

115 24

THE COORDINATES SHOWN HEREON ARE BASED ON SURVEY CONTROL SUPPLIED BY THE HARFORD COUNTY D.P.M. MONUMENT: POSO 'TIMBERLEA' N 682°13.560 E 1483.496.501

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°21'40"W	110.47
L2	N81°43'53"W	215.27
L3	N34°33'27"W	466.47
L4	S74°16'33"W	71.02
L5	S40°04'14"W	217.12
L6	S55°26'33"W	71.99
L7	N02°55'16"W	168.40
L8	S25°54'57"E	127.62
L9	S70°19'34"W	21.47
L10	N65°21'40"W	70.59
L11	N81°43'53"W	225.42
L12	N34°33'27"W	355.36
L13	N10°26'33"E	21.21
L14	N55°26'33"E	31.99
L15	N02°55'16"W	168.40
L16	S22°55'16"E	168.40
L17	S55°26'33"W	31.99
L18	N14°33'27"W	21.21
L19	N34°33'27"W	31.11
L20	S74°16'33"W	71.02
L21	N67°51'20"W	222.37
L22	N25°54'57"E	154.47
L23	S25°54'57"E	67.94
L24	S17°10'30"W	21.91
L25	S40°04'14"W	332.76
L26	N40°04'14"E	222.37
L27	N14°33'27"E	71.02
L28	S34°33'27"E	466.47
L29	S81°05'25"E	225.42

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C5	172.32	125.04	122.36	S21°04'24"W	41°35'28"	65.44
C9	375.00	102.95	102.62	N73°13'33"W	15°43'45"	51.80
C10	325.00	269.95	256.75	S57°44'26"E	46°31'50"	134.74
C11	140.00	143.54	105.20	N26°15'38"E	58°21'44"	106.11
C14	140.00	142.61	136.52	N26°15'38"E	58°21'44"	78.14
C15	200.00	249.42	232.75	N70°08'27"W	71°10'00"	143.10
C16	375.00	124.13	123.57	S49°38'13"W	18°57'57"	62.64
C16	375.00	14.15	14.14	S72°48'47"W	2°55'31"	9.58
C20	65.00	285.73	105.26	S85°46'34"E	25°51'46"	84.69
C21	51.16	64.17	60.04	S04°13'21"W	71°51'46"	37.00
C22	325.00	193.55	190.70	S57°12'34"W	34°07'19"	94.74
C23	150.00	186.31	174.57	N70°08'27"W	71°10'00"	107.32
C24	375.00	304.56	296.26	S57°44'26"E	46°31'50"	161.24
C25	360.00	199.06	196.53	N41°13'43"W	31°40'52"	102.15
C26	350.00	208.44	205.37	S57°12'34"W	34°07'19"	107.41
C27	175.00	217.37	203.66	N70°08'27"W	71°10'00"	125.21
C28	350.00	286.17	280.10	S58°08'40"E	47°10'26"	152.82
C29	350.00	100.00	99.66	N73°13'47"W	16°22'13"	50.34
C30	165.00	168.08	160.90	N26°15'38"E	58°21'44"	92.15
C31	275.00	190.57	186.78	S44°45'33"W	39°42'14"	94.24
C32	325.00	64.22	68.44	N73°13'33"W	15°43'45"	44.84

- GENERAL NOTES:**
- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
  - 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
  - 3) OWNER: JEANNETTE M. FRISTOE & CHARLOTTE L. MARANTO (JOINT TENANTS) 200 SOUTH MAIN ST. BEL AIR, MARYLAND 21014
  - 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
  - 5) LOTS CREATED AFTER 2/08/1971.
  - 6) ZONING: RR (CDS)
  - 7) DEED REFERENCE: C.G.H. 1686/375 AND 1453/441
  - 8) NUMBER OF LOTS: 19
  - 9) #000 DENOTES HOUSE ADDRESS.
  - 10) TAX MAP: 40 PARCEL: 30
  - 11) AREA TABULATION:  
TOTAL ENCLOSED AREA - 24.028 AC.  
AREA OF ROAD IMPROVEMENT RIGHT OF WAY - 0.260 AC.  
AREA OF GRAFTON RIDGE COURT - 2.542 AC.  
AREA OF SHOP VIEW COURT - 0.445 AC.  
AREA OF FRISTOE COURT - 1.23 AC.  
AREA OF PASSIVE OPEN SPACE & SWM EASEMENT - 1.493 AC.  
AREA OF LOTS - 19.165 AC.
  - 12) THIS PLAT IS SUBJECT TO REVISION.
  - 13) G.A.P. #HA 2004 6 008
  - 14) LOTS 1-6, 18-20 MAY REQUIRE THE USE OF SEWAGE EJECTOR PUMPS.

- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:**
- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
  - 2) A LOT PLAN DRAWN TO SCALE, SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL, SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.
  - 3) DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

THESE LOTS ARE SUBJECT TO A SUBDIVISION AGREEMENT DATED 6-24-04.

**APPROVED:**  
6/04/04  
DIRECTOR, DEPARTMENT OF PARKS AND RECREATION  
6/11/04  
DEPUTY STATE HEALTH OFFICER  
6/13/04  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS  
6/22/04  
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING  
6/24/04  
COUNTY ATTORNEY  
6/24/04  
DIRECTOR OF ADMINISTRATION  
6/24/04  
COUNTY EXECUTIVE

RECORDING STAMP  
REC'D FOR RECORD 6-25-04  
AT 8:30 O'CLOCK A.M. SAME  
DAY RECORDED IN LIBER 115  
NO. 115 FOLIO 24 ONE OF THE  
PLAT RECORDS OF HARFORD  
CO., MD. AND EXAMINED PER  
JAMES REILLY, CLERK

SURVEYOR'S SEAL

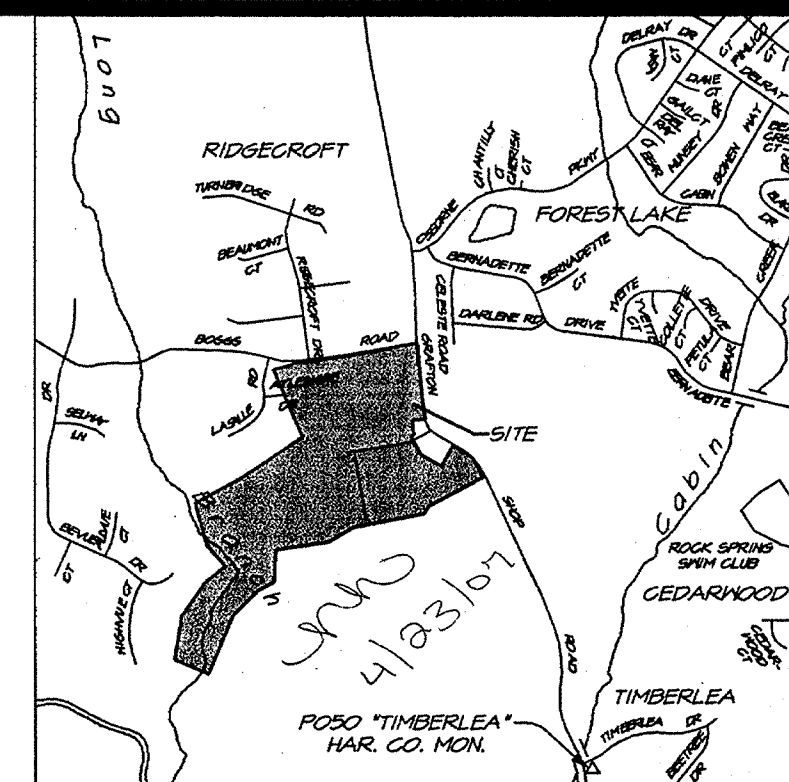
THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAY AS SHOWN ON THE PLAT.  
UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACE 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 RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.  
OWNER: Jeannette M. Fristoe  
OWNER: Charlotte L. Maranto  
DATE: 4/26/04  
DATE: 4/26/04

FINAL PLAT ONE  
GRAFTON RIDGE  
FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND  
Wilson Deegan & Associates, Inc.  
SURVEYORS \* ENGINEERS  
2309 Bel Air Road  
Fallston, Maryland 21047  
PHONE: (410) 843-3700  
SCALE: 1"=100' DATE: 5/2004 SHEET 1 of 1  
DRAWN BY: SJD CHK BY: HJK FILE: 02016-PLAT1

02-108  
110-04  
10-01  
10-13

126-58

NOTE:  
THE COORDINATES SHOWN HEREON  
ARE BASED ON THE FOLLOWING  
TRAVERSE STATION:  
TIMBERLEA - POSO  
N 682473.560 E 1483446.581



VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES:

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: CHRISTOPHER AND DENISE PFELTZ  
1708 GRAFTON RIDGE COURT  
FOREST HILL, MARYLAND 20150
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1977.
- 6) ZONING: RR (CDS)
- 7) DEED REFERENCE: T180/584
- 8) NUMBER OF LOTS: 1
- 9) \*000 DENOTES HOUSE ADDRESS.
- 10) TAX MAP: 40 PARCEL: 30
- 11) AREA TABULATION:  
TOTAL ENCLOSED AREA - 0.888 AC.
- 12) THIS PLAT IS SUBJECT TO REVISION.
- 13) G.A.P. #HA 2004 6 008
- 14) LOT 5 MAY REQUIRE THE USE OF SEWAGE EJECTOR PUMP.
- 15) LOT SUBJECT TO A PUBLIC WORKS AGREEMENT DATED 1/18/2006.
- 16) THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED "FINAL PLAT ONE, GRAFTON RIDGE" DATED MAY, 2004 AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 115, FOLIO 24 BY RELOCATING THE SEPTIC RESERVE AREA AND INCREASING THE SIZE FROM 10,100 S.F. TO 10,900 S.F. AND TO REVISE THE ELECTION DISTRICT.

CURVE DATA C-1  
RADIUS - 325.00'  
LENGTH - 101.41'  
TAN. - 51.12'  
DELTA - 17°52'38"  
CHD.BRG. - N 43°29'46" W  
100.44'

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.

2) A FLOT PLAN DRAWN TO SCALE, SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 200 FEET OF THE BOUNDARY OF THE LOT.

3) DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

RECORDING STAMP

SURVEYOR'S SEAL

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 SPACE 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 RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

DENISE PFELTZ  
CHRISTOPHER PFELTZ  
4/21/07  
4/21/07

REVISED FINAL PLAT ONE

LOT 5  
GRAFTON RIDGE

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Wilson Deegan  
& Associates, Inc.

SURVEYORS \* ENGINEERS

2309 Bel Air Road  
Fallston, Maryland 21047  
PHONE: (410) 843-3700

SCALE: 1"=50' DATE: 7/2007 SHEET 1 of 1  
DRAWN BY: WSTIFLER CHK BY: H.J.K. FILE: 07010-RP

139305 MSA SSN 1246 10662

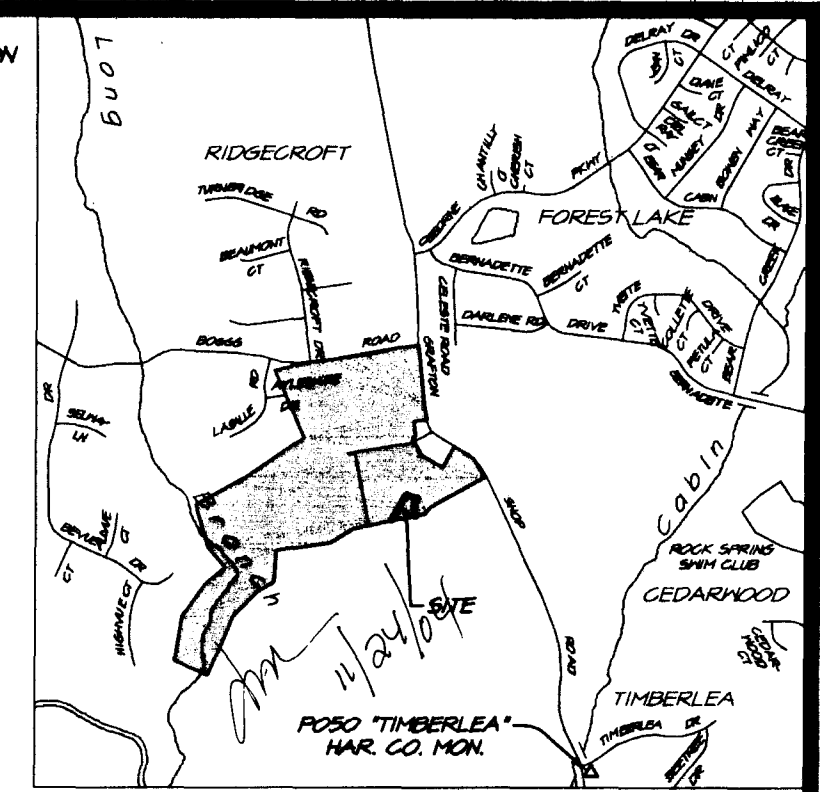
07-097

69-07

PLAT: 07010-RP

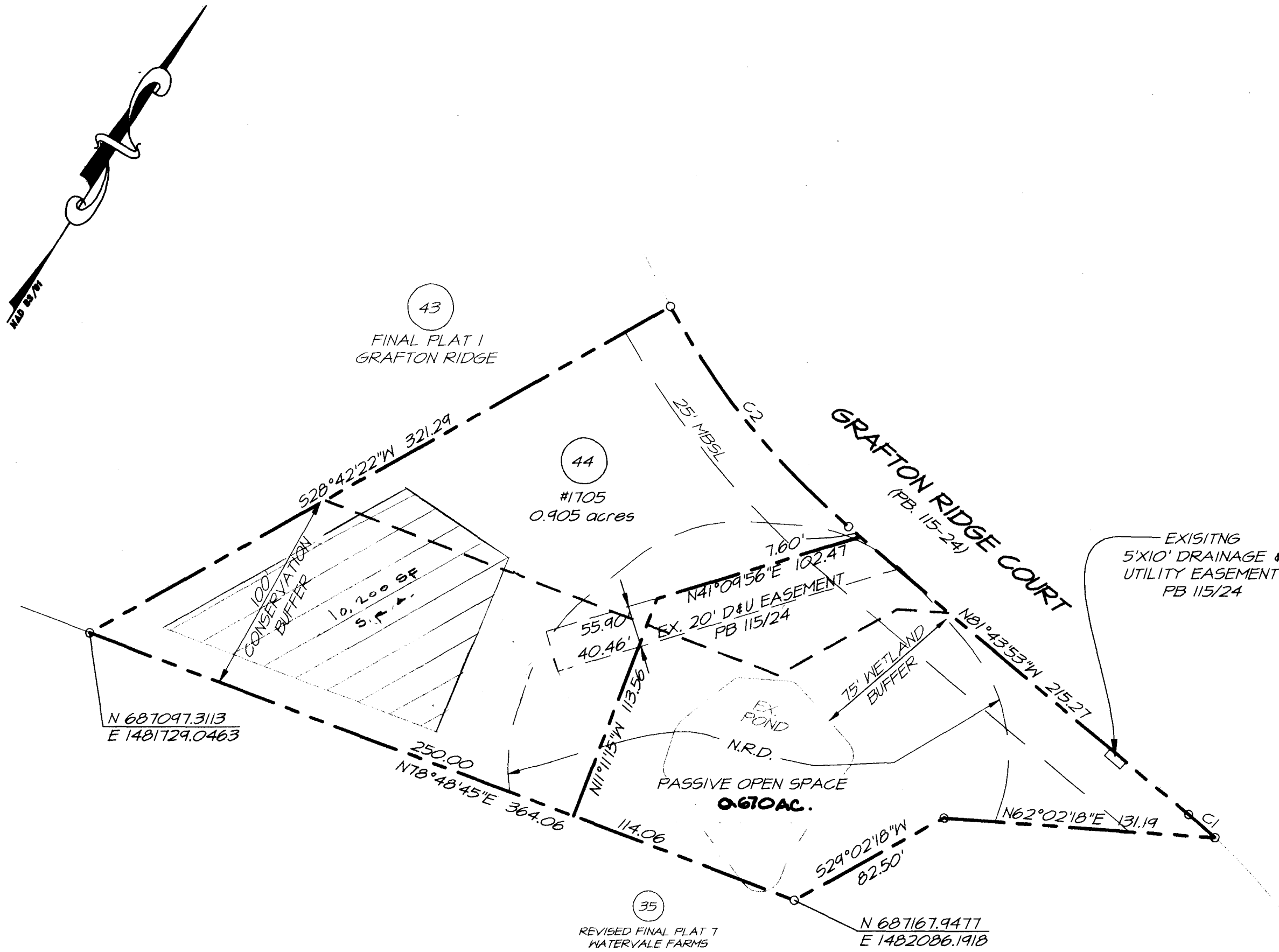


THE COORDINATES SHOWN HEREON ARE BASED ON  
SURVEY CONTROL SUPPLIED BY THE HARFORD  
COUNTY D.P.W. MONUMENT:  
PC30 "TIMBERLEA"  
N 682,973.560  
E 1,483,446.581



VICINITY MAP  
SCALE: 1" = 2000'

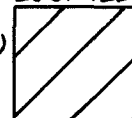
118-12



### GENERAL NOTES:

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: RICHMOND AMERICAN HOMES OF MARYLAND  
6200 OLD DOBBIN LANE, SUITE 140  
COLUMBIA MARYLAND 21045
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1977.
- 6) ZONING: RR (GDS)
- 7) DEED REFERENCE: C.G.H. 5601/101
- 8) NUMBER OF LOTS: 1
- 9) #000 DENOTES HOUSE ADDRESS.
- 10) AREA TABULATION:  
-TOTAL ENCLOSED AREA - 1.575 AC.  
-PASSIVE OPEN SPACE & HOA ENTRANCE  
FEATURE EASEMENT AREA - 0.670 AC.  
-AREA OF LOT 44 - 0.905 AC.
- 11) THIS PLAT IS SUBJECT TO REVISION.
- 12) G.A.P. #HA 2004 6 008
- 13) THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED FINAL PLAT ONE, GRAFTON RIDGE DATED 6/25/04 AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 115 FOLIO 24 BY REMOVING A 0.670 AC. AREA FROM LOT 44 AND CONVERTING IT TO PASSIVE OPEN SPACE & HOA ENTRANCE FEATURE EASEMENT AREA, AND TO REVISE THE 10,200 S.F. AREA.
- 14) TAX MAP 40, PARCEL 30

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 2) 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 SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.
- 3)  DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

THIS LOT IS SUBJECT TO A SUBDIVISION AGREEMENT DATED 6-24-04

DIRECTOR, DEPARTMENT OF PARKS AND RECREATION	DATE
<i>[Signature]</i>	2-9-05
DEPUTY STATE HEALTH OFFICER	DATE
<i>[Signature]</i>	2/16/05
DIRECTOR, DEPARTMENT OF PUBLIC WORKS	DATE
<i>[Signature]</i>	2/18/05
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE
<i>[Signature]</i>	2/22/05
COUNTY ATTORNEY	DATE
<i>[Signature]</i>	2/23/05
DIRECTOR OF ADMINISTRATION	DATE
<i>[Signature]</i>	2-28-05
COUNTY EXECUTIVE	DATE
<i>[Signature]</i>	

#### RECORDING STAMP

REC'D FOR RECORD 3-2-05  
AT 2:31 O'CLOCK P.M. SAME  
DAY RECORDED IN LIBER JSJR  
NO. 118 FOLIO 12 ONE OF THE  
PLAT RECORDS OF HARFORD  
CO., MD. AND EXAMINED PER  
JAMES REILLY, CLERK

#### SURVEYOR'S SEAL

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 SPACE 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 RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

*[Signature]* (MARK T. BOASTFIELD, V.P.) 11/18/04  
RICHMOND AMERICAN HOMES OF MARYLAND, INC. DATE

REVISED FINAL PLAT ONE  
LOT 44  
GRAFTON RIDGE  
FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

**Wilson Deegan & Associates, Inc.**  
SURVEYORS \* ENGINEERS  
2304 B&I Air Road  
Fallston, Maryland 21047  
PHONE: (410) 893-3700

SCALE: 1"=50'	DATE: 10/2004	SHEET 1 of 1
DRAWN BY: SJD	CHK BY: H.J.K.	FILE: 02018_RPLAT1

P104494

MSA SSU 1246-9870

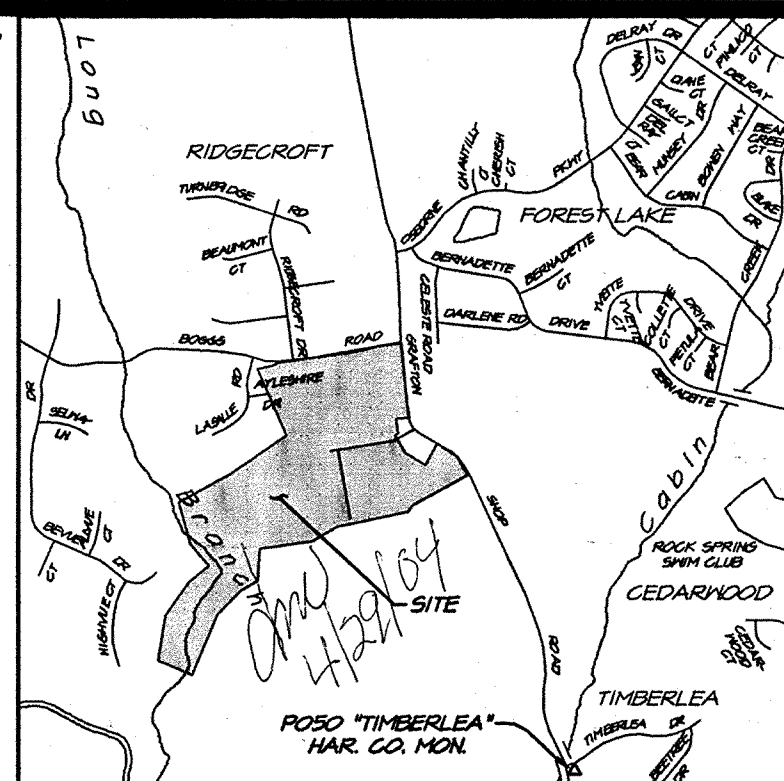
04-368

508-04

1/2/05

115 25

THE COORDINATES SHOWN HEREON ARE BASED ON  
SURVEY CONTROL SUPPLIED BY THE HARFORD  
COUNTY D.P.M. MONUMENT,  
PO BOX "TIMBERLEA"  
N 682,973.560  
E 1,483,496.501



VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES:

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: JEANNETTE M. FRISTOE & CHARLOTTE L. MARANTO (JOINT TENANTS)  
200 SOUTH MAIN ST.  
BEL AIR, MARYLAND 21014
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1971.
- 6) ZONING: RR (CDS)
- 7) DEED REFERENCE: C.G.H. 1606/315 AND 1453/441
- 8) NUMBER OF LOTS: 14
- 9) \*000 DENOTES HOUSE ADDRESS.
- 10) TAX MAP: 40 PARCEL: 30
- 11) AREA TABULATION:  
TOTAL ENCLOSED AREA - 22.314 AC.  
AREA OF ROAD IMPROVEMENT RIGHT OF WAY - 1.396 AC.  
AREA OF SHOP VIEW COURT - 0.450 AC.  
AREA OF FRISTOE COURT - 0.561 AC.  
AREA OF LOTS - 17.063 AC.  
AREA OF PASSIVE OPEN SPACE & SWM EASEMENT - 2.843 AC.
- 12) THIS PLAT IS SUBJECT TO REVISION.
- 13) G.A.P. # HA 2004 6 008
- 14) LOTS 10-12 MAY REQUIRE THE USE OF A SEWAGE EJECTOR PUMP.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 2) 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 SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.
- 3) DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
- 4) DENOTES COMMON DRIVE EASEMENT

DENOTES 30' ROAD IMPROVEMENT RIGHT-OF-WAY: 1.396 AC.±

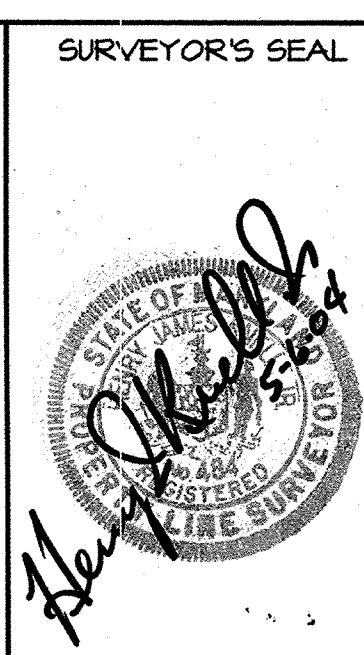
LINE TABLE		
LINE	BEARING	LENGTH
L7	N02°55'16"W	183.71
L8	S25°54'57"E	280.70
L15	N02°55'16"W	270.32
L16	S02°55'16"E	183.71
L23	N25°54'57"W	280.70
L24	S25°54'57"E	367.30

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	162.50	91.33	90.14	N19°01'26"W	32°12'15"
CB	162.50	91.33	90.14	S04°48'47"E	32°12'12"
C12	50.00	209.44	86.60	S51°04'44"W	240°00'00"
C13	50.00	52.36	50.00	N32°53'16"W	60°00'00"
C17	50.00	52.36	50.00	S04°03'03"W	60°00'00"
C18	50.00	209.44	86.60	N85°54'57"W	240°00'00"

THESE LOTS ARE SUBJECT TO A SUBDIVISION AGREEMENT DATED 6-24-04.

	6-4-06
DIRECTOR, DEPARTMENT OF PARKS AND RECREATION	DATE
	6/11/04
DEPUTY STATE HEALTH OFFICER	DATE
	6/14/04
DIRECTOR, DEPARTMENT OF PUBLIC WORKS	DATE
	6/16/04
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE
	6/24/04
COUNTY ATTORNEY	DATE
	6/24/04
DIRECTOR OF ADMINISTRATION	DATE
	6/24/04
COUNTY EXECUTIVE	DATE

RECD FOR RECORD 6-25-04  
AT 8:30 O'CLOCK A.M. SAME  
DAY RECORDED IN LIBER JLR  
NO. 115 FOLIO 23 ONE OF THE  
PLAT RECORDS OF HARFORD  
CO., MD. AND EXAMINED PER  
JAMES REILLY, CLERK



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 SPACE 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 RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

OWNER	Jeannette M. Fristoe	DATE	4/26/04
OWNER	Charlotte L. Maranto	DATE	4/26/04

FINAL PLAT TWO

GRAFTON RIDGE

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Wilson Deegan & Associates, Inc.

SURVEYORS \* ENGINEERS

2309 Bel Air Road  
Fallston, Maryland 21047  
PHONE: (410) 893-3700

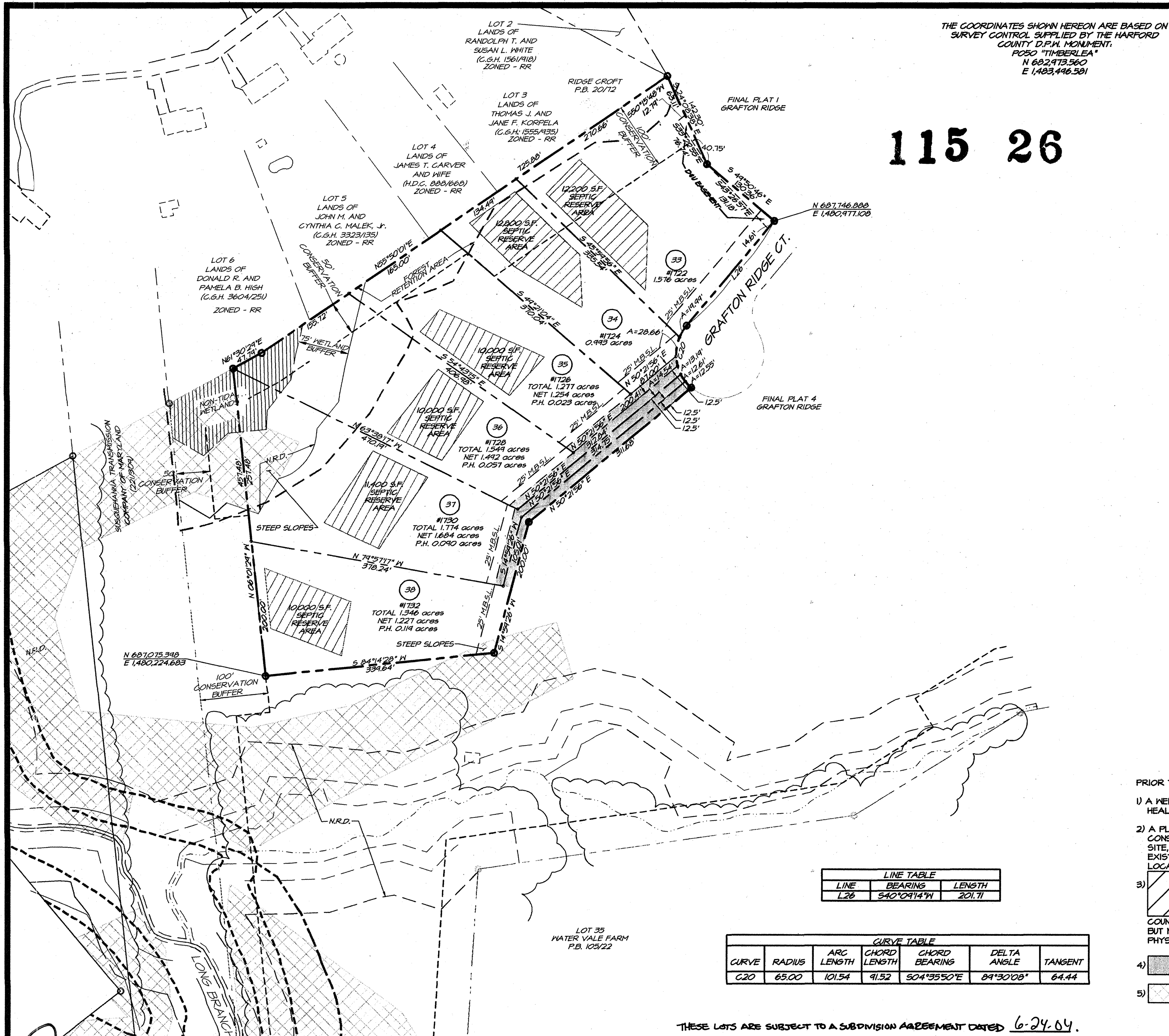
SCALE: 1"=100'	DATE: 5/2004	SHEET 1 of 1
DRAWN BY: SJD	CHK BY: H.J.K.	FILE: 02016_RPLAT2

P94809 msk ssu 1246-9589-2



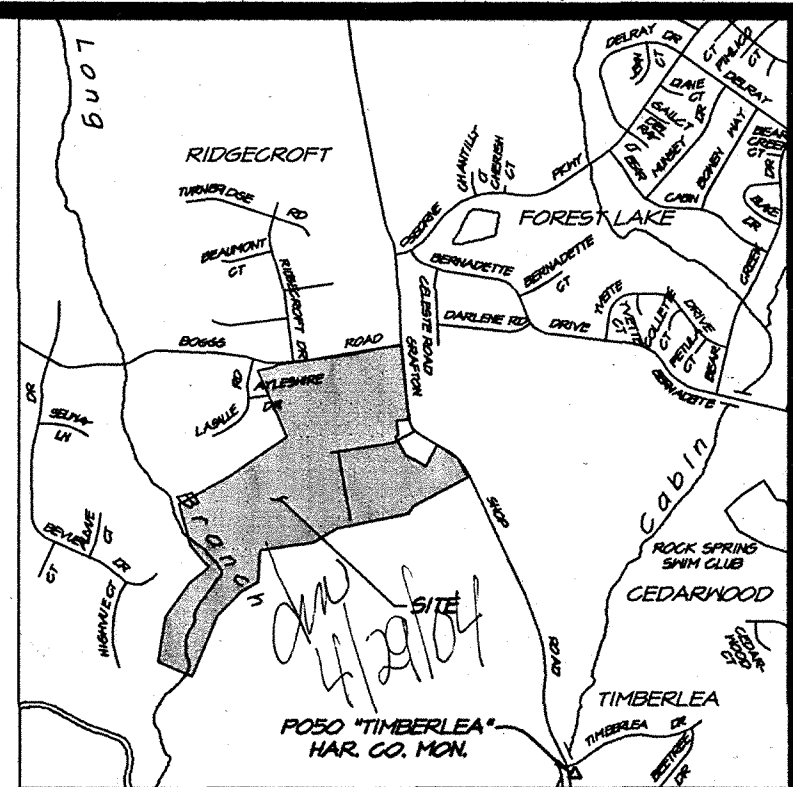


Maryland State Archives



115 26

THE COORDINATES SHOWN HEREON ARE BASED ON  
SURVEY CONTROL SUPPLIED BY THE HARFORD  
COUNTY D.P.M. MONUMENT.  
POSSO "TIMBERLEA"  
N 682473.560  
E 1483446.581



VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES:

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: JEANNETTE M. FRISTOE & CHARLOTTE L. MARANTO (JOINT TENANTS)  
200 SOUTH MAIN ST.  
BEL AIR, MARYLAND 21014
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1971.
- 6) ZONING: RR (CDS)
- 7) DEED REFERENCE: C.S.H. 1686/375 AND 1453/441
- 8) NUMBER OF LOTS: 6
- 9) #000 DENOTES HOUSE ADDRESS.
- 10) TAX MAP: 40 PARCEL: 30
- 11) AREA TABULATION:  
TOTAL ENCLOSED AREA - 8.515 AC.  
AREA OF LOTS - 8.515 AC.
- 12) THIS PLAT IS SUBJECT TO REVISION.
- 13) G.A.P. # HA 2004 6 008

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 2) 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 SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.
- 3) DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
- 4) DENOTES COMMON DRIVE EASEMENT
- 5) DENOTES 25% OR GREATER SLOPES

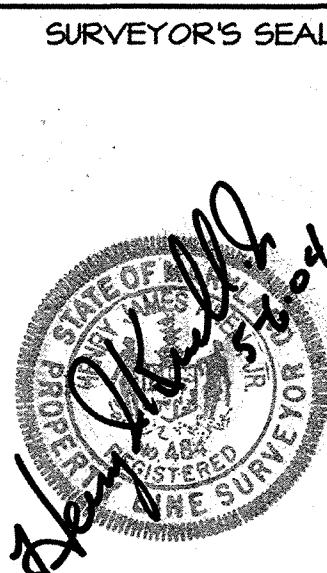
LINE TABLE		
LINE	BEARING	LENGTH
L26	S40°09'14"W	201.71

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C20	65.00	101.54	91.52	S04°35'50"E	89°30'08"	64.44

THESE LOTS ARE SUBJECT TO A SUBDIVISION AGREEMENT DATED 6-24-04.

	6-4-04
DIRECTOR, DEPARTMENT OF PARKS AND RECREATION	DATE
	6/10/04
DEPUTY STATE HEALTH OFFICER	DATE
	6/10/04
DIRECTOR, DEPARTMENT OF PUBLIC WORKS	DATE
	6/22/04
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE
	6/24/04
COUNTY ATTORNEY	DATE
	6/24/04
DIRECTOR OF ADMINISTRATION	DATE
	6/24/04
COUNTY EXECUTIVE	DATE

RECORDING STAMP  
REC'D FOR RECORD 6-25-04  
AT 8:33 O'CLOCK A.M. SAME  
DAY RECORDED IN LIBER NR  
NO. 115 FOLIO 26 ONE OF THE  
PLAT RECORDS OF HARFORD  
CO., MD. AND EXAMINED PER  
JAMES REILLY, CLERK



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 SPACE 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 RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

OWNER	Jeannette M. Fristoe	4/26/04
OWNER	Charlotte L. Maranto	4/26/04

FINAL PLAT THREE  
**GRAFTON RIDGE**  
FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

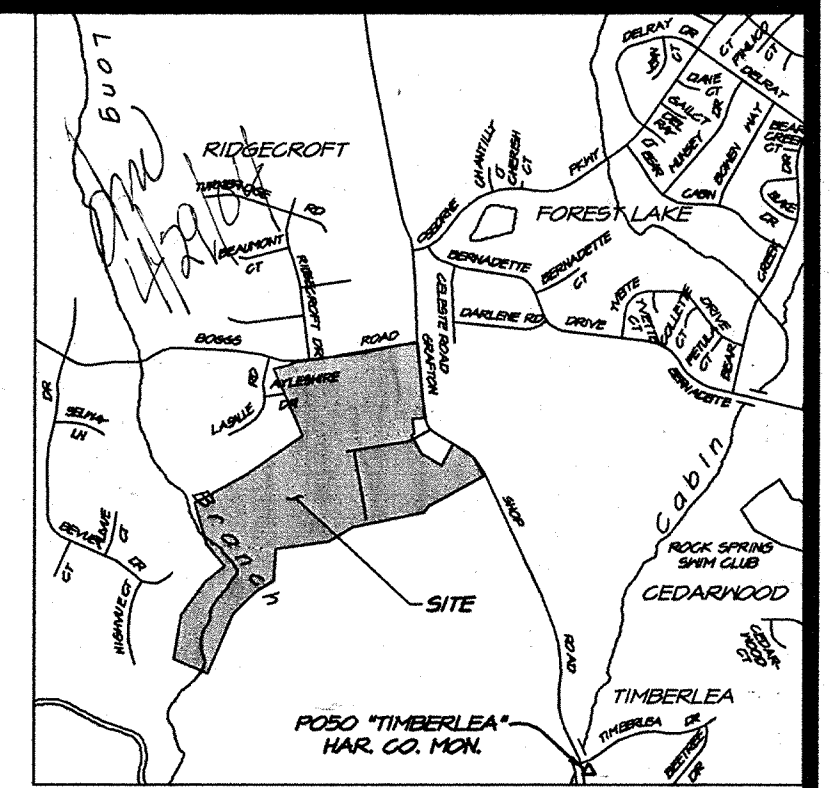
**Wilson Deegan & Associates, Inc.**  
SURVEYORS \* ENGINEERS  
2309 Bel Air Road  
Fallston, Maryland 21047  
PHONE: (410) 843-3700

SCALE: 1"=100'	DATE: 4/2004	SHEET 1 of 1
DRAWN BY: SJD	CHK BY: H.J.K.	FILE: 02016_RPLAT3

02-108  
112-04  
PLOT:



115 27

VICINITY MAP  
SCALE: 1" = 2000'

## GENERAL NOTES:

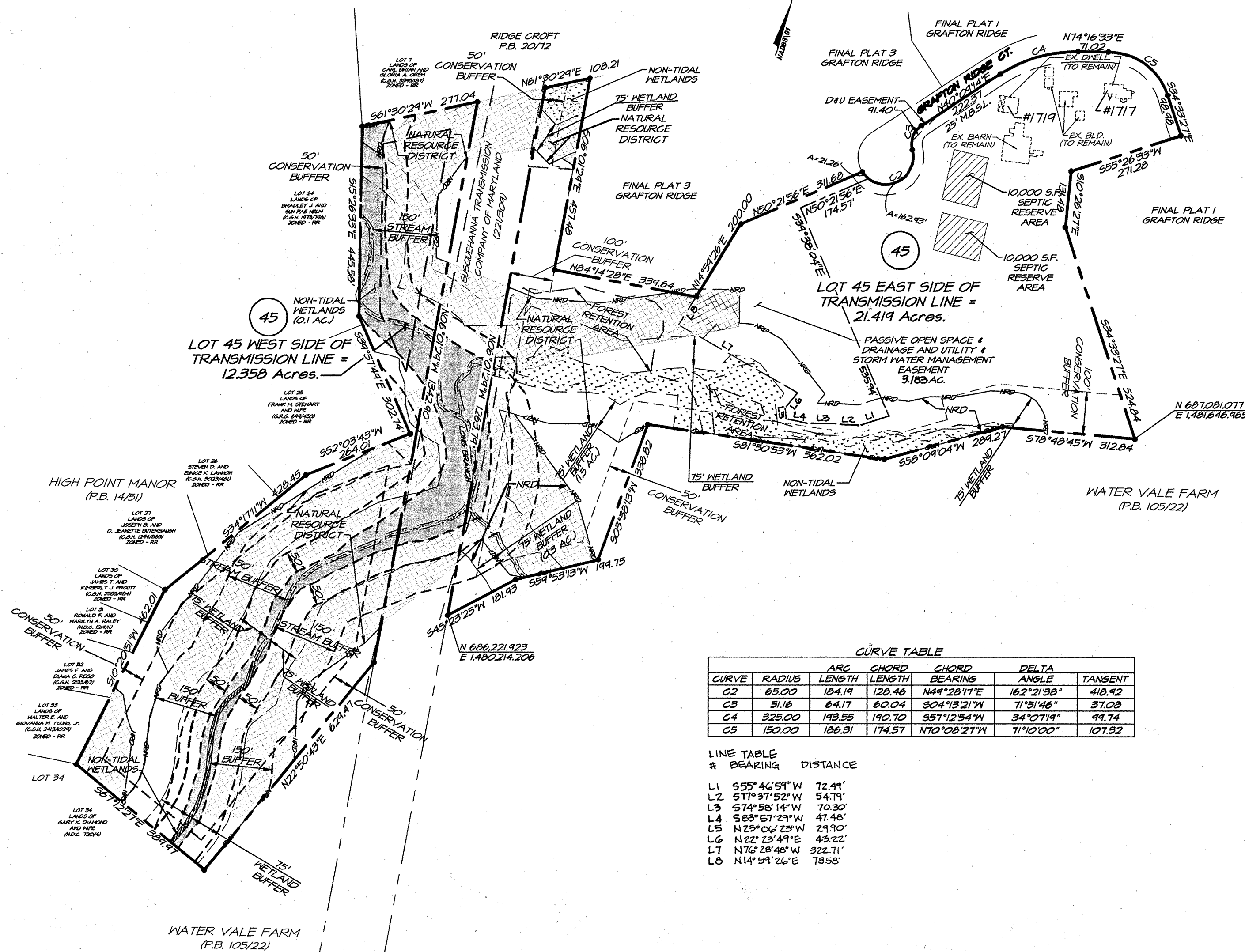
- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: JEANNETTE M. FRISTOE & CHARLOTTE L. MARANTO (JOINT TENANTS)  
200 SOUTH MAIN ST.  
BEL AIR, MARYLAND 21014
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1971.
- 6) ZONING: RR (CDS)
- 7) DEED REFERENCE: C.G.H. 1686/375 AND 1453/441
- 8) NUMBER OF LOTS: 1
- 9) \*000 DENOTES HOUSE ADDRESS.
- 10) TAX MAP: 40 PARCEL: 30
- 11) AREA TABULATION:  
TOTAL ENCLOSED AREA - 35.764 AC.  
AREA OF LOT - 33.771 AC.  
AREA OF PASSIVE OPEN SPACE & SWM EASEMENT - 1.987 AC.
- 12) THIS PLAT IS SUBJECT TO REVISION.
- 13) G.A.P. # HA 2004 6 008

THE COORDINATES SHOWN HEREON ARE BASED ON  
SURVEY CONTROL SUPPLIED BY THE HARFORD  
COUNTY D.P.W. MONUMENT.  
POSSO "TIMBERLEA"  
N 682°13'56.0"  
E 1483°446.581

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 2) 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 SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.
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- 4) DENOTES 100 YR. FLOODPLAIN  
100 YEAR FLOOD PLAIN (FIRM MAPS  
24025C0142 D AND 24025C0141 D)
- 5) DENOTES NON-TIDAL WETLANDS
- 6) DENOTES 25% OR GREATER SLOPES

THESE LOTS ARE SUBJECT TO A SUBDIVISION AGREEMENT DATED 6-24-04.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C2	63.00	124.19	128.46	N44°28'17"E	162°21'38"	418.92
C3	51.16	84.17	80.04	S04°13'21"W	71°51'46"	37.08
C4	323.00	143.55	140.70	S57°12'54"W	34°07'19"	49.74
C5	150.00	186.31	174.57	N70°28'27"W	71°10'00"	107.32

LINE TABLE  
# BEARING DISTANCE

L1	S55°46'59"W	72.41'
L2	S11°37'52"W	54.79'
L3	S74°58'14"W	70.30'
L4	S83°51'29"W	47.48'
L5	N23°06'23"W	29.90'
L6	N22°23'49"E	43.22'
L7	N76°28'46"W	322.71'
L8	N14°59'26"E	78.58'

RECORDING STAMP

SURVEYOR'S SEAL

REC'D FOR RECORD 6-25-04  
AT 8:34 O'CLOCK A.M. SAME  
DAY RECORDED IN LIBER JJR  
NO. 115 FOLIO 27 ONE OF THE  
PLAT RECORDS OF HARFORD  
CO., MD. AND EXAMINED PER  
JAMES REILLY, CLERK



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.

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NO LOT WILL BE RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

OWNER: JEANNETTE M. FRISTOE  
DATE: 4/26/04  
OWNER: CHARLOTTE L. MARANTO  
DATE: 04/26/04

FINAL PLAT FOUR

GRAFTON RIDGE

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Wilson Deegan  
& Associates, Inc.

SURVEYORS \* ENGINEERS

2309 Bel Air Road  
Fallston, Maryland 21041  
PHONE: (410) 843-3700

SCALE: 1"=200' DATE: 5/2004 SHEET 1 of 1  
DRAWN BY: SJD CHK BY: HJK FILE: 02016\_RPLAT4

P94811 MSP 33U 1246-9589-4

02-108

113-04

3/21/09