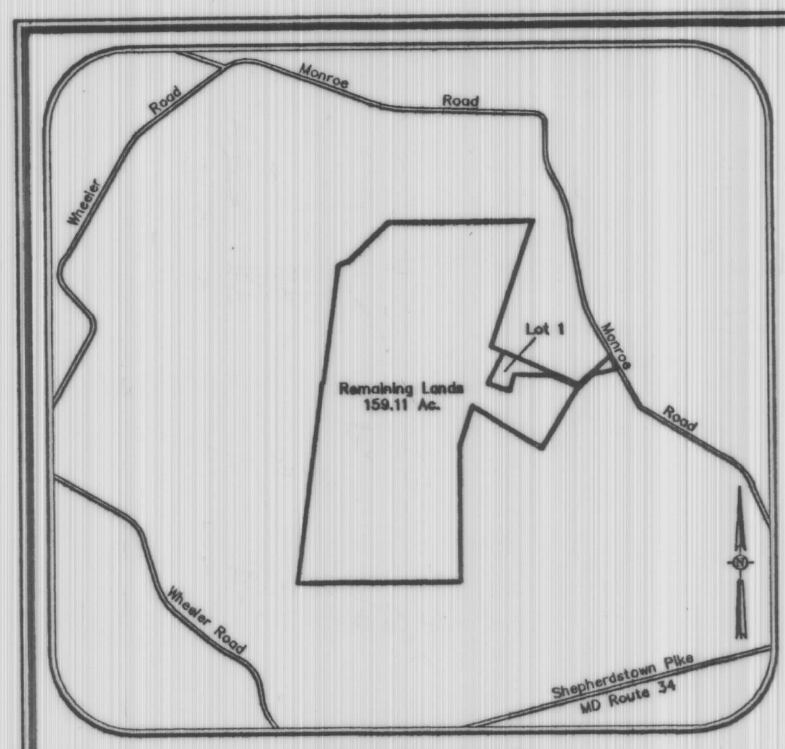


VICINITY MAP
SCALE 1"=2000'

Certificate of Approval
FINAL APPROVAL GRANTED
DATE: 9-23-02
By: Robert C Arch
Washington County Planning Commission

Certification for Lending Individuals
We hereby assent to this Plan of Subdivision.
DATE: Aug. 24, 2002
By: Iris M. Matheson
Iris M. Matheson

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.

INTRAFAMILY TRANSFER DECLARATION OF INTENT

Account # 005364 District 19 Map 73 Grid 2 Parcel 64

Name(s): Thomas Holder, Mary Holder, Jeffrey A. Payne, Krista L. Payne, Christopher R. Decker, Sr., and Pamela S. Deckert

Location: Situate on the West side of Monroe Road

Current deed reference(s): Liber 1535 folio 299

I (We), Thomas & Mary Holder, Et. Al., the owner(s) of the real property located on the West side of Monroe Road and described in the above referenced deed(s) hereby declare my (our) intention to invoke the intrafamily 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 the purpose of constructing a dwelling house intended for the use of the owner, or an immediate family member of the owner based on the Washington County Forest Conservation Program. If the lands does not remain in the possession of an immediate family member for a period of five (5) years the Owner must notify the Washington County Planning Commission and may lose this exemption. 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 all or part of the lot 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 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): Thomas Holder — Date 8-7-02
Thomas Holder
Mary Holder
Mary Holder
Jeffrey A Payne
Jeffrey A. Payne
Krista L Payne
Krista L. Payne
Christopher R Deckert Sr
Christopher R. Deckert, Sr.
Pamela S Deckert
Pamela S. Deckert

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:
Iris M. Matheson
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 7 day of August 2002.

Thomas Holder (Seal)
Thomas Holder
Mary Holder (Seal)
Mary Holder
Jeffrey A Payne (Seal)
Jeffrey A. Payne
Krista L Payne (Seal)
Krista L. Payne
Christopher R Deckert Sr (Seal)
Christopher R. Deckert, Sr.
Pamela S Deckert (Seal)
Pamela S. Deckert
Nikki S. Eichelberger
Witness

PLAT FEE-A 2.50
RECORDING FEE 2.50
TOTAL 5.00
Reg# WA01 Rcpt # 08917
DJW LH Blk # 1633
Oct 29, 2002 02:31 Pm

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.

Thomas Holder (Seal)
Thomas Holder
Mary Holder (Seal)
Mary Holder
Jeffrey A Payne (Seal)
Jeffrey A. Payne
Krista L Payne (Seal)
Krista L. Payne
Christopher R Deckert Sr (Seal)
Christopher R. Deckert, Sr.
Pamela S Deckert (Seal)
Pamela S. Deckert

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: 9-30-02
County Health Officer EAF

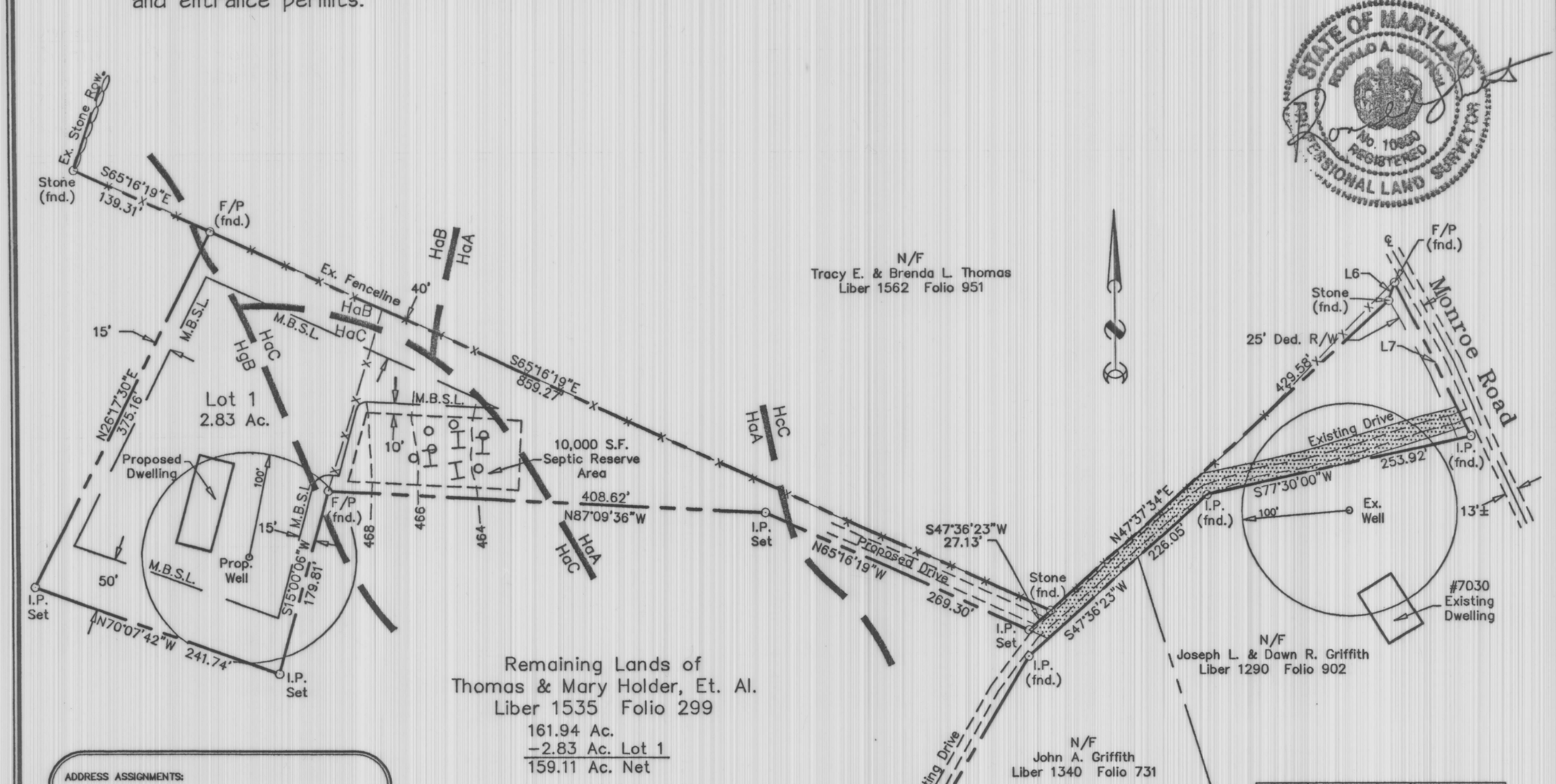
Land Surveyor's Certification

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Iris M. Matheson to Thomas Holder and Mary Holder, husband and wife, Jeffrey A. Payne and Krista L. Payne, husband and wife, Christopher R. Deckert, Sr. and Pamela S. Deckert, husband and wife, as tenants in common by deed dated November 3, 1999 and recorded in the Land Records of Washington County, Maryland in Liber No. 1535, folio 299 and that stones marked ☐ and/or bars marked ○ have been placed as indicated.

Date: Sept. 12, 2002
Ronald Shutt
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 0170A dated May 1, 1978, Flood Zone C.
8. Contours based on field survey and assumed elevation.
9. There are no flood plains 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 except where shown hereon.
11. Lot 1 is being conveyed to Pamela S. and Christopher R. Deckert, Sr., daughter and son-in-law of Thomas and Mary Holder.
12. An access easement is hereby created over the existing drive as shown hereon for ingress/egress access to Lot 1 for the benefit of the owners of Lot 1 and their heirs and assigns.



No.	Bearing	Distance
L6	N18°38'45"E	18.00'
L7	S26°35'15"E	159.13'

ADDRESS ASSIGNMENTS:

Lot 1 7036 Monroe 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 7058
DATE OCT 29 2002
WASHINGTON COUNTY

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

Owners:
Thomas & Mary Holder, Et. Al.
c/o Thomas & Mary Holder
7032 Monroe Road
Boonsboro, MD 21713

TAX MAP 73-2-64 DISTRICT 19
DRAWING NUMBER 1 OF 1
DRAWN BY: JLA DATE: 8-1-02
CHECKED BY: DATE:
SCALE: 1" = 100'

FREDERICK SEIBERT & ASSOCIATES, INC.
EST. 1941
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
(301) 791-3650 (301) 293-7478 FAX (301) 739-4956
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(717) 597-1007

JOB NUMBER 4344.0

Preliminary / Final Plat
of Subdivsion
of
Lot 1
for
Thomas & Mary Holder
situate along the West side of Monroe Road
WASHINGTON COUNTY, MARYLAND

P7578 MSA SSU 1255 - 6407 2/22/