



"The Lots shown on this Subdivision are subject to a Subdivision Agreement dated 11/15/88, by and between Harford County, Maryland and the Owners of the land shown hereon which Agreement is intended to be recorded among the Land Records of Harford County, subsequent to the recording of this plat".

"Flood hazard areas of the County may be subject to periodic flooding. Improvements of all types on property on which flood plains are located must be in accordance with Chapter 25, Article XV of the Harford County Code, as amended, and applicable regulations".

The signing of this subdivision plat in no way guarantees the availability of public services at the time of development.

This subdivision must comply with State Regulations for underground electric distribution and telephone service.

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

- SUBDIVISION DATA**
1. Lands Designated Hereon Are Divided From 1447/143, 1447/147, 1447/101
  2. Acreage Of Total Tract = 30.20 Ac±
  3. Present Zoning = R-3 COS
  4. Total Enclosed Area = 8.924 Ac±
  5. Number Of Lots = 43
  6. Total Lot Area = 3,294 Ac±
  7. Public Road Right-Of-Way Area = 2.310 Ac±
  8. Private Road Right-Of-Way Area = 1.579 Ac±
  9. Open Space Area = 1.507 Ac±
  10. SHA R/W AREA = 0.234 Ac±
  11. #000 Denotes House Numbers
  12. ① Denotes Lot Numbers

**CURVE TABLE**

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	Δ=002°23'56"	2839.79	118.89	S 48°00'22" E	118.26	39.45
C2	Δ=001°16'16"	2839.79	63.00	S 48°24'12" E	63.00	31.50
C3	Δ=001°07'40"	2839.79	55.80	S 47°22'14" E	55.80	27.95
C4	Δ=002°23'56"	2824.79	118.26	N 48°00'22" W	118.26	50.14
C5	Δ=051°11'03"	600.00	536.00	S 41°51'51" E	518.35	287.37
C6	Δ=028°10'31"	600.00	295.11	S 30°51'45" E	292.14	150.80
C7	Δ=012°28'52"	600.00	130.70	S 51°12'57" E	130.44	45.61
C8	Δ=019°12'02"	600.00	201.07	S 57°51'22" E	200.13	101.48
C9	Δ=031°59'01"	600.00	334.83	S 32°15'50" E	330.80	171.85
C10	Δ=051°11'03"	600.00	536.00	N 41°51'51" W	518.35	287.37
C11	Δ=036°05'15"	65.41	60.09	N 40°35'18" E	59.11	31.08
C12	Δ=072°09'48"	70.56	88.87	S 85°17'14" E	83.11	31.42
C13	Δ=070°47'58"	37.63	46.50	N 77°08'38" E	43.59	26.74

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

These Lots Are To Be Served By Public Water And Sewer. Such Facilities Will Be Available For All Lots Offered For Sale.

*Irene Hershan*  
Health Officer

The Construction Plans For The Community Water Supply and/or Community Sewerage Facilities To Serve The Project Were Approved On 07-12-88 (Water) 01-22-88 (Sewer) By The State Department Of Health And Mental Hygiene. Construction Permit Numbers Are:

Owner: *George William Stephens, Jr. and Associates, Inc.*  
D.P.W. Will Not Improve Or Maintain Private Driveways.

APPROVAL: *[Signature]* 2-25-88  
DIRECTOR, DEPARTMENT OF PARKS & RECREATION DATE

APPROVAL: *[Signature]* 2/25/88  
DEPUTY STATE HEALTH OFFICER DATE

APPROVAL: *[Signature]* 2-25-88  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS DATE

APPROVAL: *[Signature]* 2-25-88  
DIRECTOR, DEPARTMENT OF PLANNING & ZONING DATE

APPROVAL: *[Signature]* 2-25-88  
COUNTY ATTORNEY DATE

APPROVAL: *[Signature]* 2-25-88  
COUNTY EXECUTIVE DATE

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 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 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.

SCALE: 1" = 50'  
FILE NO. 05167  
DRAWN BY: F.H./D.M.  
CHECKED BY: M.T.S.

**AMYCLAE ESTATES SECTION FOUR**

OWNERS  
K.C.C. U.S.A. DEVELOPMENT LIMITED  
% GLENN Z. BONAZZ, ESQUIRE - SACHS GREENBAUM & TAYLOR  
1140 CONNECTICUT AVENUE, N.W. WASHINGTON, D.C. 20036  
ELECTION DISTRICT NO. 3 HARFORD COUNTY, MARYLAND

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
203 E. BROADWAY BEL AIR, MARYLAND 21014

**GWS**

582-A-4

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