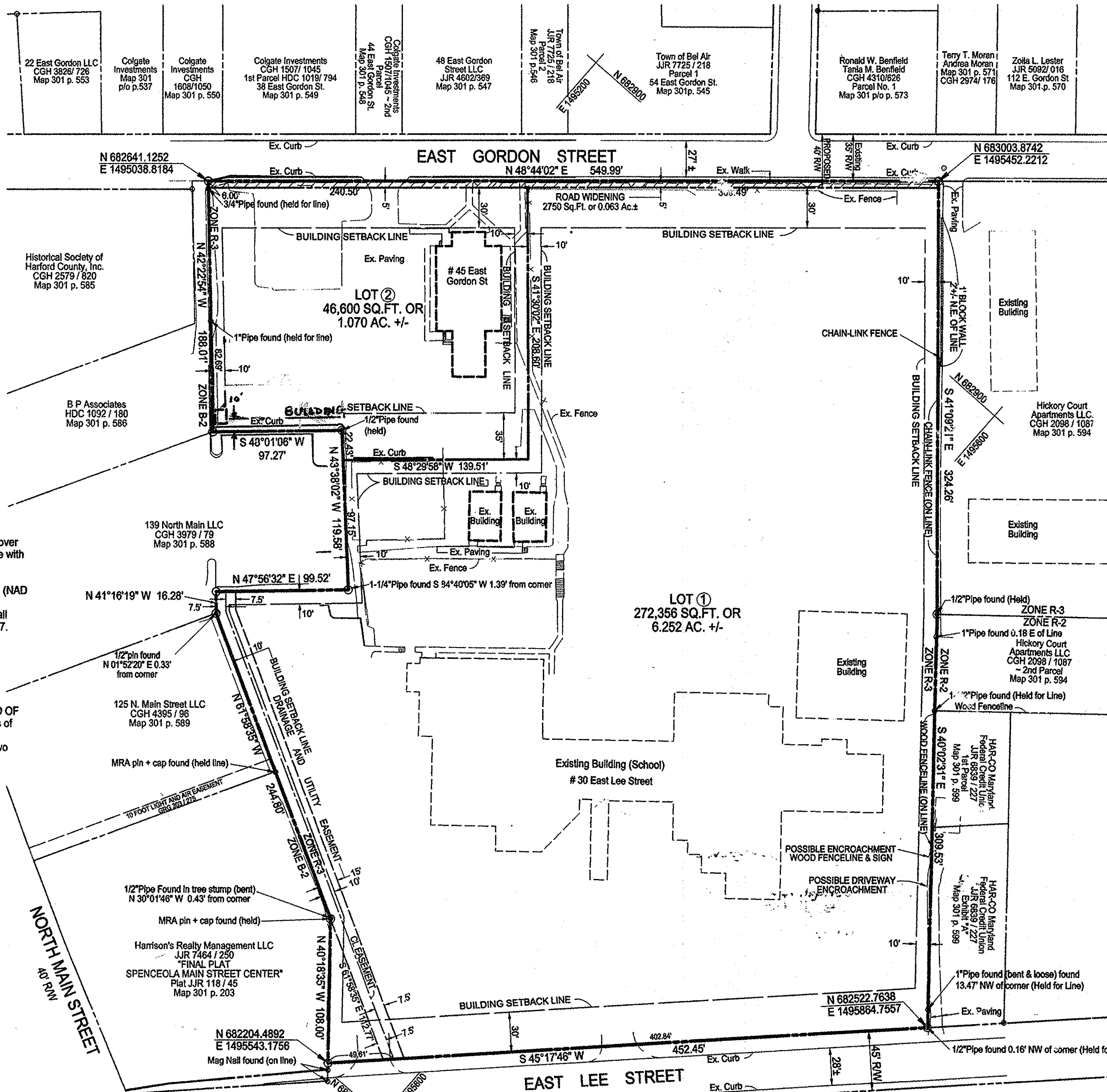
This plat supercedes a plat entitled "PLAT OF SURVEY - LAND OF BOARD OF EDUCATION OF HARFORD COUNTY", recorded among the Land Records of Harford County, Maryland in Liber H.D.C. 43 folio 126, in so much as the boundary had been updated and corrected, and has been subdivided into two parts.

The lots being created by this plat shall be served by the public water and sewer system. The owner guarantees that the community water supply and the community sewerage facilities will be available to all the lots offered for sale.

Owner

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

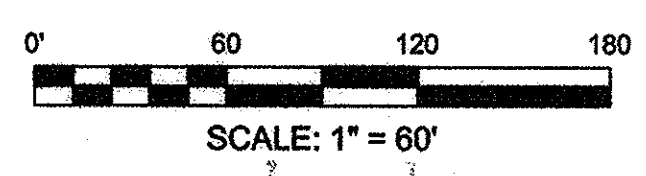
Deputy State Health Officer



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 17 GRID E8

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 Town of Bel Air Department of Public Works for driveway entrances fronting on town roads. The Department of Public Works will not improve or maintain private roads.
- Minimum Building Setback Lines are established by the Town of Bel Air Zoning Code and may vary or be modified in accordance with the provisions of this Code. Some permitted uses of this lot may require a greater setback or be permitted a lesser setback than is shown hereon.
- No lot will be re-subdivided to produce a building site of less area or width than the minimum required by Subdivision Regulations, the Zoning Code or the County Health Officer.
- The owner hereby grants to Town of Bel Air, 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, opens 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 successor, 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 Town of Bel Air, Maryland.
- Flood Hazard Areas of the County may be subject to periodic flooding. Improvements of all types on property which flood plains are located must be in accordance with Article 27, Section 205 of the Bel Air Town Code Development Regulations.
- The subject property lies within Zone X (areas determined to be outside the 500-year floodplain) as shown on FEMA Flood Insurance Rate Map No. 24025C0161 D dated January 7, 2000.
- This plat was prepared without the benefit of a title report.
- This plat is subject to revision.



APPROVED: [Signature] 12/01/09
DIRECTOR OF PUBLIC WORKS DATE

APPROVED: [Signature] 12-15-09
COUNTY HEALTH OFFICER DATE

APPROVED: [Signature]
CHAIRMAN, BEL AIR PLANNING COMMISSION DATE

OWNER'S CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1988 EDITION) AS AMENDED HAS BEEN COMPLIED WITH INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKINGS.

[Signature] 12/19/09
(OWNER) DATE

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1988 EDITION), AS AMENDED PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKINGS.

[Signature] 9-28-2009
REGISTERED PROFESSIONAL LAND SURVEYOR No. 21106 DATE

RECORDING STAMP

Received for Record 12-23-09
at 3:40 o'clock P. M. Same
day recorded in Liber JJR
No. 133, Folio 91 one
of the Plat Records of Harford
County, Maryland and examined
per James J. Reilly, Clerk.

[Signature] 21106 9-28-09
Reg. No. Date

SCALE: 1" = 60' PROJECT No.: 20-11049 DRAWN BY: DRT CHECKED BY: JHH / MBT

SUBDIVISION PLAT
BEL AIR ACADEMY
OWNER / DEVELOPER
HARFORD COUNTY BOARD OF EDUCATION
102 SOUTH HICKORY AVENUE
BEL AIR, MARYLAND 21014
(410) 838-7300

TOWN OF BEL AIR
HARFORD COUNTY, MARYLAND

DATE: SEPTEMBER 28, 2009
ELECTION DISTRICT No. 03

GEORGE WILLIAM STEPHENS JR., and ASSOCIATES, INC.
CONSULTING ENGINEERS and LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340