LEGEND

FEATURE	EXISTING	PROPOSED
PROPERTY LINE, CORNER		
SANITARY SEWER LINE, C/O		
MANHOLE		
STORM DRAIN PIPE		
STORM DRAIN INLET		
UTILITY POLE		
OVERHEAD UTILITY LINE		
U/E ELECTRIC CABLE		
GAS LINE		
RIP RAP		
STREET LIGHTS		
BENCHMARK		
SIGN		
TREE		
TREE LINE		
SOIL BORING		
RAILROAD TRACKS		
STONE WALL		
GUARDRAIL		
FENCE		
SPOT ELEVATION	x 000	100.00
CONTOUR		
FLOW PATH		
ROOF DRAIN		
WATERLINE		
WATER METER		
BLOWOFF		
CAP		
TEE		
WELL		
BEND		
REDUCER		
WATER VALVE		
FIRE HYDRANT		

SURVEYOR CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Debra R. Settle to Ervin M. Hess by deed dated February 3, 1995, and recorded in the Land Records of Washington County, in Liber 739, at Folio 16, and that stones, marked thus ○ and/or ●, and iron pipes, marked thus ○ have been placed as indicated.

10/23/08
5/17/06

Signature
Kenneth L. Schulze
PROPERTY L.S. #52

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 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 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 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 my/our grantees, assigns, successors, heirs, and personal representatives.

WITNESS our hands and seals this 15th day of 5/17/06 2006.

Witness — Owner

I/We also certify that the community water and/or community sewerage systems proposed for this subdivision will be available to all lots offered for sale. I/we also certify that plans for the community water supply and/or community sewerage system facilities, including any necessary points of discharge, have been approved by the Department of Health and Mental Hygiene.

There are no suits, actions at law, liens, liens, mortgages, trusts, easements or rights of way affecting the property included in this Plan of Subdivision except the following:

NONE

and all parties having an interest therein have hereunto affixed their signatures, indicating their consent to this Plan of Subdivision.

I/We do hereby consent to this Plan of Subdivision.

WITNESS our hands and seals this 1st day of May 2006.

Witness — Owner

PLAT NO 96-27
DATE FEB 04 2009
WASHINGTON CO. CLERK

NOTES

1. THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A LAWYER'S TITLE REPORT AND MAY NOT ADDRESS ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, OR RESERVATIONS.
2. NO SUBSURFACE INVESTIGATION WAS COMPLETED BY KELLER ENGINEERS.
3. WATER AND SEWER SERVICE PROVIDED BY WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY.
4. TRASH IS TO BE REMOVED BY PRIVATE CARRIER.
5. THIS PARCEL IS ZONED "RV" RURAL VILLAGE.
6. THERE ARE NO 100 YEAR FLOODPLAINS PRESENT PER FEMA FIRM COMMUNITY PANEL 240070 0220 A DATED MAY 1, 1978.
7. CONTOURS ARE FROM AERIAL TOPOGRAPHY PROVIDED BY POTOMAC AERIAL DATED JANUARY 21, 2006.
8. MINIMUM BUILDING SETBACK LINES
   FRONT 25'
   SIDE 5'
   REAR 25'
9. THE REMAINING LANDS ARE TO BE RETAINED BY ERVIN HESS.
10. THERE ARE NO SENSITIVE AREAS PRESENT PER ARTICLE 4 SECTION 4.21 OF THE WASHINGTON COUNTY ZONING ORDINANCE. THE PARCEL IS NOT LOCATED WITHIN 1000 FEET OF THE APPALACHIAN TRAIL.
11. THERE IS NO HABITAT OF A PLANT OR ANIMAL SPECIES DETERMINED BY THE U.S. FISH AND WILDLIFE SERVICE TO BE THREATENED OR ENDANGERED ACCORDING TO THE DEFINITIONS CONTAINED IN 50 CFR 17.
12. THE TOTAL UPSTREAM AREA AFFECTING THIS SUBDIVISION IS LESS THAN 400 AC.
13. 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.
14. BEARING AND DISTANCES SHOWN HEREON ARE DERIVED FROM PROJECT COORDINATES AS ROTATED TO MONUMENTS COPPER BOLT, HAPERS FERRY DISCOVERY R. WHITE AND DAWS. ELEVATIONS ARE DERIVED FROM MONUMENTS 21, 0255 ALONG WITH THE PREVIOUSLY MENTIONED MONUMENTS. THE COORDINATES SHOWN HEREON ARE NAD STATE COORDINATES NAD 83 (FEET) AND THE ELEVATIONS ARE NAVD 88 (FEET).
15. IF EITHER OWNER DESIRES A SEPARATE DRIVE THE NEW DRIVE WILL HAVE TO MEET THE REQUIREMENTS SET FORTH IN THE HIGHWAY ADEQUACY POLICY FOR WASHINGTON COUNTY.

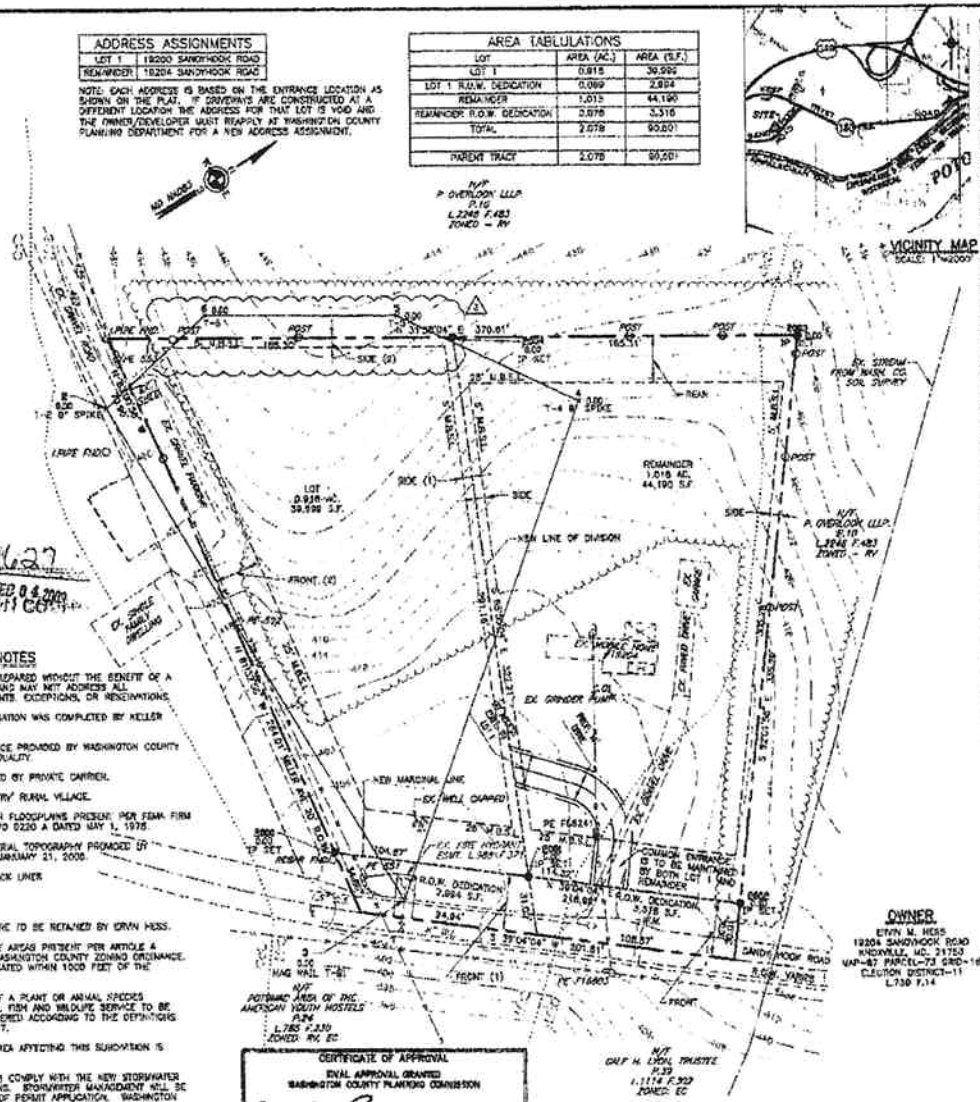
ADDRESS ASSIGNMENTS

LOT 1	19200 SANDYHOOK ROAD
REMAINDER	19204 SANDYHOOK ROAD

NOTE: EACH ADDRESS IS BASED ON THE ENTRANCE LOCATION AS SHOWN ON THE PLAT. IF DRIVEWAYS ARE CONSTRUCTED AT A DIFFERENT LOCATION THE ADDRESS FOR THAT LOT IS VOID AND THE OWNER/DEVELOPER MUST REAPPLY AT WASHINGTON COUNTY PLANNING DEPARTMENT FOR A NEW ADDRESS ASSIGNMENT.

AREA TABULATIONS

LOT	AREA (AC.)	AREA (S.F.)
LOT 1	0.915	39,996
LOT 1 R.O.W. DEDICATION	0.064	2,804
REMAINDER	1.015	44,190
REMAINDER R.O.W. DEDICATION	0.076	3,316
TOTAL	2.078	90,501
PARENT TRACT	2.078	90,501



OWNER

ERVIN M. HESS
19204 SANDYHOOK ROAD
HAGERSTOWN, MD. 21740
MAP-67 PARCEL-73 GRID-16
ELECTION DISTRICT-11
L.739 F.14

CERTIFICATE OF APPROVAL
FINAL APPROVAL GRANTED
WASHINGTON COUNTY PLANNING COMMISSION
CHAIRMAN — DATE

CERTIFICATE OF RE-APPROVAL
RE-APPROVAL GRANTED
WASHINGTON COUNTY PLANNING DEPARTMENT
MICHAEL THOMPSON, DIRECTOR — DATE
THE PURPOSE OF THIS RE-APPROVAL IS TO CORRECT ORIGINAL PLAT SHEET NUMBER S-06-022 RELATIVE TO THE DESIGN OF LOT 1.

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM [illegible] IS IN CONFORMANCE [illegible] PLAN.
6/6/06
COUNTY HEALTH OFFICER — SEAL

S-06-022

KELLER ENGINEERS, INC.
113 W. WASHINGTON STREET
HAGERSTOWN, MD 21740
PHONE: 301-739-2400
FAX: 301-791-0801

KELLER ENGINEERS

STATE OF MARYLAND — PROFESSIONAL ENGINEER — KENNETH L. SCHULZE

DATE	REVISIONS	BY
10/21/08	MODIFY ADJUSTMENTS OF LOT 1 (CORNER LOT) SIDE AND REMAINDER REAR SETBACK COMMENTS	
9/11/06	REVISED PER DPZ COMMENTS	CPS
7/20/06	CPS	

DATE & INITIALS — REVISION DESCRIPTION

SCALE: 1"=40' — 40' 0' 40'

PRELIMINARY / FINAL PLAT
HESS SUBDIVISION

19204 SANDYHOOK ROAD
HAGERSTOWN, MD 21758
WASHINGTON COUNTY, MARYLAND

1 / 1

KELLER ENGINEERS, INC. RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS CONTAINED IN THESE PLANS AND DESIGNS. THEY ARE NOT TO BE REPRODUCED, CHANGED, ADDED WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.

PROJECT NO.	06-312
FILE NAME:	FLAT.DWG
DATE:	1/13/2006
DESIGNED BY:	CPS
DRAWN BY:	CPS
CHECKED BY:	MJS

Revised