

ADC MAP COORDINATES  
MAP 32 GRID F-7

### GENERAL NOTES

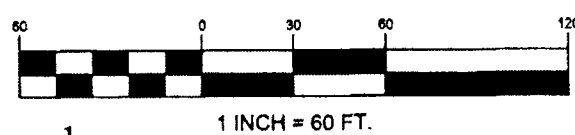
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LANDS DESCRIBED IN WASHINGTON COUNTY LAND RECORDS LIBER 6265, FOLIO 474.
- NO TITLE REPORT WAS PERFORMED BY OR PROVIDED TO APEX LAND SOLUTIONS LLC REGARDING THE PROPERTY SHOWN HEREON. THIS PLAT MAKES NO ATTEMPT TO LOCATE ANY EASEMENTS OR RIGHTS OF WAY, IF ANY EXIST.
- ZONING: "P"-PRESERVATION DISTRICT (OUT OF THE URBAN GROWTH AREA) MINIMUM BUILDING SETBACK LINES: (M.B.S.L.)  
FRONT = 40', SIDE = 15', REAR = 50'  
MINIMUM LOT WIDTH IS 100'.  
MINIMUM LOT AREA IS 40,000 SQUARE FEET.
- 10,000 SQ. FT. IS HEREBY RESERVED FOR SEWAGE DISPOSAL. NO PERMANENT PHYSICAL OBJECTS ARE PERMITTED IN THIS AREA.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN HEREON.
- 25 FEET FROM THE CENTERLINE OF CLEVELANDTOWN AND NETZ ROAD IS HEREBY DEDICATED TO WASHINGTON COUNTY FOR FUTURE ROAD WIDENING.
- AN EIGHT FOOT (8') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINES. A TEN FOOT (10') WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ALONG THE FRONT LOT LINE, BUT NOT SHOWN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED BY APEX LAND SOLUTIONS UNDER THE DIRECT SUPERVISION OF MICHAEL E. RENN IN AUGUST 2021 AND CONTOURS ARE BASED ON NAD 83/91.
- THE TOTAL DRAINAGE AREA IMPACTING SAID PROPERTY IS LESS THAN 400 ACRES.
- ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTIONS 4.10 AND 23.5 B OF THE ZONING ORDINANCE. ACCESSORY STRUCTURES ARE NOT PERMITTED WITHOUT A PRINCIPAL PERMITTED STRUCTURE.
- THE PROPOSED LOT 1 HAS AN EXISTING WELL AND SEPTIC TANK.
- THERE IS ONE (1) EXEMPTION LOT REMAINING AFTER THIS SUBDIVISION PER SECTION 5C.4 (a) OF THE WASHINGTON COUNTY ZONING ORDINANCE.

### "ENVIRONMENTALLY SENSITIVE AREA" NOTES

- THERE ARE NO BLUE LINE STREAMS CROSSING PARCEL 56 AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT.
- THERE IS NO 100 YEAR FLOOD PLAIN ON PARCEL 56 AS DEFINED IN THE WASHINGTON COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE OR AS SHOWN ON FEMA F.I.R.M. PANEL No. 24043C0382D, EFFECTIVE DATE OF AUGUST 15, 2017.
- AS DEFINED IN SECTION 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE, THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND, ISSUED IN 1997, SHOWS THE FOLLOWING SOILS ON PARCEL 56.  

SOIL TABLE	
TaC-Talladega	channery silt loam~8.5 ac/100%
- THERE ARE NO WETLANDS ON PARCEL 56 PER U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP.
- THE TOTAL DRAINAGE AREA CONTRIBUTING TO PARCEL 56 IS LESS THAN 400 ACRES+/-.

### GRAPHIC SCALE:



1 This subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or parcels created by this subdivision are subject to the requirements of the Maryland Annotated Code, Environment Article, Section 9-206 and all applicable local, state and federal laws and regulations.

1 No compensation shall be provided by the County for any future removal of structures within the dedicated rights-of-way.

PLAT NO. 11504  
DATE: 11/3/22  
WASHINGTON COUNTY

Certificate of Approval  
**FINAL APPROVAL GRANTED**  
DATE: 10/10/2022  
WASHINGTON COUNTY PLANNING COMMISSION  
BY: [Signature]  
Final Approval good for (6) months from above date.

Legend	
○	Property Line
○	Sip-Set Iron Pin
⊙	Existing Well
⊙	Existing Septic Tank
⊙	Existing Flood Plain
⊙	Proposed Septic Reserve Area

### PARCEL 56 DEDICATION FOR INDIVIDUALS

I, WE, James + Staci, DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT 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 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 WE HEREBY RESERVE A 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.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

WITNESS OUR HANDS AND SEAL THIS 27 DAY OF September 2022.

JAMES T. FORREST  
STACI L. FORREST  
WITNESS  
WITNESS

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 HEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEAL THIS 27 DAY OF September 2022.

JAMES T. FORREST  
STACI L. FORREST  
WITNESS  
WITNESS

### ACREAGE SUMMARY RESIDUAL LANDS

ORIGINAL Parcel 56 (L. 6265, F. 474)	8.57 ACRES
MINUS New Lot 1	-1.11 ACRES
MINUS ROAD DEDICATION	-0.08 ACRES
NEW Parcel 56	7.38 ACRES
<b>New Lot 1</b>	
NEW LOT 1	1.11 ACRES
MINUS ROAD DEDICATION	-0.11 ACRES
NEW LOT 1	1.00 ACRES

3 Each address is based on the entrance location as shown on this plat. If driveways are constructed at a different location, the address to that lot is VOID, and the owner/developer of the lot must reapply to the office for a new address assignment.

\*In accordance with the requirements of the Maryland Annotated Code Environment Article, Section 9-206, upon recordation of this plat, a total of 1 residential lots, plots, building sites, or other division of land have been created from the parent parcel or tract since October 1, 2012, in accordance with the Maryland Annotated Code Environment Article, Section 9-206, and subject to all other applicable local, state and federal laws, there are not more than 1 (remaining) residential lots, plots, building sites, or other divisions of land allowed as a subdivision.

CURVE TABLE			
#	RADIUS	ARC LENGTH	CHORD BEARING
C1	11944.63'	734.11'	734.00' N 86° 28' 43" E

S-21-041

### 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 COMAR 26.04.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 26.04.03.A(2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE. NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERRECTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 26.04.03.A(2) UNTIL COMMUNITY SEWERAGE HAS BEEN MADE AVAILABLE.

COUNTY HEALTH OFFICER: [Signature] DATE: 10/19/2022

### OWNER:

James T. and Staci L. Forrest  
20938 Netz Road  
Boonsboro, MD 21713

### INTERIM FACILITIES PROVISION CERTIFICATION

IN COMPLIANCE WITH COMAR 26.03.01.05.B(1) AND (2), THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT 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.

### REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER ENGINEERING COMMENTS	MER	4/1/22
2	REVISED PER HEALTH DEPARTMENT COMMENTS	MER	5/19/22
3	REVISED PER ADDRESS COMMENTS	MER	7/20/22

### 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 Goshen Properties LLC to James T. Forrest and Staci L. Forrest by deed dated May 28, 2020 and recorded among the Land Records of Washington County, Maryland in Liber 6265, Folio 474, and that iron pins with caps have been placed as indicated.  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21318 Exp. 1-11-23.



223 N. Prospect Street - Suite 304 - Hagerstown, MD 21740  
Voice: 240-455-5209 Fax: 866-914-0344  
www.apexlandsolutions.net

Preliminary/Final Subdivision of Land for:  
**James T. and Staci L. Forrest**  
6226 Clevelandtown Road, Boonsboro, MD 21713  
Liber 6265 Folio 474  
Tax Map 0073 Grid 24 ED 06 Parcel 56  
Washington County, Maryland

Drawn: M. Mellott  
Checked: M. Renn  
Date: September 14, 2021  
Project No: 21-037  
Scale: 1 inch = 60 feet  
Sheet: 1 of 1

P251 741)

MSA S1255-9114