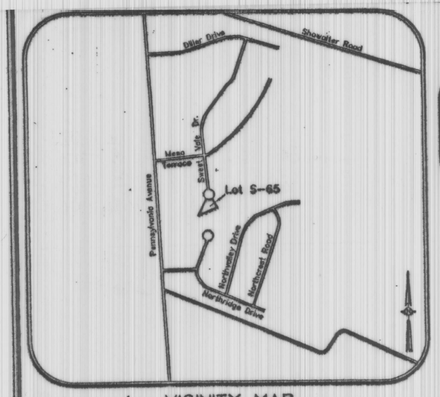


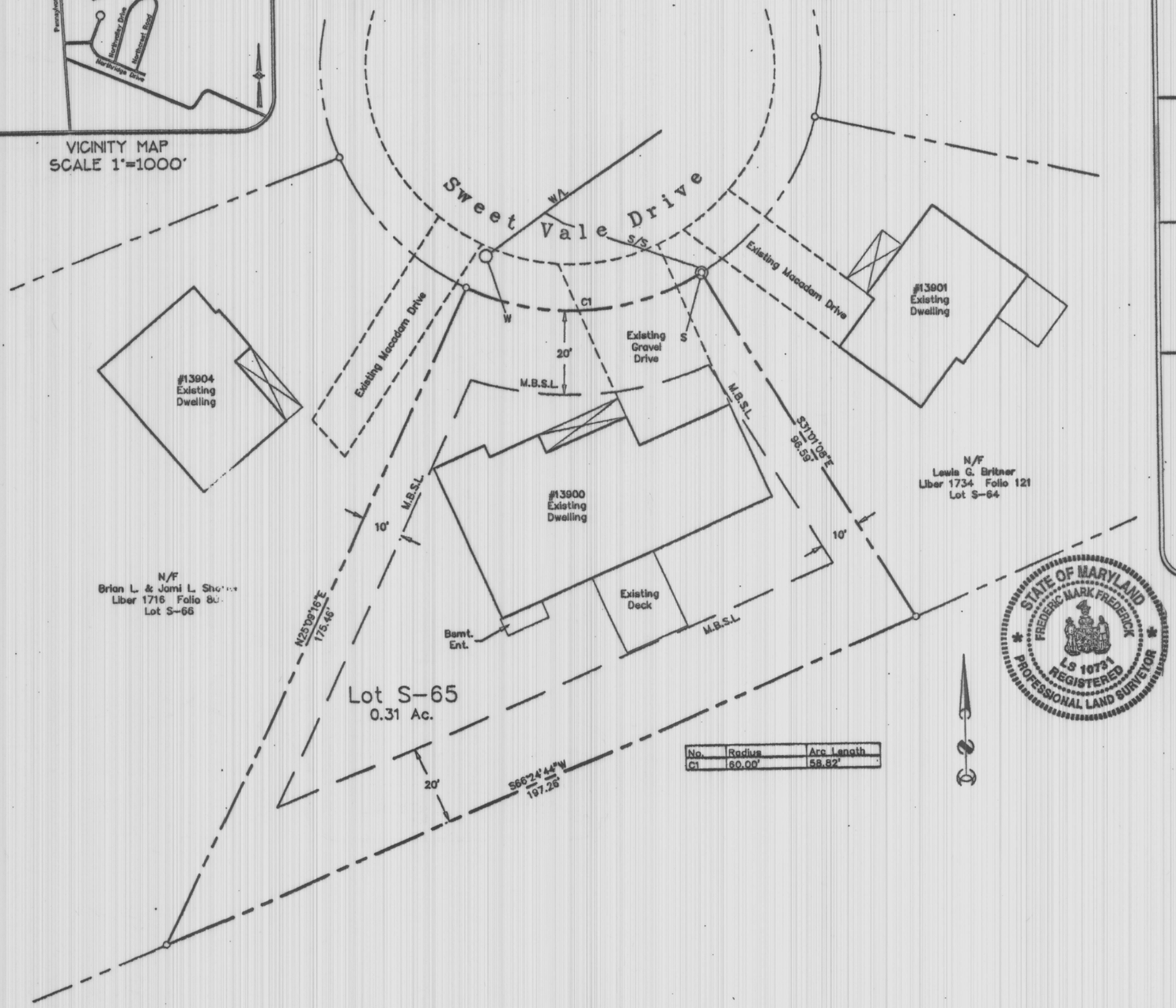
VICINITY MAP
SCALE 1"=1000'

Certification for Lending Institutions

We hereby assent to this Plan of Subdivision.

DATE: 7-10-02

By: Donna L Stayton
Wells Fargo Home Mortgage Inc



No.	Radius	Arc Length
C1	60.00'	58.82'

STATE OF MARYLAND
FREDERIC MARK FREDERICK
LS 10731
REGISTERED
PROFESSIONAL LAND SURVEYOR

Dedication for Individuals

I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board.

This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.

There are no suits, actions at law, leases, loan, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except the following

Wells Fargo

and all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.

I/We do hereby assent to this plan of subdivision

Witness our hands and seals this 5 day of June 2002.

Scott Canfield (Seal)
Scott Canfield

Cynthia Canfield (Seal)
Cynthia Canfield

Nikki L. Eichelberger
Witness

Certificate of Approval of Community Water System and Sewerage

I hereby certify that the use of the community water and / or community sewage system for this subdivision is in conformance with the County Water and Sewerage Plan.

Date 12 Sept. 2002

County Health Officer

Land Surveyor's Certification

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Nelson Ray Diller and Mary Alice Diller, Trustees under Last Will and Testament of Enos Martin Diller, deceased, for the benefit of Mary Martin Diller, widow of Enos Martin Diller, Anna M. Strike, formerly known as Anna M. Diller, Catherine M. Lehman, Ray H. Diller, Martha M. Horst and Mary Louise Hutkanen, formerly known as Mary Louise Diller to Fontainview, L.L.C. by deed dated May 25, 1999 and recorded in the Land Records of Washington County, Maryland in Liber No. 1417, Folio 1049 etc; that stones marked O and/or bars marked □ have been placed as indicated.

Date JUNE 5, 2002

Professional Land Surveyor

General Notes

1. Lot is served by public water and sewer.
2. There is a 10 ft. wide drainage and utilities easement along all front lot line and an 8 ft. wide drainage and utilities easement along all side and rear lot line hereby reserved unless otherwise shown hereon.
3. Bearings based on deed North.
4. Soil types are as shown hereon. All are type HeB.
5. Minimum Building Setbacks: front yard-20'; side yard-10'; rear yard-40'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Zoned PUD-Planned Urban Development.
6. Total upstream watershed affecting this subdivision is less than 400 Acres
7. Parcel does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 240070 00050 dated February 1, 1985, Flood Zone C.
8. Contours based on field survey and assumed elevation.
9. There are no floodplain steep slopes, streams and other related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Sections 306 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C+D) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
10. No other wells or septics lie within 100 feet of the Lot Line.
11. This subdivision was previously approved and recorded in Plat Folio 6255 and 6256, dated April 24, 2000.
12. The Washington County Planning Commission granted a rear setback modification from 40 feet to 20 feet on May 6, 2002. All other restrictions and conditions of the previously approved and recorded plat apply to this resubdivision.
13. The purpose of this replat is to reconfigure the minimum building setback line.

Certificate of Approval

FINAL APPROVAL GRANTED

DATE: 9-3-02

By: Robert C. Arnett
Washington County Planning Commission

PLAT NO 7013
DATE SEP 19 2002
WASHINGTON COUNTY

Owners:
Scott & Cynthia Canfield
13900 Sweet Vale Drive
Hagerstown, MD 21742

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TAX MAP 24-11-1176 DISTRICT 27	
DRAWING NUMBER 1 OF 1	
DRAWN BY: JLA	DATE: 6-4-02
CHECKED BY:	DATE:
SCALE: 1" = 20'	

FREDERICK SEIBERT & ASSOCIATES, INC. ©2002

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 791-3650 (301) 416-7476 (717) 597-1007 FAX (301) 739-4956

JOB NUMBER: 1301.S65

Replat of Subdivision
of
Lot S-65
Phase II of Fountainview
for
Scott & Cynthia Canfield
situate along the South side of
Sweet Vale Drive
WASHINGTON COUNTY, MARYLAND

63/121/89

MSA CSU 2193-115