

Vicinity Map Scale: 1"=2000'

Certificate of Approval  
**FINAL APPROVAL GRANTED**  
 DATE: **9-4-02**  
 By: *Robert C. Ash*  
 Washington County Planning Commission

No.	Bearing	Distance
L1	N64°00'24"W	28.72'
L2	N62°55'42"W	16.42'
L3	N63°14'24"W	97.34'
L4	N64°00'24"W	74.47'

Note: This development must comply with the new Stormwater Management Regulations. Stormwater Management will be provided at the time of permit application. Washington County Engineering Department review fees will be determined and due prior to the approval of building and entrance permits.

ADDRESS ASSIGNMENTS:  
 Lot 2 19310 Manor Church Road  
 Lot 3 19314 Manor Church Road  
 Lot 4 19318 Manor Church Road

Note: Each address is based on the entrance as shown on this plat. If the driveway is constructed at a different location from that shown hereon, the address listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

PLAT NO **7036**  
 DATE **OCT 8 2002**  
 WASHINGTON COUNTY

SENSITIVE AREA NOTICE  
 The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

NOTE:  
 The Forest Conservation Area shown on sheet 2 of 2 shall be retained according to the approved Forest Conservation Plan and is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Forestation Area shall be limited to forest conservation practices and recreational activities which are consistent with the preservation of the Forestation Area as natural forest land, as stipulated by the same Ordinance.

Dedication for Corporations  
 We, Martin Utz, President of Penn Mar Consultants, a Maryland Corporation, and Matthew T. Strong, individual, do hereby certify that the corporation and individual are the legal and true owners of the property shown and described on this plat and that the said corporation and individual do adopt this Plan of Subdivision, establish the minimum building restriction lines, dedicate to public use all utility and drainage easement areas and all alley, street and road rights of way designated on the plat, agree to keep open all spaces and recreation areas shown, and agree that the dedications 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 said corporation and individual do hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and, with regard to the 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.  
 The deed and agreement of dedication shall be binding upon the corporation's and individual's grantees, assigns, and successors. There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except the following:

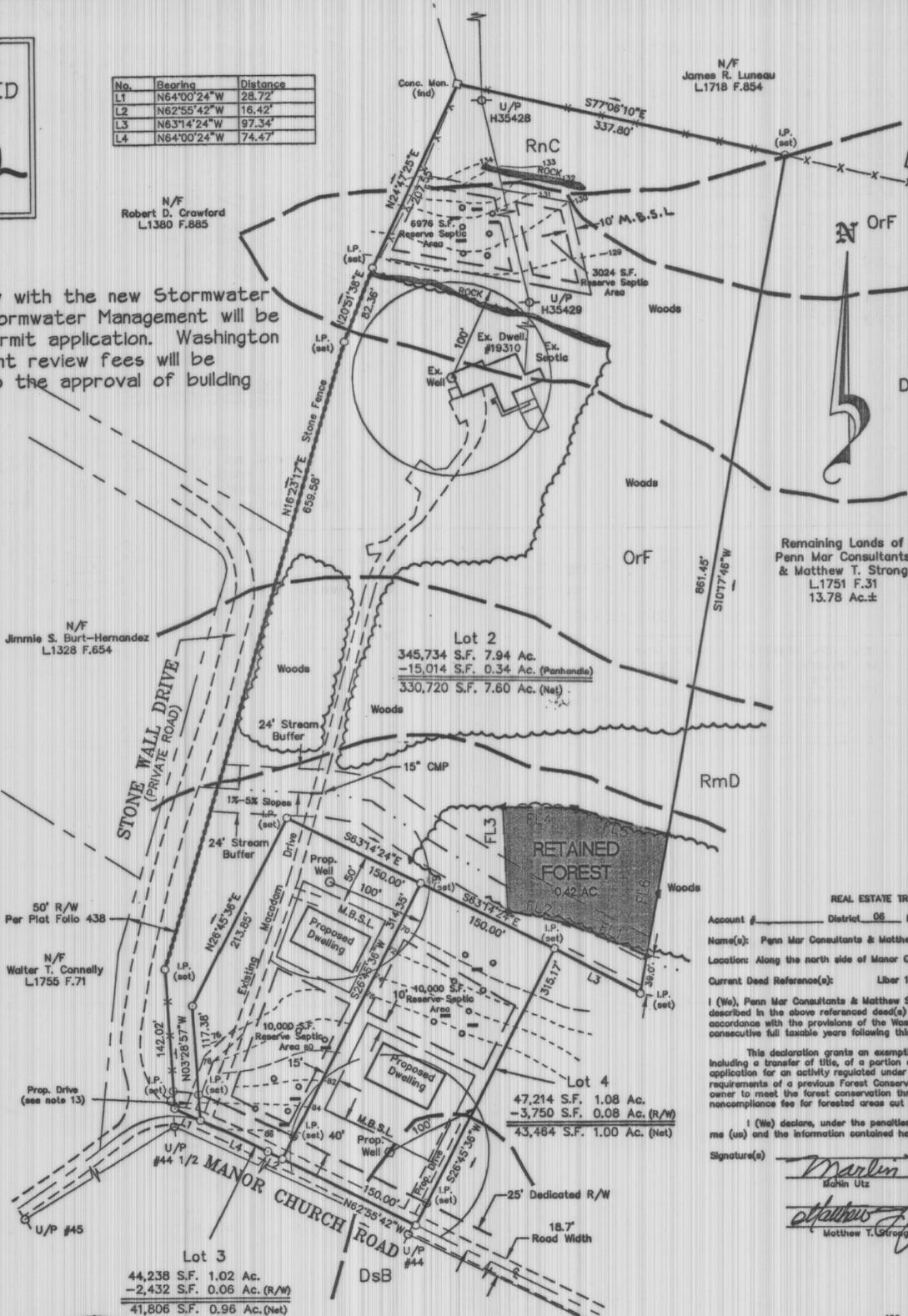
We hereby assent to this plan of subdivision  
 Date: **April 25, 2002**  
 By: *Martin Utz*  
 By: *Matthew T. Strong*  
 Witness: *Nikki S. Schellberg*

Interim Facilities Provision Certification  
 In compliance with C.O.M.A.R. 26.03.01.05 B(1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot(s) indicated on this plat are of a temporary interim nature and that connection to a future community system shall be made within one (1) year or less after the system becomes available.  
 By: *Martin Utz*  
 By: *Matthew T. Strong*

Certificate of Approval of Individual Water Supply and Individual Sewerage System  
 I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in C.O.M.A.R. 26.04.03.03. Such minimum ownership shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.03 (2) until community sewerage and water have been made available. Notwithstanding, one parcel holding may be erected or constructed on a lot or lots contained in the minimum ownership areas established by C.O.M.A.R. 26.04.03.03 (2) until community sewerage has been made available.  
 Date: **9-12-02**  
 County Health Officer: *EAS*

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 Lester E. Steel Sr. to Penn Mar Consultants, Inc. and Matthew T. Strong by deed dated January 24, 2002 and recorded in the Land Records of Washington County, Maryland in Liber No. 1751, folio 31 and that monuments marked  $\square$  and/or bars marked  $\circ$  have been placed as indicated.  
 Date: **May 13, 2002**  
 Professional Land Surveyor: *Paul J. Reed*

- General Notes
- 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
  - There is a 10 ft. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
  - Bearings based on dead North.
  - Soil types are as shown hereon.
  - Minimum Building Setbacks: front yard-40', side yard-15', rear yard-50'. 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 23.3 (b). Accessory structures are not permitted without the placement of the principal permitted structure.
  - Zoned A-Agricultural. Frontages of panhandle lots at owner's option per Section 23.78(a).
  - Total upstream watershed affecting this subdivision is less than 400 Acres.
  - Parcel does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 240070 O170 A dated May 1, 1978, Flood Zone C.
  - Contours based on field survey and assumed elevation.
  - There are no floodplain steep slopes, 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.
  - An additional right of way 25 feet in width as measured from the centerline of Manor Church Road is hereby dedicated for the purpose of future road widening of said road.
  - No other wells or septic systems within 100 feet of the Lot Lines.
  - The rear setback line for Lot 4 is greater than the required 50' due to the placement of the reserve septic area.
  - The existing drive on Lot 3 must be relocated as shown hereon to allow for required sight distance. A 20' right of way is hereby granted over the proposed and existing drive on Lots 2 & 3 to benefit both Lots 2 & 3 for the purpose of ingress and egress. Lots 2 & 3 shall use this drive as a common shared access.



OWNER:  
 Penn Mar Consultants  
 & Matthew T. Strong  
 4551 Wentz Road  
 Manchester, MD 21102

TAX MAP 68-13-47 DISTRICT 6

DRAWING NUMBER 1 OF 2

DRAWN BY:	DATE:
M.CESSNA	4/01/02
CHECKED BY:	DATE:

SCALE: 1"=100'

FREDERICK SEIBERT & ASSOCIATES, INC. © 2002

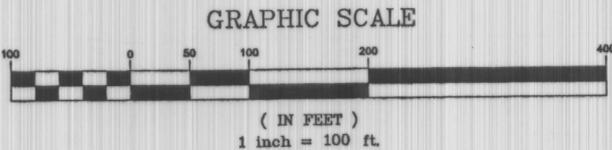
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS  
 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
 (301) 791-8650 (301) 283-7470 FAX (301) 730-4656

10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
 (717) 597-1007

REAL ESTATE TRANSFER DECLARATION OF INTENT  
 Account # \_\_\_\_\_ District 08 Map 68 Grid 13 Parcel 47  
 Name(s): Penn Mar Consultants & Matthew Strong  
 Location: Along the north side of Manor Church Road  
 Current Deed Reference(s): Liber 1751 Folio 31

I (We), Penn Mar Consultants & Matthew Strong the Owner(s) of the real property located along the north side of Manor Church Road and described in the above referenced deed(s) hereby declare my (our) intention to invoke the real estate transfer exemption for the above property, in accordance with the provisions of the Washington County Forest Conservation Program and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this date.  
 This declaration grants an exemption for a real estate transfer to provide a security, leasehold or other legal or equitable interest, including a transfer of title, of a portion of a lot or parcel based on the Washington County Forest Conservation Program. If the Owner makes application for an activity regulated under the Forest Conservation Program, clears more than 40,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan on all or part of the parcel within the five (5) year period, Washington County may require the owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a noncompliance fee for forested areas cut in violation of this exemption.  
 I (We) declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information, and belief, is true, correct and complete.

Signature(s): *Martin Utz*  
*Matthew T. Strong*  
 Date: **4/25/02**



Preliminary / Final Plat  
 of Subdivision  
 of  
 Lots 2-4  
 for  
**Penn Mar Consultants**  
 Situate along the north side  
 of Manor Church road  
 WASHINGTON COUNTY, MARYLAND

76152 MSA CSU 2193-129-1