

INTERIM FACILITIES PROVISION CERTIFICATION

IN COMPLIANCE WITH COMAR 10. 17. 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.

CERTIFICATE OF APPROVAL
FINAL APPROVAL GRANTED

DATE July 12, 1991
WASHINGTON COUNTY PLANNING COMMISSION BY Stephen J. Goodrich

REVISED 2-21-91
LAYOUT DETAIL, FLOODPLAIN
AND WETLANDS

NOTE:
FLOODPLAIN, WETLANDS AND
LAYOUT DERIVED FROM
INFORMATION SUPPLIED BY
FREDERICK SEIBERT
AND ASSOCIATES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HILDA M. HOFFMAN TO ROBERT M. HOFFMAN, JR. & WIFE BY DEED DATED APRIL 04, 1989 AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 910 AT FOLIO 337, AND THAT STONES MARKED THUS: AND/OR BARS, MARKED THUS: 1.8 HAVE BEEN PLACED AS INDICATED.

Robert M. Hoffman
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NUMBER 73

DATE Sept. 18, 1990

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 OWNERS 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 GRANTEEES, ASSIGNS, SUCCESSORS, HEIRS, AND PERSONAL REPRESENTATIVES.

WITNESS OUR HANDS AND SEALS THIS 20th DAY OF NOVEMBER 1990.
OWNER: Robert Mark Hoffman
WITNESS: Michael C. Shalko
OWNER: Robert Mark Hoffman
WITNESS: Michael C. Shalko
OWNER: Robert Mark Hoffman

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: POTOMAC EDISON CO. R/W (L. 233 F. 256)
C&P TELEPHONE R/W (L. 222 F. 427) NO SPECIFIED WIDTHS

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 20th DAY OF NOVEMBER 1990.
OWNER: Robert Mark Hoffman
WITNESS: Michael C. Shalko
OWNER: Robert Mark Hoffman

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 10. 17. 03. 03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 10. 17. 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 THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 10. 17. 03. A. (2) UNTIL COMMUNITY SEWAGE HAS BEEN MADE AVAILABLE.

DATE 7-15-91
COUNTY HEALTH OFFICER John S. Heff

TRACT "A" PARCEL 2

APPLICATION IS HEREBY MADE FOR APPROVAL OF THE INDICATED TRANSFER OF LAND FOR PROPERTY ENLARGEMENT AND NOT FOR DEVELOPMENT. ANY DEVELOPMENT OF THIS LAND WILL BE SUBMITTED IN THE REGULAR MANNER FOR APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF THE EXISTING SUBDIVISION ORDINANCE.

SIGNED: Robert Mark Hoffman
APPROVAL GRANTED July 12, 1991
WASHINGTON COUNTY PLANNING COMMISSION

BY: Stephen J. Goodrich
APPROVED AS A DIVISION OF LAND NOT FOR DEVELOPMENT WITH THE STIPULATION THAT THE FOREGOING OWNER'S STATEMENT BE A PART OF THE DEED OF CONVEYANCE.

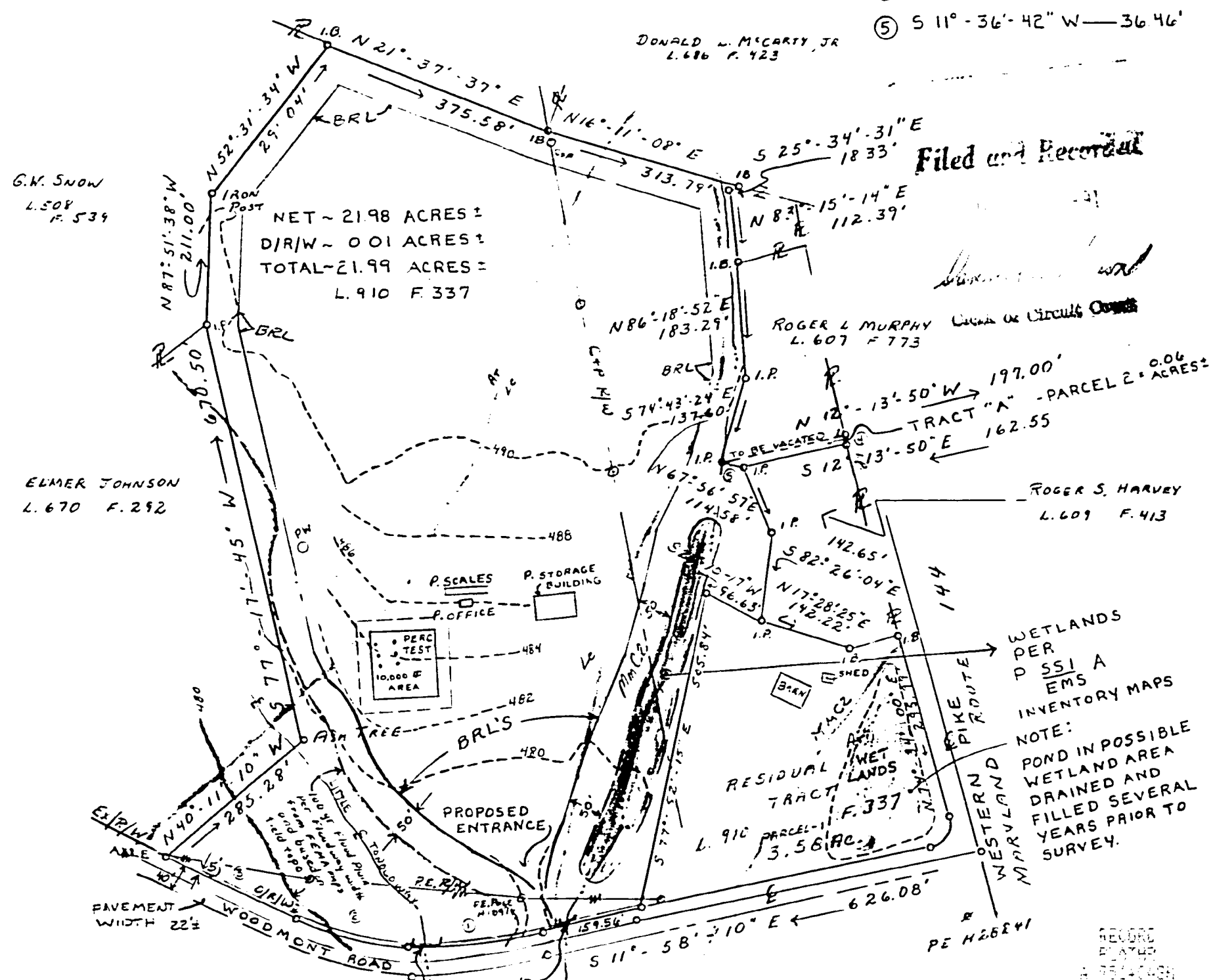
- NOTES:
- 1). BEARINGS, DISTANCES AND CONTOURS IN AGREEMENT WITH A RECENT SURVEY BY M. O. GLADHILL.
 - 2). CONTOURS DERIVED BY A RECENT SURVEY WITH BASE DATA INTERPOLATED FROM USGS QUADRANGLE MAP. HANCOCK MD. PA. W.D.
 - 3). RESERVED: 10,000 SQUARE FOOT WASTE DISPOSAL SYSTEM AREA: NO CONSTRUCTION, DRIVEWAYS, UTILITIES, SWIMMING POOLS OR PHYSICAL STRUCTURES PERMITTED.
 - 4). AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINE. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES TO BE DEDICATED ALONG THE INTERIOR OF THE FRONT LOT LINE.
 - 5). PROPERTY ZONED: "C" - CONSERVATION
 - 6). LOTS SHALL BE GRADED ALONG THE FRONT LOT LINE IN SUCH A MANNER SO AS TO INSURE ADEQUATE SIGHT DISTANCE IN AGREEMENT WITH WASHINGTON COUNTY REQUIREMENTS FOR ENTRANCES.
 - 7). LOTS SHALL BE GRADED SO AS TO INSURE THE CONTINUOUS FLOW OF SURFACE RUNOFF WATERS ALONG NATURAL DRAINAGE SWALES.
 - 8). HIGHWAY CLASSIFICATION - WOODMONT ROAD - LOCAL ROAD, A 25' WIDE RIGHT OF WAY IS DEDICATED FOR FUTURE ROAD IMPROVEMENTS.
 - 9). SOIL TYPES: M-CL - MOUNTAIN VALLEY SHALY LOAM, L- LARGEST SILT LOAM, R- ATKINS SILT LOAM
 - 10). AREA OF WATERSHED AFFECTING THESE LOTS IS APPROXIMATELY 3220 ± ACRES. STREAM A - 1110 ACRES STREAM B - 2110 ACRES
 - 11). AREA OF RESIDUAL TRACT IS 3.64 ACRES ±.

NOTES:

- 12) TRACT "A" PARCEL 2 IS TO BE ADJACENT TO THE ROGER MURPHY LOT.
- 13) A SPECIAL EXCEPTION WAS GRANTED APRIL 17, 1991 TO PERMIT THIS LOT TO BE USED FOR WOOD STORAGE OR WOOD INVENTORY STOCKPILES. SEE CASE NO. AP91-025.

WASHINGTON COUNTY PLANNING COMMISSION
HALL OF RECORDS NO. 3933

- 1) CHORD S 05°-53'-33"E 210.48'
RADIUS 1040.30'
- 2) CHORD S 13°-17'-09"W 181.86'
RADIUS 400.00'
- 3) S 26°-25'-30"W 226.32'
- 4) N 62°-01'-54"E 14.78'
- 5) S 11°-36'-42"W 36.46'



LEGEND		LEGEND	
W - WIDTH		IB - IRON BAR	
D - DEPTH		IP - IRON PIPE	
		LF - LIBER FOLIC	
		R - PROPERTY LINE	
		C - CENTER LINE	
		R/W - RIGHT OF WAY	
		P - PROPOSED	
		PWC - PROPOSED WELL	
		LSO - CONTOUR LINE	
		BAL'S - BUILDING RESTRICTION LINES	

	HOFFMAN - WESTVACO SUBDIVISION SITUATE WEST OF HANCOCK AT THE INTERSECTION OF MD RTE. 144 AND WOODMONT RD. WASH. CO. MD. M.O. GLADHILL SURVEYOR P.O. BOX 356, 72 W. MAIN STREET HANCOCK, MARYLAND 21750 301-678-6983	TAX MAP NO. <u>16</u> DISTRICT <u>5</u> JOB NO. <u>1288</u> DRAWING NO. <u>6-765</u> DRAWN BY <u>JLG</u> CHECKED BY <u>MCC</u> DATE <u>7-12-91</u> SCALE <u>1"=200'</u> SHEET NO. <u>1</u> OF <u>1</u>
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MSA CSU 2167-131