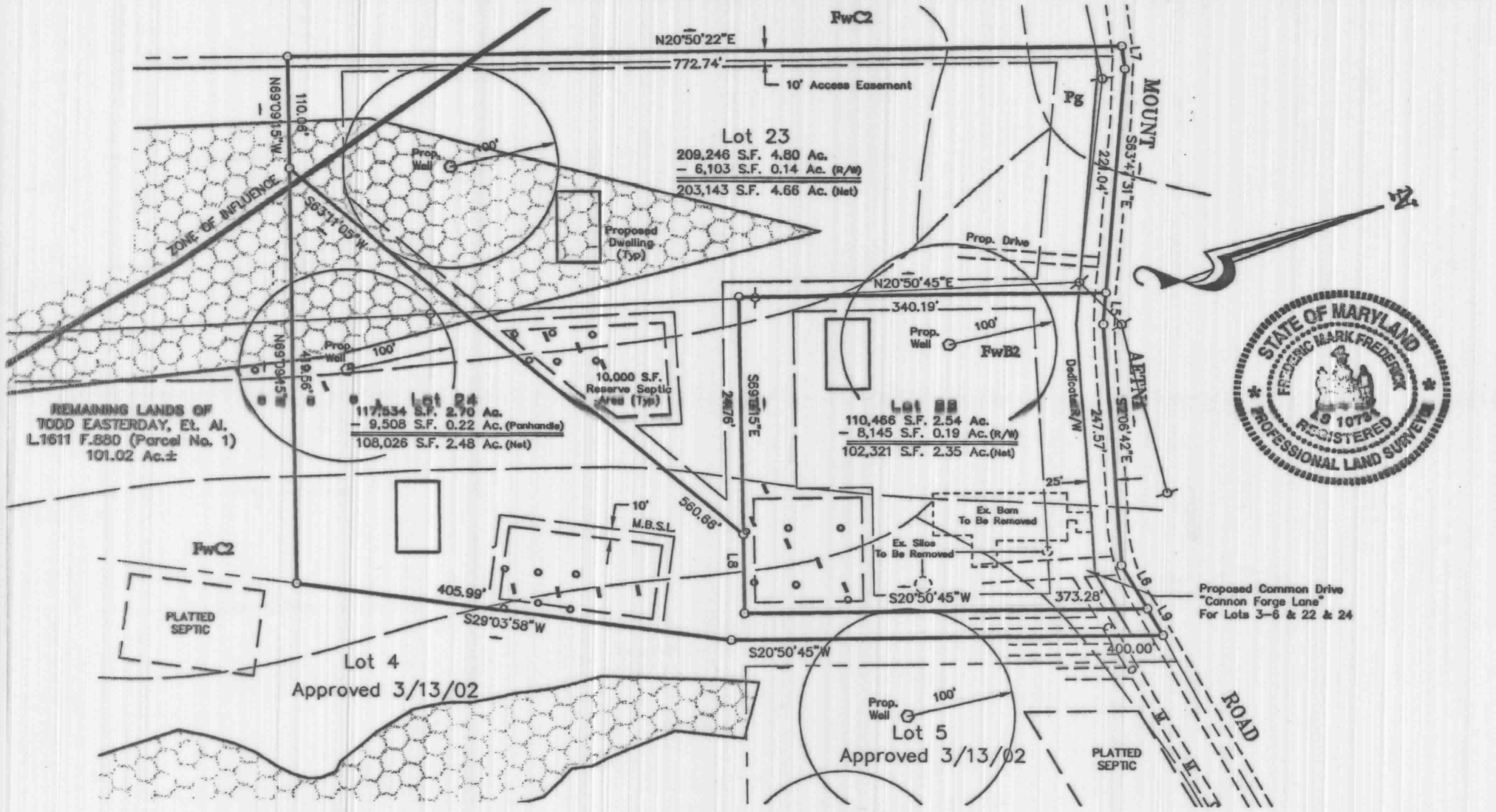

Land Surveyor's Certification

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by David H. Negley and Christa U. Negley, his wife to Todd E. Easterday and Michael Easterday, and Jacob E. Easterday and Jeanette Easterday, his wife by deed dated November 17, 2000 and recorded in the Land Records of Washington County, Maryland in Liber No. 1611, folio 829 and that stones marked ☐ and/or bars marked ○ have been placed as indicated.

Date: 1-23-2003

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 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Frontage of panhandle lots at owner's option per Section 28.78(a). Zoned A-Agricultural.
   A portion of Lot 21 lies in the Conservation District. Building setbacks for that portion of Lot 21 are as follows: front yard-80'; side yard-50'; rear yard-50'.
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 0220A dated May 1, 1978, Flood Zone C.
8. Contours based on field survey and assumed elevation.
9. There are no floodplains, 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. This subdivision does lie within the Upper Beaver Creek Drainage Basin.
10. An additional right of way 25 feet in width as measured from the centerline of Mt. Aetna Road is hereby dedicated for the purpose of future road widening of said road.
11. [illegible]
12. The Common drive shown hereon shall be jointly owned and maintained by the owners of Lots 3-6 + 22 + 24 and covenants detailing maintenance responsibilities, including snow removal shall be recorded with each lot's deed.
13. Washington County is not, and will never be responsible for ownership and maintenance of the common drive, including snow removal.
14. Lots 22 + 24 may not access Mt. Aetna road except by way of the common drive as shown hereon.
15. A portion of this subdivision is located within the zone of dewatering influence established by the Maryland Department of the Environment for the Beaver Creek Quarry operated by H.B. Mellott Estate, Inc. Wells for residential water supply are not recommended within this zone. Washington County may not be held responsible for replacement of failed water supplies on propertyies improved in this area following establishment of the zone.
16. There shall be no further subdivision of these lots or the Remaining Lands without Planning Commission approval.
17. A 25' easement is hereby established over the proposed common drive as shown hereon for ingress to and egress from Lots 22 + 24.
18. The rear yard setback for Lot 9 is greater than the required 50' due to the placement of the septic area and the front yard setback for Lots 14-19 are greater than the required 40' due to the placement of the septic areas.
19. Lots 18-21 to provide rooftop disconnect credit per Section 5.2 of the Maryland Stormwater Design Manual. If disconnection length can not be achieved, compensate by using dry wells as outlined in Table 5.2 thereof.
20. The forest conservation easement located at the end of the panhandle to the Remaining Lands may hinder future development of the Remaining Lands. Any removal of forest in the conservation area will require replanting in accordance with the Washington County Forest Conservation Ordinance as well as approval by the Washington County Planning Commission.
21. The Washington County Planning Commission will require all proposed septic systems to be de-nitrification systems.

Maryland Water Resources Administration Certification

I/We do hereby acknowledge that an approved water appropriation permit from the Maryland Water Resources Administration is required prior to the development of said lots. This acknowledgement shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.

______________________ (Seal)
Todd E. Easterday

______________________ (Seal)
Michael Easterday

______________________ (Seal)
Jacob E. Easterday

______________________ (Seal)
Jeanette Easterday

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: 5-15-03

County Health Officer

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 12 day of November 2002.

______________________ (Seal)
Todd E. Easterday

______________________ (Seal)
Michael Easterday

______________________ (Seal)
Jacob E. Easterday

______________________ (Seal)
Jeanette Easterday

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

______________________ (Seal)
Todd E. Easterday

______________________ (Seal)
Michael Easterday

______________________ (Seal)
Jacob E. Easterday

______________________ (Seal)
Jeanette Easterday

ADDRESS ASSIGNMENTS:

Lot 8	10225 Easterday Court
Lot 9	10219 Easterday Court
Lot 10	10215 Easterday Court
Lot 11	10209 Easterday Court
Lot 12	10205 Easterday Court
Lot 13	10204 Easterday Court
Lot 14	10208 Easterday Court
Lot 15	10212 Easterday Court
Lot 16	10216 Easterday Court
Lot 17	10220 Easterday Court
Lot 18	10224 Easterday Court
Lot 19	10228 Easterday Court
Lot 20	10232 Easterday Court
Lot 21	10304 Easterday Court
Lot 22	10303 Cannon Forge Lane
Lot 23	21437 Mt. Aetna Road
Lot 24	10307 Cannon Forge Lane

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 7252
DATE MAY 15 2003
WASHINGTON COUNTY

Certificate of Approval

FINAL APPROVAL GRANTED

DATE: 5-8-03

By: ______________________
Washington County Planning Commission

Certification for Lending Individuals

I hereby assent to this plan of subdivision.

By: ______________________
First United Bank and Trust

This subdivision is located within the Upper Beaver Creek Basin Special Planning Area. The protection of water from pollution in the Upper Beaver Creek Basin is necessary to maintain the quality of the Beaver Creek Trout Hatchery Springs. Prior to any development on these lots, lot owners shall notify the Washington County Soil Conservation District to obtain information and assistance on reducing sources on non-point source pollution through the use of urban best management practices.

NOTE:
Septic systems and septic reserve areas shall not be located on areas of steep slope.
Best management practices to be used during other construction on steeply sloped areas.
Contact the Washington County Soil Conservation District for best management practices.

Note: This development must comply with the new Stormwater Management Regulations. Stormwater Management for Lots 22-24 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.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TAX MAP 59-08-338	DISTRICT 16
DRAWING NUMBER 2 OF 4	
DRAWN BY: M. Cessna	DATE: 9/23/02
CHECKED BY:	DATE:
SCALE: 1" = 100'	

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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: 3989.0

Final Plat of Subdivision of Lots 8-24 Mt. Aetna Subdivision

Situate along the south side of Mt. Aetna Road
WASHINGTON COUNTY, MARYLAND

Maryland State Archives
84221 MSA CSU 2193-278-2
1/2/28