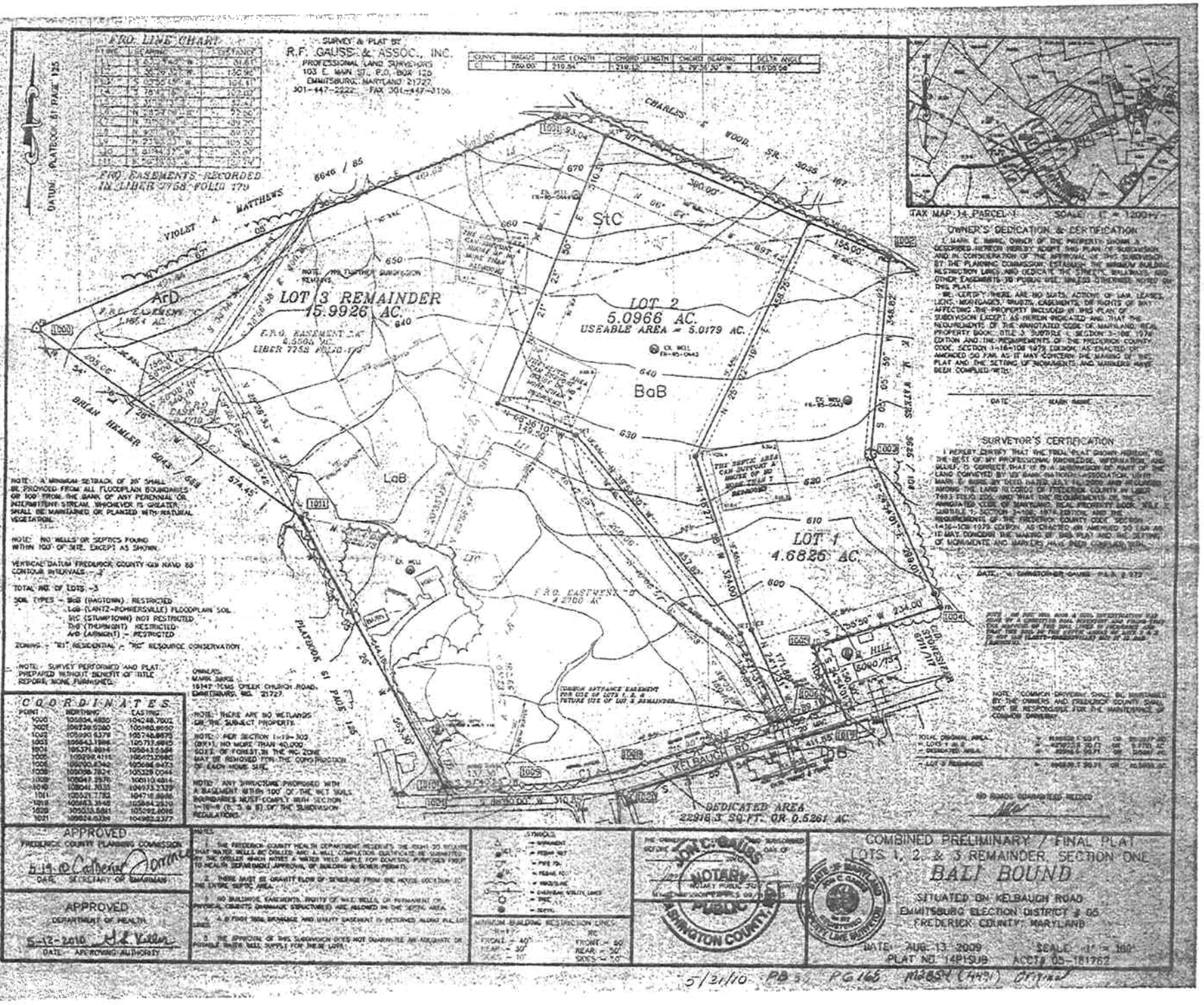

FRO. LINE CHART
FRO. EASEMENTS RECORDED IN LIBER 7758 FOLIO 179
SURVEY & PLAT BY
R.F. GAUSS & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
103 E. MAIN ST., P.O. BOX 125
EMMITSBURG, MARYLAND 21727
301-447-2222 FAX 301-447-3156
DATUM PLATBOOK 61 PAGE 125
CHARLES E. WOOD, SR.
VIOLET A. MATTHEWS
BRIAN HEMLER
LOT 3 REMAINDER
15.9926 AC.
LOT 2
5.0966 AC.
USEABLE AREA = 5.0179 AC.
LOT 1
4.6826 AC.
StC
ArD
BaB
LaB
DB
KELBAUGH RD.
DEDICATED AREA
22918.3 SQ.FT. OR 0.5261 AC.
TAX MAP 14 PARCEL 1
SCALE 1" = 1200+/-
OWNER'S DEDICATION & CERTIFICATION
SURVEYOR'S CERTIFICATION
NOTE: A MINIMUM SETBACK OF 25' SHALL BE PROVIDED FROM ALL FLOODPLAIN BOUNDARIES OR 100' FROM THE BANK OF ANY PERENNIAL OR INTERMITTENT STREAM, WHICHEVER IS GREATER, SHALL BE MAINTAINED OR PLANTED WITH NATURAL VEGETATION.
NOTE: NO WELLS OR SEPTICS FOUND WITHIN 100' OF SITE, EXCEPT AS SHOWN.
VERTICAL DATUM FREDERICK COUNTY GIS NAVD 88
CONTOUR INTERVALS - 2'
TOTAL NO. OF LOTS - 3
SOIL TYPES - BaB (BAGTOWN) RESTRICTED
LaB (LANTZ-ROHRERSVILLE) FLOODPLAIN SOIL
StC (STUMPTOWN) NOT RESTRICTED
ArD (ARMIGHT) - RESTRICTED
ZONING - "R1" RESIDENTIAL - "RC" RESOURCE CONSERVATION
NOTE: SURVEY PERFORMED AND PLAT PREPARED WITHOUT BENEFIT OF TITLE REPORT, NONE FURNISHED.
OWNERS:
MARK BARGE
16147 TOMS CREEK CHURCH ROAD
EMMITSBURG, MD. 21727
NOTE: THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
NOTE: PER SECTION 1-19-303 (BX1), NO MORE THAN 40,000 SQ.FT. OF FOREST IN THE RC ZONE MAY BE REMOVED FOR THE CONSTRUCTION OF EACH HOME SITE.
NOTE: ANY STRUCTURE PROPOSED WITH A BASEMENT WITHIN 100' OF THE WET SOILS INDICATED MUST COMPLY WITH SECTION 1-19-8 (B, 5 & 8) OF THE SUBDIVISION REGULATIONS.
COORDINATES
NOTE: COMMON DRIVEWAY SHALL BE MAINTAINED BY THE OWNERS AND FREDERICK COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON DRIVEWAY.
NO ROADS GUARANTEED REDEED
APPROVED
FREDERICK COUNTY PLANNING COMMISSION
5-19-10 Catherine Torrance
DATE SECRETARY OF SHARMAN
APPROVED
DEPARTMENT OF HEALTH
5-12-2010 H.L. Keller
DATE APPROVING AUTHORITY
NOTES
1. THE FREDERICK COUNTY HEALTH DEPARTMENT RESERVES THE RIGHT TO REQUIRE THAT WATER WELLS BE DRILLED AND A WELL COMPLETION CERTIFICATE BE SUBMITTED BY THE DRILLER WHICH NOTES A WATER YIELD AMPLE FOR DOMESTIC PURPOSES PRIOR TO HEALTH DEPARTMENT APPROVAL OF BUILDING & SEWER PERMITS.
2. THERE MUST BE GRAVITY FLOW OF SEWERAGE FROM THE HOUSE LOCATION TO THE ENTIRE SEPTIC AREA.
3. NO BUILDINGS, EASEMENTS, RIGHTS OF WAY, WELLS, OR PERMANENT OR PHYSICAL OBJECTS (MANMADE STRUCTURES) ARE ALLOWED IN THE SEPTIC AREA.
4. A 6 FOOT TOOL DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
5. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WATER WELL SUPPLY FOR THESE LOTS.
MINIMUM BUILDING RESTRICTION LINES
R-1: FRONT - 40' REAR - 30' SIDES - 10'
RC: FRONT - 50' REAR - 50' SIDES - 50'
JON C. GAUSS NOTARY PUBLIC WASHINGTON COUNTY, MD.
COMBINED PRELIMINARY / FINAL PLAT
LOTS 1, 2, & 3 REMAINDER, SECTION ONE
BALI BOUND
SITUATED ON KELBAUGH ROAD
EMMITSBURG ELECTION DISTRICT # 05
FREDERICK COUNTY, MARYLAND
DATE: AUG. 13, 2009 SCALE: 1" = 100'
PLAT NO. 14P1SUB ACCT# 05-181762
5/21/10 PB 53 PG 168 M2854 (4491) Original