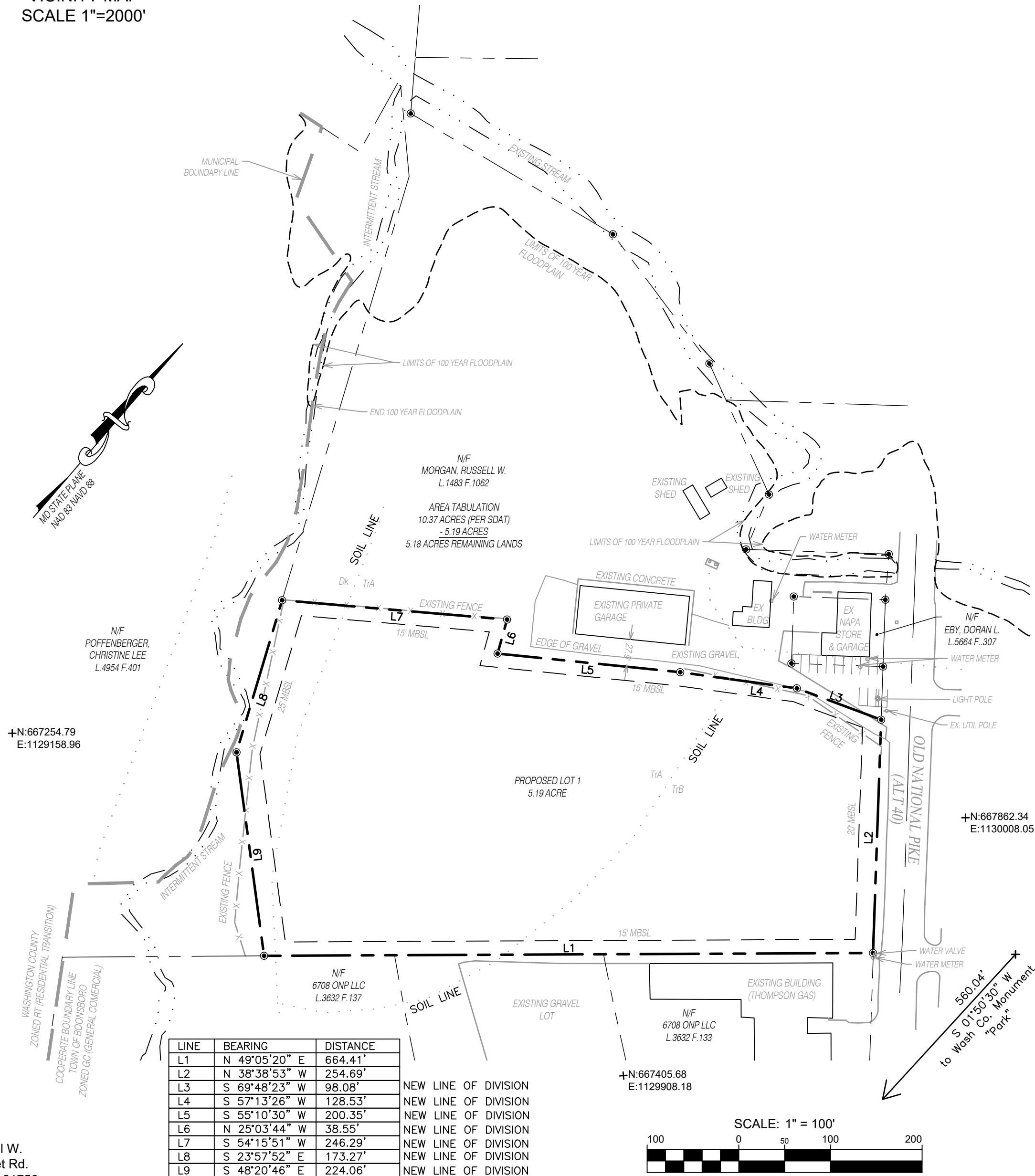
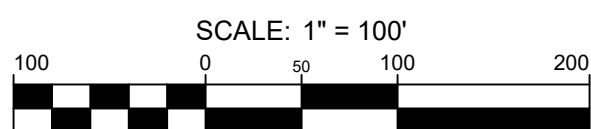


VICINITY MAP  
SCALE 1"=2000'

**SOILS**  
 TrB - Trego gravelly loam, 3 to 8 percent slopes (0.33% of Site)  
 TrA - Trego gravelly loam, 0 to 3 percent slopes (0.58% of Site)  
 Dk - Deposit gravelly loam (0.07% of Site)



Owner:  
Morgan, Russell W.  
19336 Dogstreet Rd.  
Keedysville MD 21756



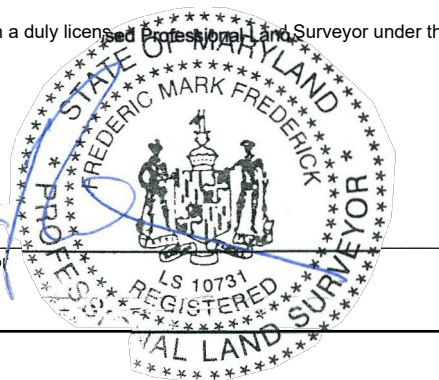
**Dedication for Individuals**  
 I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the 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 and 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 on this plan of subdivision except the following:

and all parties having an interest therein have here unto 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 14 day of Feb, 2022.

DECEASED \_\_\_\_\_ (Seal)  
 Owner: Virginia M. Morgan  
 \_\_\_\_\_ (Seal)  
 Owner: Russell W. Morgan  
 \_\_\_\_\_  
 Witness

**Certificate of Approval of Community Water System and Sewerage**  
 I hereby certify that the use of the community water and/or community sewage system for this subdivision is in conformance with the County Water and Sewerage Plan.  
 Date: \_\_\_\_\_ County Health Officer

**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 Alvey W. Reid and Mildred May Reid, to Virginia M. Morgan and Russell W. Morgan, by deed dated March 11, 1999, and recorded in the Land Records of Washington County, Maryland in Liber No. 1483, folio 1062, and that stones marked O and/or bars marked O 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 duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2024.  
 Date: Feb 15, 2022  
 \_\_\_\_\_  
 Professional Land Surveyor



- General Notes**
- 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.
  - Bearings, distances and coordinates are based on MD Grid NAD83.
  - Soil types are as shown hereon.
  - Minimum Building Setbacks: front yard-20'; side yard-15'; rear yard-25'. Minimum Building Setback Lines are based on the current Town of Boonsboro 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 GC (General Commercial).
  - Total upstream watershed affecting this subdivision: is less than 400 Acres.
  - This parcel being created hereon does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No.24043C0382D dated August 15, 2017, Flood Zone X.
  - There are no floodplains, streams, steep slopes and other related buffers, or habitat of threatened or endangered species as required to be shown by Sections 306, 307 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.
  - No other wells or septic systems lie within 100 feet of the Lot Lines.
  - All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
  - No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement, either shown or described, on the Final Plat of Subdivision.
  - This plat has been reviewed and approved per the GC Zoning District. Any development/construction shall be in accordance with the Washington County / Town of Boonsboro Zoning Ordinance currently being enforced.
  - This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
  - Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
  - The remaining lands is not a legally established lot under COMAR 26.04.03 and may not be considered for development until such time as either the parcel can be served by a community sewage disposal system or evaluation of the parcel demonstrates that the parcel meets the provisions set forth in the Code of Maryland Regulations for subdivision of land in place at the time the proposal is submitted. Furthermore, development must be consistent with applicable State and County Codes, regulations, and laws, and the parcel may not be served by non-convention means of on-site sewage disposal.
  - FCE to be addressed at the Site Plan stage.

**Certificate of Approval**  
**FINAL APPROVAL GRANTED**  
 DATE: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Boonsboro Planning Commission  
 Final Approval good for one hundred eighty (180) days from above date

PLAT NO \_\_\_\_\_  
 DATE \_\_\_\_\_  
 WASHINGTON COUNTY

**FSA**  
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
 128 SOUTH POTOMAC STREET  
 FAGERWOOD 21740  
 301.791.8650  
 20 WEST BALTIMORE STREET  
 GREENBELT 21740  
 301.791.8650  
 565 SOUTH HANOVER STREET  
 COLUMBIA 21046  
 717.571.6111  
 15 EAST MAIN STREET  
 NEWBECHE 21768  
 717.575.3551  
 isa-inc.com  
 ©2022  
 FREDERICK SEIBERT & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS • LAND PLANNERS

**MINOR SUBDIVISION PLAT**  
 SW/4 OF OLD NATIONAL PIKE  
 NW/4 OF THOMPSON GAS  
 BOONSBORO 21713  
 WASHINGTON COUNTY, MD  
 MORGAN, RUSSELL W.  
 19336 DOGSTREET ROAD  
 301-748-1727

PROJECT NO.	8325
DWN BY	DATE
MTJ	01-06-2022
PROJECT MANAGER	EMAIL
FFrederick	FFrederick@fsa-inc.com
PROPERTY INFORMATION	
73-12-13	
SCALE	1" = 50'
SHEET TITLE	

**MINOR SUBDIVISION PLAT**  
**C-101**  
 SHEET 01 OF 01