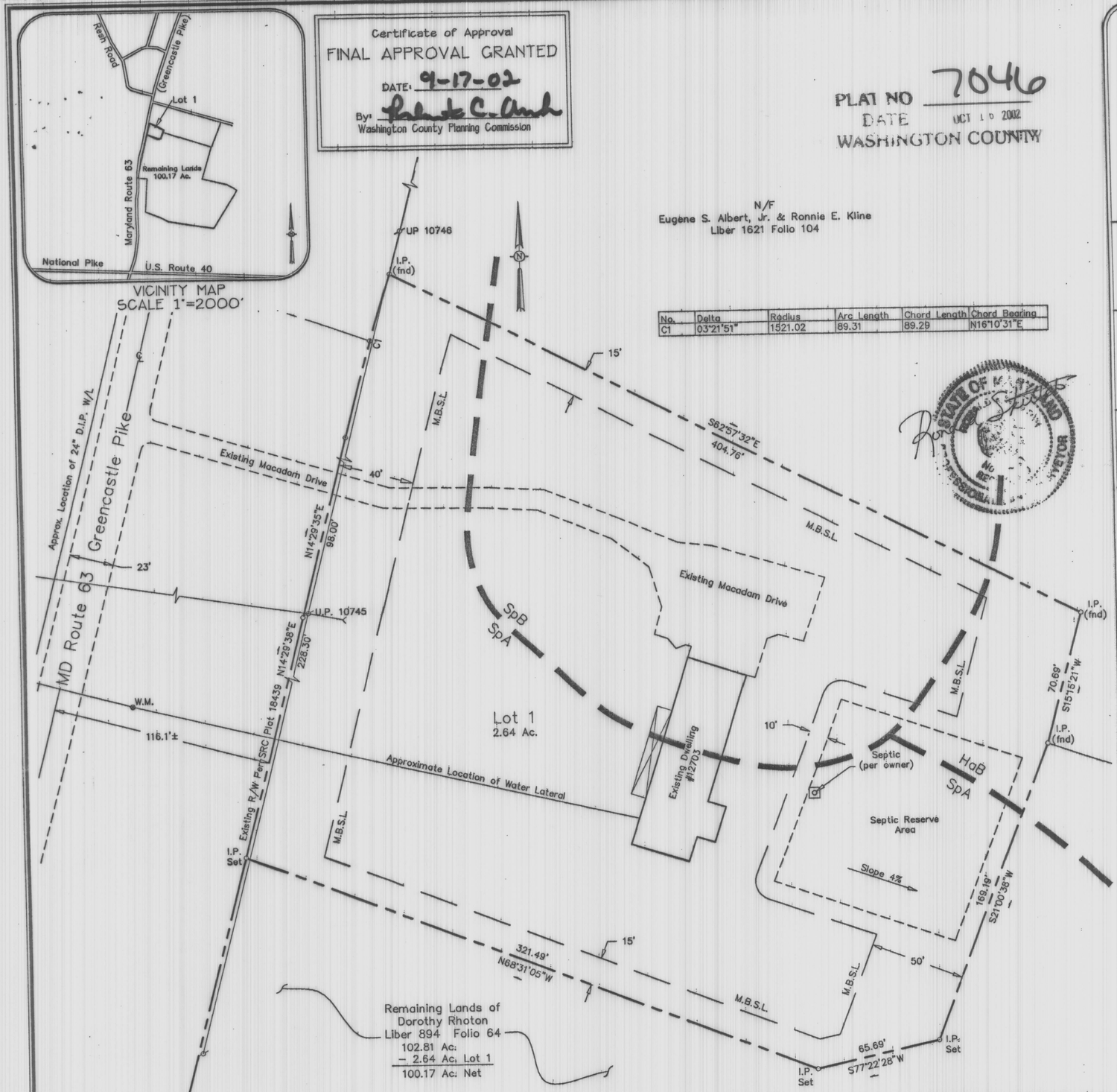
VICINITY MAP
SCALE 1"=2000'

Certificate of Approval
FINAL APPROVAL GRANTED
DATE: 9-17-02
By: Robert C. Arch
Washington County Planning Commission

PLAT NO 7046
DATE OCT 1 0 2002
WASHINGTON COUNTY

N/F
Eugene S. Albert, Jr. & Ronnie E. Kline
Liber 1621 Folio 104

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°21'51"	1521.02	89.31	89.29	N16°10'31"E



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Owner:
Dorothy F. Rhoton
12703 Greencastle Pike
Hagerstown, MD 21740

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 thereon 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 24 day of July 2002.

Dorothy Rhoton (Seal)
Dorothy Rhoton

Jennifer L. Anderson
Witness

Interim Facilities Provision Certification

In compliance with C.O.M.A.R. 26.03.01.05 B.(1) and (2), the individual sewer system is 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.

Dorothy Rhoton (Seal)
Dorothy Rhoton

Certificate of Approval of 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 has been made available. Not more than one principle building may be erected or constructed on a lot or lots contained by the minimum ownership areas established by C.O.M.A.R. 26.04.03.A (2) until community sewerage has been made available.

Date: 20 September 2002
William D. Blickenstaff
County Health Officer

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: 20 September 2002
William D. Blickenstaff
County Health Officer

Land Surveyor's Certification

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Anna M. Grimes to Dorothy Fay Rhoton by deed dated December 7, 1987 and recorded in Liber 863, Folio 72 and by deed dated February 22, 1988 and recorded in Liber 869, folio 29 and by deed dated October 24, 1988 and recorded in Liber 894, folio 64, all deeds being recorded among the Land Records of Washington County, Maryland and that stones marked □ and/or bars marked ○ have been placed as indicated.

Date: July 29, 2002
Ronald L. Kratch
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. Zoned A-Agricultural.
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 0080A dated May 1, 1978, Flood Zone C.
8. Slope based on field survey and assumed elevation.
9. There are no floodplains 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 Lines.
11. Lot served by public water.

PLAT FEE-A 2.50
RECORDING FEE 2.50
TOTAL 5.00
Rec'd from: J.C. Rcpt # 76425
DJN Blk # 2377
Oct 10, 2002 03:04 PM

REAL ESTATE TRANSFER DECLARATION OF INTENT

Account #023360 District 13 Map 36 Grid 16 Parcel 496

Name(s): Dorothy F. Rhoton

Location: Situated East of Maryland Route 63 (Greencastle Pike)

Current Deed Reference(s): Liber 894 Folio 64 and Liber 869 Folio 29

I (We), Dorothy F. Rhoton the Owner(s) of the real property located East of Maryland Route 63 (Greencastle Pike) 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, 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) Dorothy F. Rhoton
Dorothy F. Rhoton
Date 7-24-02

TAX MAP 36-16-496 DISTRICT 13	
DRAWING NUMBER 1 OF 1	
DRAWN BY: JLA	DATE: 6-21-02
CHECKED BY:	DATE:
SCALE: 1" = 40'	

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) 416-7478 (717) 597-1007 FAX (301) 739-4956

JOB NUMBER: 1494

Preliminary / Final Plat
of Subdivision
of
Lot 1
for
Dorothy Rhoton
situate East of
Maryland Route 63 (Greencastle Pike)
WASHINGTON COUNTY, MARYLAND

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MSA JSU 1255-6397 75270