

**SUBDIVISION DATA**

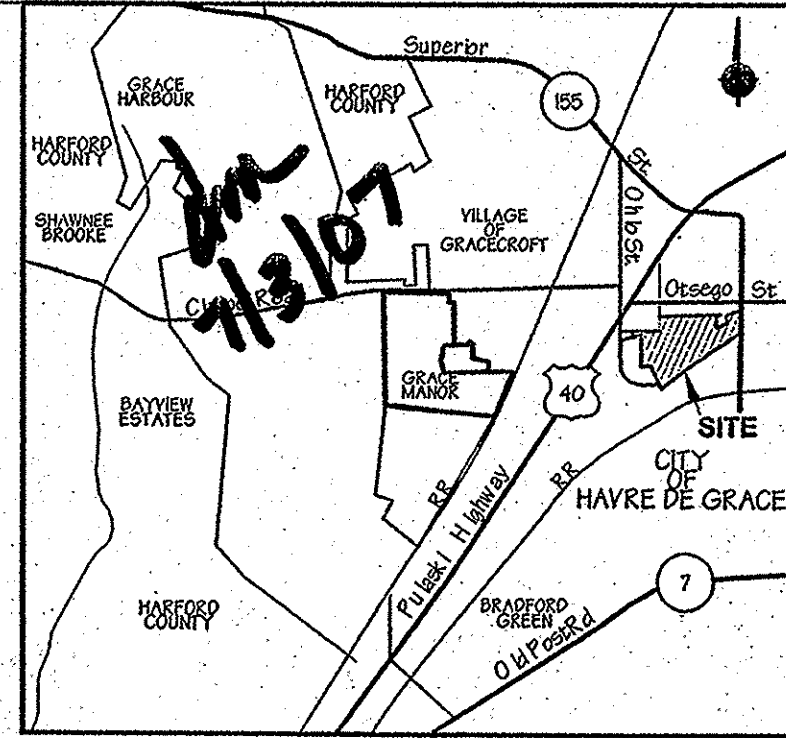
- Lands Designated Heron Are Divided From Deeds C.G.H. 1475 Folio 816 and J.J.R. 5216 Folio 231.
- Acreage of Total Tract = 12.453 Ac. +/-
- Present Zoning = R2
- Enclosed Area
  - A) Parcel "A" = 0.374 Ac. +/-
  - B) Parcel's 548, 559 & 563 Tax Map 601, Parcel 550 Tax Map 602 and a portion of Ohio Street R/W = 12.079 Ac. +/-
  - Total Enclosed Area = 12.453 Ac. +/-
- Number of Lots = 3
- Total Lot Area = 11.671 Ac. +/-
- Public Road Right-of-Way Area = 0.782 Ac. +/-
- Road Improvement R/W=0.00 Ac. +/-
- Open Space Area = 0.00 Ac. +/-
- #000 Denotes Street Address Number
- ① Denotes Unit Number
- ① Denotes Lot Number

Condition of Approval: No building permit shall be issued for any unit whereby that units anticipated flow at the time of building permit application would cause the City's systems (water or sewer) to exceed its rated capacity.

Supersede Note  
This plat supersedes a plat entitled "Final Plat Lands of Karen M. Fenner", as recorded among the Land Records of Harford County, Maryland in Plat Book J.J.R. 113 Folio 22 in so much as Parcels 550, 548, 559 and 563 have been combined and resubdivided and various easements have been added.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	7739.49'	1077.76'	07°58'43"	S 54°31'26" W	1076.89'	539.75'
C2	93.23'	37.45'	23°00'57"	N 15°27'54" W	37.20'	18.98'
C3	68.23'	26.39'	22°09'29"	N 15°53'38" W	26.22'	13.36'
C4	43.23'	15.32'	20°18'19"	N 16°48'13" W	15.24'	7.74'
C5	126.00'	55.21'	25°18'16"	N 14°19'15" W	64.76'	28.06'
C6	150.00'	66.25'	25°18'16"	S 14°19'15" E	65.71'	33.67'
C7	175.00'	77.29'	25°18'16"	N 14°19'15" W	76.66'	39.28'
C8	175.00'	160.19'	52°26'49"	N 24°33'18" E	154.66'	86.20'
C9	200.00'	183.07'	52°26'49"	S 24°33'18" W	176.75'	98.51'
C10	225.00'	205.96'	52°26'49"	N 24°33'18" E	198.84'	110.83'
C11	53.57'	32.41'	34°39'41"	N 68°38'52" E	31.91'	16.72'
C12	78.57'	49.24'	35°54'17"	N 69°10'32" E	48.43'	25.46'
C13	103.57'	58.66'	32°27'13"	N 67°23'33" E	57.88'	30.14'
C14	100.00'	11.10'	06°21'37"	S 85°09'06" W	11.09'	5.56'
C15	35.00'	54.98'	90°00'00"	N 46°40'06" W	49.50'	35.00'
C16	60.00'	45.77'	52°26'48"	N 24°33'18" E	44.19'	24.63'
C17	39.00'	61.28'	90°00'00"	S 84°13'18" E	65.15'	39.00'
C18	10.00'	22.25'	127°27'42"	N 24°30'38" E	17.93'	20.26'

LINE	BEARING	DISTANCE
L1	S 88°19'52" W	5.00'
L2	N 01°40'11" W	115.99'
L3	N 88°19'52" E	3.93'
L4	N 39°13'18" W	32.37'
L5	N 88°14'24" E	46.55'
L6	S 65°53'12" E	16.79'
L7	N 88°19'54" E	67.89'
L8	N 24°22'18" W	8.51'
L9	N 00°24'42" W	50.69'
L10	N 89°35'52" E	59.73'
L11	N 63°03'47" E	16.12'



**VICINITY MAP**

SCALE: 1" = 2000'  
Tax Map 601 Parcels 559, 548, 563  
Tax Map 602 Parcel 550

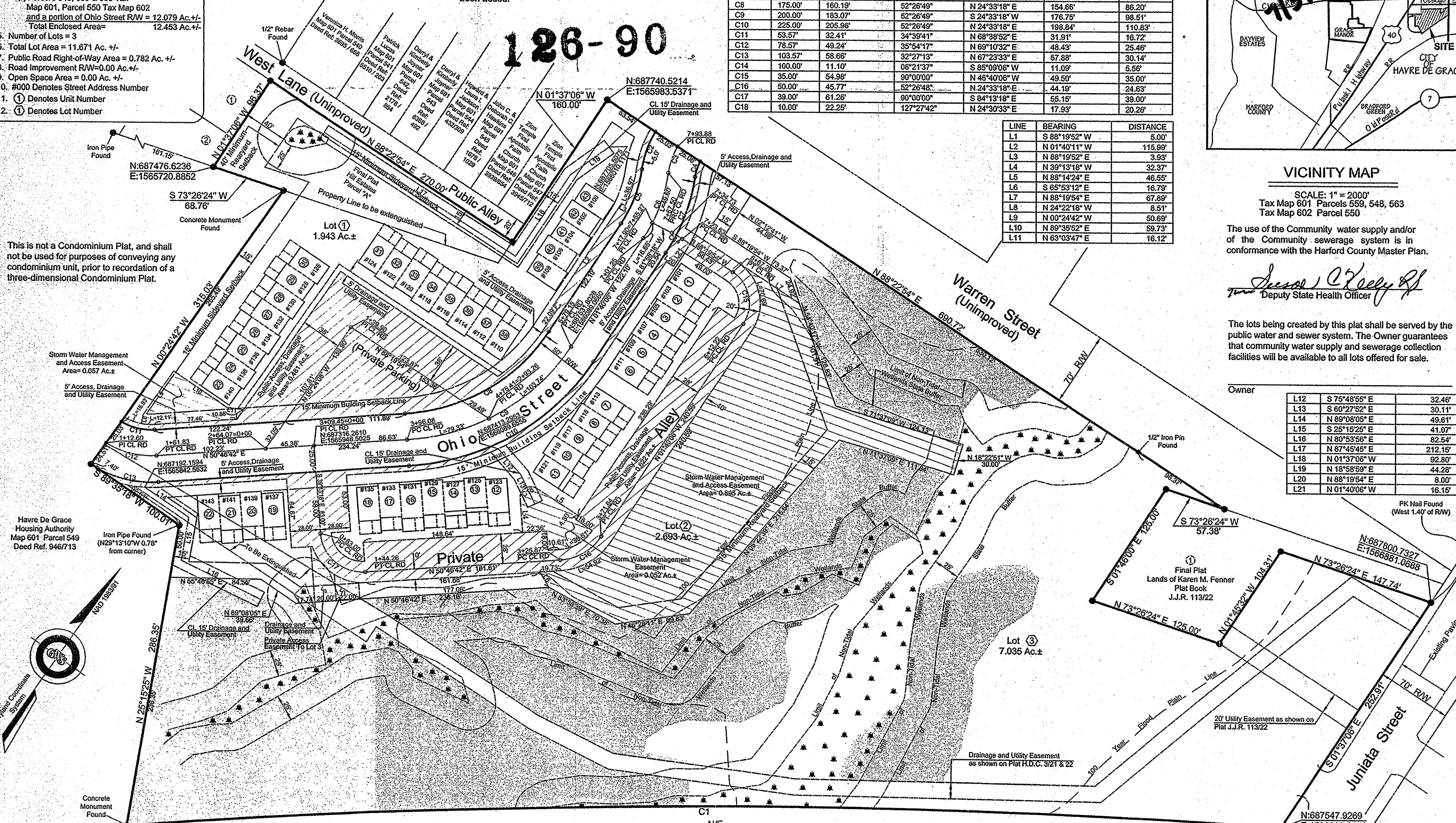
The use of the Community water supply and/or of the Community sewerage system is in conformance with the Harford County Master Plan.

*James H. Hunt*  
Deputy State Health Officer

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

**Owner**

L12	S 75°48'55" E	32.46'
L13	S 60°27'52" E	30.11'
L14	N 89°08'05" E	49.61'
L15	S 25°15'25" E	41.07'
L16	N 80°53'56" E	82.54'
L17	N 87°45'45" E	212.15'
L18	N 01°37'06" W	92.80'
L19	N 18°58'59" E	44.28'
L20	N 88°19'54" E	8.00'
L21	N 01°40'06" W	16.15'



Denotes Drainage and Utility Easement Area= 722 Sq.Ft/ or 0.017 Ac.±

Denotes Private Access Easement Area= 501 Sq. Ft. or 0.012 Ac.±

Denotes Forest Conservation Area

The 100 Year Floodplain shown hereon is based on a flood study prepared by Maryland Department of Natural Resources dated February 1986.

The wetlands shown hereon are based on field locations performed by George William Stephens, Jr. and Associates, Inc. on or between July 1, 2004 and July 6, 2004.

This plat is possibly subject to revision.

Denotes Storm Water Management Easement Area= 1.004 Ac.±

Denotes Public Access, Drainage and Utility Easement Area= 1.126 Ac.±

Approval: *Chairperson - Havre De Grace Planning Commission* 4/30/07 Date

Approval: *Larry Parks* 5-1-07 Date  
Director of Public Works - Havre De Grace

Approval: *James H. Hunt* 4/26/07 Date  
Deputy State Health Officer

**Surveyor Certificate**

The streets and roads shown hereon and the mention thereof in deeds, is for the purpose of description only, and the same are not intended to be dedicated to public use, the fee simple title to the bed shown hereon is expressly reserved by the present owner, his successor, heirs and assigns.

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.

*Karen M. Fenner* 4-26-07 Date  
Karen M. Fenner (Owner)

**Recording Stamp**

Received for Record 07/03/07 at 1:44 o'clock P.M. Same day recorded in Liber JJR No. 126, Folio 90 one of the Plat Records of Harford County, Maryland and examined per James J. Reilly, Clerk.

*James H. Hunt* 4-26-07 Date  
James H. Hunt  
Professional Land Surveyor #21106

**Final Plat Ivy Hills**  
City of Havre De Grace  
Sixth Election District Harford County, Maryland

Owner  
Karen M. Fenner  
450 Junia Street  
Havre De Grace, Maryland 21078

Date: March 2, 2007

**George William Stephens Jr., and Associates, Inc.**  
Consulting Engineers and Land Surveyors  
4692 Millennium Drive, Suite 100  
Belcamp, Maryland 21017  
(410) 297-2340

Scale: 1" = 60'

Project No.: 10361

Drawn By: RRM

Checked By: JHH

Reg. No. 21106

Date 4-26-07

GW'S

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