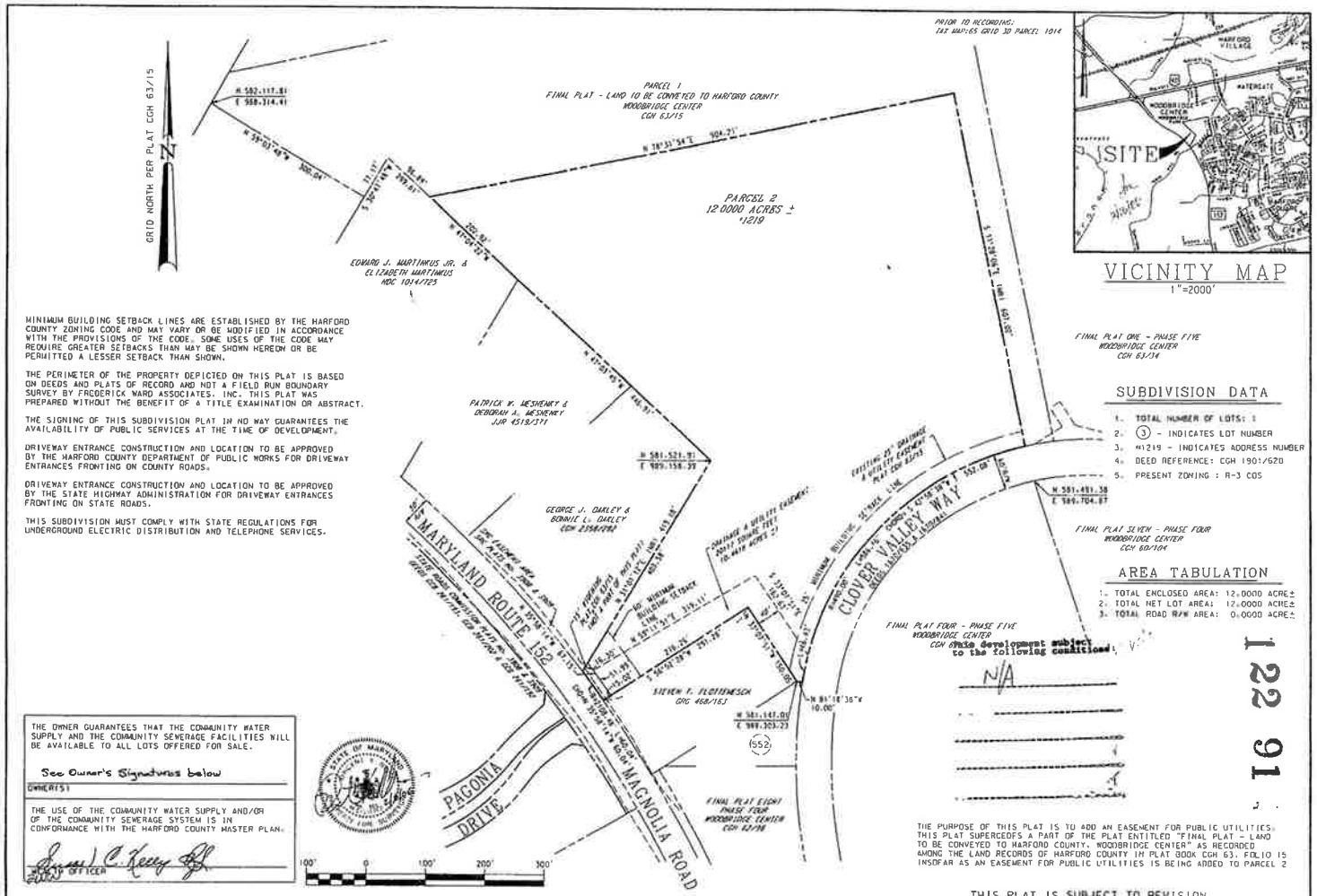

MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE. SOME USES OF THE CODE MAY REQUIRE GREATER SETBACKS THAN MAY BE SHOWN HEREON OR BE PERMITTED A LESSER SETBACK THAN SHOWN.

THE PERIMETER OF THE PROPERTY DEPICTED ON THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD AND NOT A FIELD RUN BOUNDARY SURVEY BY FREDERICK WARD ASSOCIATES, INC. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT.

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 HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON COUNTY ROADS.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE STATE HIGHWAY ADMINISTRATION FOR DRIVEWAY ENTRANCES FRONTING ON STATE ROADS.

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

SUBDIVISION DATA

1. TOTAL NUMBER OF LOTS: 1
2. (3) - INDICATES LOT NUMBER
3. #1219 - INDICATES ADDRESS NUMBER
4. DEED REFERENCE: CGH 1901/620
5. PRESENT ZONING : R-3 COS

AREA TABULATION

1. TOTAL ENCLOSED AREA: 12.0000 ACRE±
2. TOTAL NET LOT AREA: 12.0000 ACRE±
3. TOTAL ROAD R/W AREA: 0.0000 ACRE±

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

See Owner's Signatures below

OWNER(S)

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

HEALTH OFFICER

STATE OF MARYLAND
LAND SURVEYOR
No. 10818
FURR, MICHAEL

THE PURPOSE OF THIS PLAT IS TO ADD AN EASEMENT FOR PUBLIC UTILITIES. THIS PLAT SUPERCEDES A PART OF THE PLAT ENTITLED "FINAL PLAT - LAND TO BE CONVEYED TO HARFORD COUNTY, WOODBRIDGE CENTER" AS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY IN PLAT BOOK CGH 63, FOLIO 15 INSOFAR AS AN EASEMENT FOR PUBLIC UTILITIES IS BEING ADDED TO PARCEL 2

THIS PLAT IS SUBJECT TO REVISION

122 91

01-0414

37-06

APPROVED: Lynne R. Feeney RS		3/18/06 DATE
APPROVED:	DIRECTOR OF PARKS AND RECREATION	3/13/06 DATE
APPROVED:	DIRECTOR OF PUBLIC WORKS	3/20/06 DATE
APPROVED:	DIRECTOR OF PLANNING AND ZONING	3/22/06 DATE
APPROVED:	COUNTY ATTORNEY	3/21/06 DATE
APPROVED:	DIRECTOR OF ADMINISTRATION	3/21/06 DATE
APPROVED:	COUNTY EXECUTIVE	March 27, 2006 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 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 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.

RUTH R. RICH, PRESIDENT
BOARD OF EDUCATION OF HARFORD COUNTY — 2/15/06 DATE

JOANNE C. HAAS, SUPERINTENDENT
BOARD OF EDUCATION OF HARFORD COUNTY — 2/14/06 DATE

RECORDING STAMP

Rec'd. for Record 5/3/06 at 10:29 o'clock a.m. Same day recorded in Liber J.J.R. No. 122 Folio 91 one of the PLAT Records of Harford Co., Md. and examined per James Reilly, Clerk

REVISED FINAL PLAT - PARCEL 2
WOODBRIDGE CENTER

FIRST ELECTION DISTRICT - HARFORD COUNTY, MARYLAND

PRESENT OWNER
BOARD OF EDUCATION OF HARFORD COUNTY
45 EAST GORDON STREET
BEL AIR, MARYLAND 21014-2915

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 223, 5 South Main Street
Bel Air, Maryland 21014-0223
410 879-2090
410 893 1243 fax
www.frederickward.com

SCALE:	DATE:	DRAWN BY:	CHKD BY:	JOB NO.:
1" = 100'	4/15/04	JAC		2031262.00