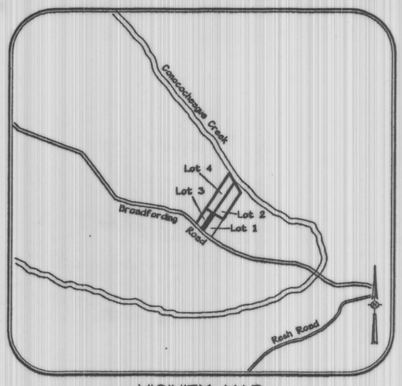


VICINITY MAP
SCALE 1"=2000'

ADDRESS ASSIGNMENTS:

Lot 1	16222 Broadfording Road
Lot 2	16218 Broadfording Road
Lot 3	16210 Broadfording Road
Lot 3	16212 Broadfording Road
Lot 4	16214 Broadfording 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.

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.

LOT 4

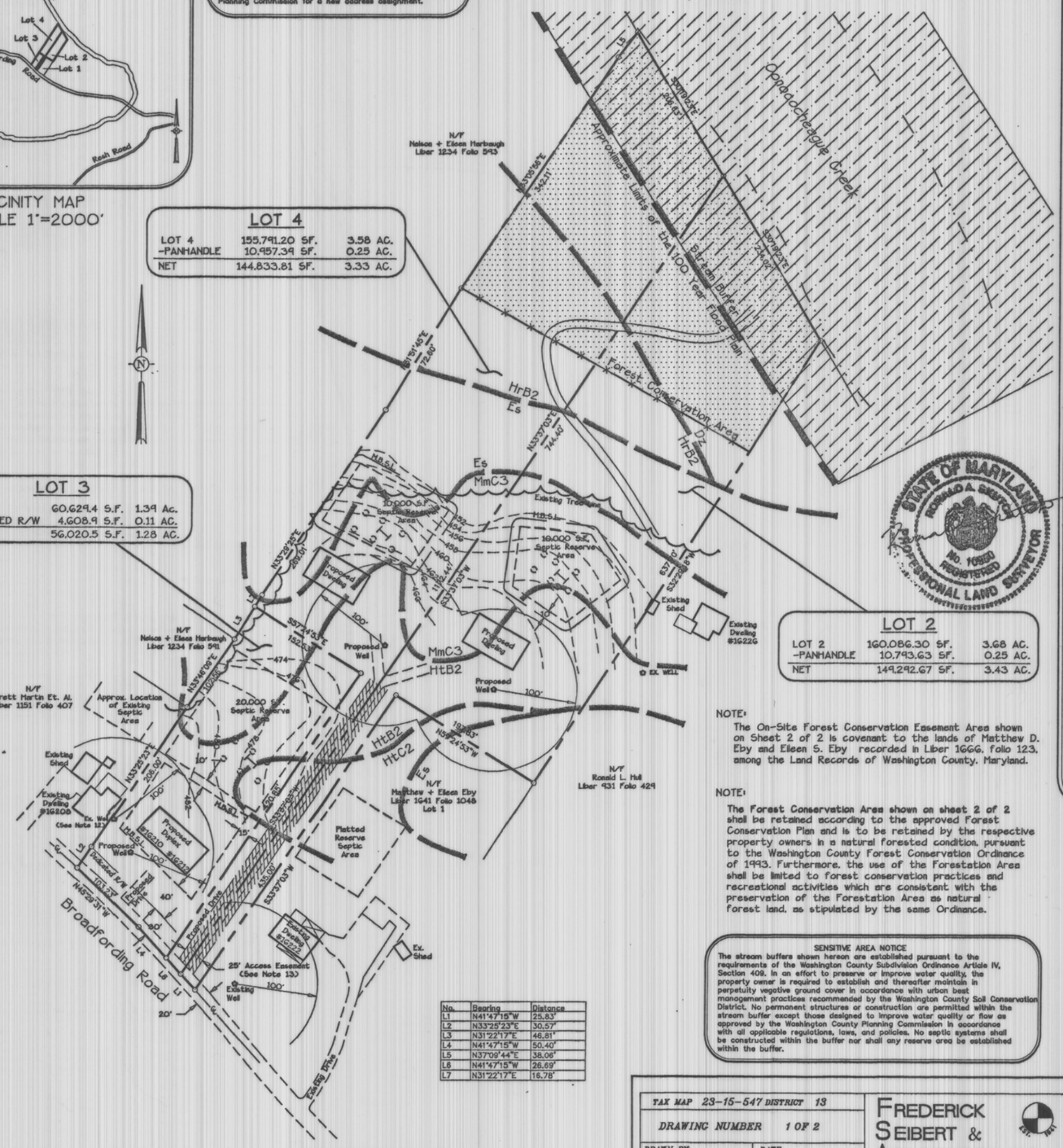
LOT 4	155,791.20 S.F.	3.58 AC.
-PANHANDLE	10,957.39 S.F.	0.25 AC.
NET	144,833.81 S.F.	3.33 AC.

LOT 3

LOT 3	60,629.4 S.F.	1.39 Ac.
-DEDICATED R/W	4,608.9 S.F.	0.11 AC.
NET	56,020.5 S.F.	1.28 AC.

LOT 2

LOT 2	160,086.30 S.F.	3.68 AC.
-PANHANDLE	10,793.63 S.F.	0.25 AC.
NET	149,292.67 S.F.	3.43 AC.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Owner:
Matthew & Eileen Eby
16222 Broadfording Road
Hagerstown Md. 21740

NOTE:
The On-Site Forest Conservation Easement Area shown on Sheet 2 of 2 is covenant to the lands of Matthew D. Eby and Eileen S. Eby recorded in Liber 1666, folio 123, among the Land Records of Washington County, Maryland.

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.

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 vegetive 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.

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, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except the following:

_____

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 26 day of March 2002.

Matthew D. Eby (Seal)
Matthew Eby

Eileen S. Eby (Seal)
Eileen S. Eby

Witness

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 nature and that connection to a future community system shall be made within one (1) year or less after the system becomes available.

Matthew D. Eby (Seal)
Matthew Eby

Eileen S. Eby (Seal)
Eileen S. Eby

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.A (2) until community sewerage and water have been made available. Not more than one principle building 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.A (2) until community sewerage has been made available.

Date: 2 July 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 Bruce N. Hoffman + Sons Inc. to Matthew D. Eby and Eileen S. Eby by deed dated June 15, 2001 and recorded in the Land Records of Washington County, Maryland in Liber No. 1666, folio 123 and that stones marked □ and/or bars marked ○ have been placed as indicated.

Date: June 5, 2002

Ronald Shutch
Professional Land Surveyor

STATE OF MARYLAND — RONALD A. SHUTCH — No. 10880 — REGISTERED PROFESSIONAL LAND SURVEYOR

General Notes

1. 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
2. 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.
3. Bearings based on deed North.
4. Soil types are as shown hereon.
5. 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 (D). Accessory Structures are not permitted without the placement of the principal permitted structure. Zoned A-Agricultural. *Note: A panhandle lots front yard may be designated at the option of the owner in accordance with Section 28.78 (a).
6. Total upstream watershed affecting the buildable area of this subdivision is less than 400 Acres
7. Part of Lots 2 and 4 lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 240070 0080A dated May 1, 1978, Flood Zone A.
8. Contours based on field survey and assumed elevation.
9. There are no 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. An additional right of way 30 feet in width as measured from the centerline of Broadfording Road is hereby dedicated for the purpose of future road widening of said road.
11. No other wells or septics lie within 100 feet of the Lot Lines.
12. Existing well serves dwelling #16206.
13. A 25' Access Easement is hereby created 12.5' each side of the common property line as shown hereon for ingress/egress access to Lot 2 and Lot 4 and construction and maintenance of utilities to benefit the owners of Lot 2 and Lot 4 and their heirs and assigns.
14. A variance was granted by the Washington County Planning Commission to allow a panhandle length of greater than 400 feet per Variance No. SV-02-019, dated May 13, 2002.
15. The Stream Buffer shown hereon has a slope of less than 6% and a required Buffer of 24 feet. The buffer shown on this plat is greater than required due to the limits of the 100 year floodplain.

Certificate of Approval
FINAL APPROVAL GRANTED
DATE: 6-27-02
By: Robert C. Arch
Washington County Planning Commission

PLAT NO. 7044
DATE [illegible] 6 2002
WASHINGTON COUNTY

TAX MAP 23-15-547 DISTRICT 13	
DRAWING NUMBER 1 OF 2	
DRAWN BY: JTK	DATE: 03/20/02
CHECKED BY:	DATE:
SCALE: 1" = 100'	

FREDERICK SEIBERT & ASSOCIATES, INC. ©2002
EST. 1947
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) 416-7478 (717) 597-1007 FAX (301) 739-4956

JOB NUMBER: 4166

Preliminary / Final Plat of Subdivision
of
Matthew & Eileen Eby
for
Lots 2, 3 and 4
situate along the North side of Broadfording Road
WASHINGTON COUNTY, MARYLAND

W:\54_Projs\ACAD\drawings\4166.dwg, Layout1, 06/05/2002 02:30:51 PM, jfs, DesignJet 750C Plus C475B2.pc3, EGPT

76160 MSA CSU 2193-132-1