

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 1814-1815, MSA_C2167_2420. Date available 1985/03/14. Printed 04/24/2024.

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Maryland State Archives

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HAGERSTOWN PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN TO THE SPECIFICATIONS OF THE HAGERSTOWN SUBDIVISION ORDINANCE.

12-21-84
DATE

W. J. Oll
MARYLAND REG. NO. 9827

CERTIFICATE OF APPROVAL

I DO HEREBY CERTIFY THAT THE PLAN FOR SUBDIVISION SHOWN HEREON COMPLIES WITH THE SUBDIVISION ORDINANCE FOR THE CITY OF HAGERSTOWN, MARYLAND, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED ON THIS PLAT AND IN THE MINUTES OF THE HAGERSTOWN PLANNING COMMISSION, AND IS APPROVED FOR RECORDING IN THE OFFICES OF THE REGISTER OF DEEDS.

2/6/85
DATE

Samuel J. Powell
CHAIRMAN

CERTIFICATION OF APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED "PARCEL TO BE CONVEYED BY WESTERN MARYLAND RAILWAY CO." FULLY MEET THE REQUIREMENTS OF THE MARYLAND HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

1-25-1985
DATE

J. H. Mall
COUNTY HEALTH OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, WESTERN MARYLAND RAILWAY CO., DO HEREBY CERTIFY THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

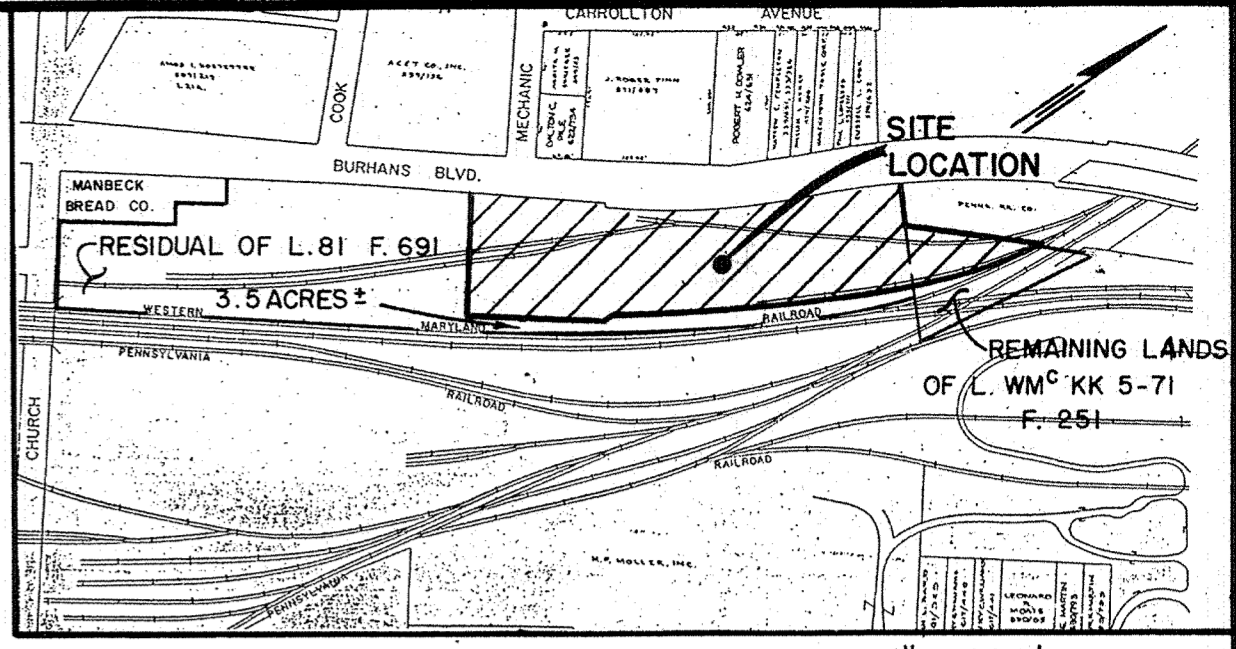
WE DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND DRAINAGE AREAS UNTO THE MAYOR AND CITY COUNCIL OF HAGERSTOWN, MARYLAND AND RESERVE THE FEE SIMPLE TITLE TO ALL RIGHTS-OF-WAY, STREETS, ALLEYS, OPEN SPACES AND OTHER PUBLIC SITES.

WE DO HEREBY OFFER TO DEDICATE SAID AREAS AND ALL PUBLIC UTILITY SYSTEMS THEREIN TO THE MAYOR AND CITY COUNCIL OF HAGERSTOWN, MARYLAND FOR THE USE OF THE PUBLIC IN GENERAL. SAID OFFER SHALL NOT BE DEEMED TO BE ACCEPTED BY THE CITY UNTIL SAID OFFER IS FORMALLY ACCEPTED IN THE MANNER PRESCRIBED BY LAW.

THIS DEED AND AGREEMENT OF DEDICATIONS SHALL BE BINDING UPON OUR GRANTEEES, ASSIGNS, SUCCESSORS, HEIRS, AND PERSONAL REPRESENTATIVES AND ALL PARTIES AND INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS 27th DAY OF December, 1984.

WESTERN MARYLAND RAILWAY COMPANY
R. C. Gabley
MANAGER - REAL ESTATE AND INDUSTRIAL DEVELOPMENT



VICINITY MAP SCALE: 1" = 200'

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.

NOTE: Rebars & Caps Set On All Corners Unless Otherwise Noted

- NOTES:**
- Parcel Area = 2.70 Ac. or 117,612 Sq. Ft.
 - Bearings And Distances Are In Agreement With A Recent Survey By Fox & Associates, Inc.
 - Property Lines of Pennsylvania Railroad Are As Shown On Track Map VS 33.0 & VS 2.0
 - Property Lines of Western Maryland Railway Co. Are As Taken From VAL Map VI-3 ST-42
 - Right-of-Way Lines And Easement Area Are As Shown on City of Hagerstown Engineering Dept. Dwg. 12-124-06 & 12-124-02

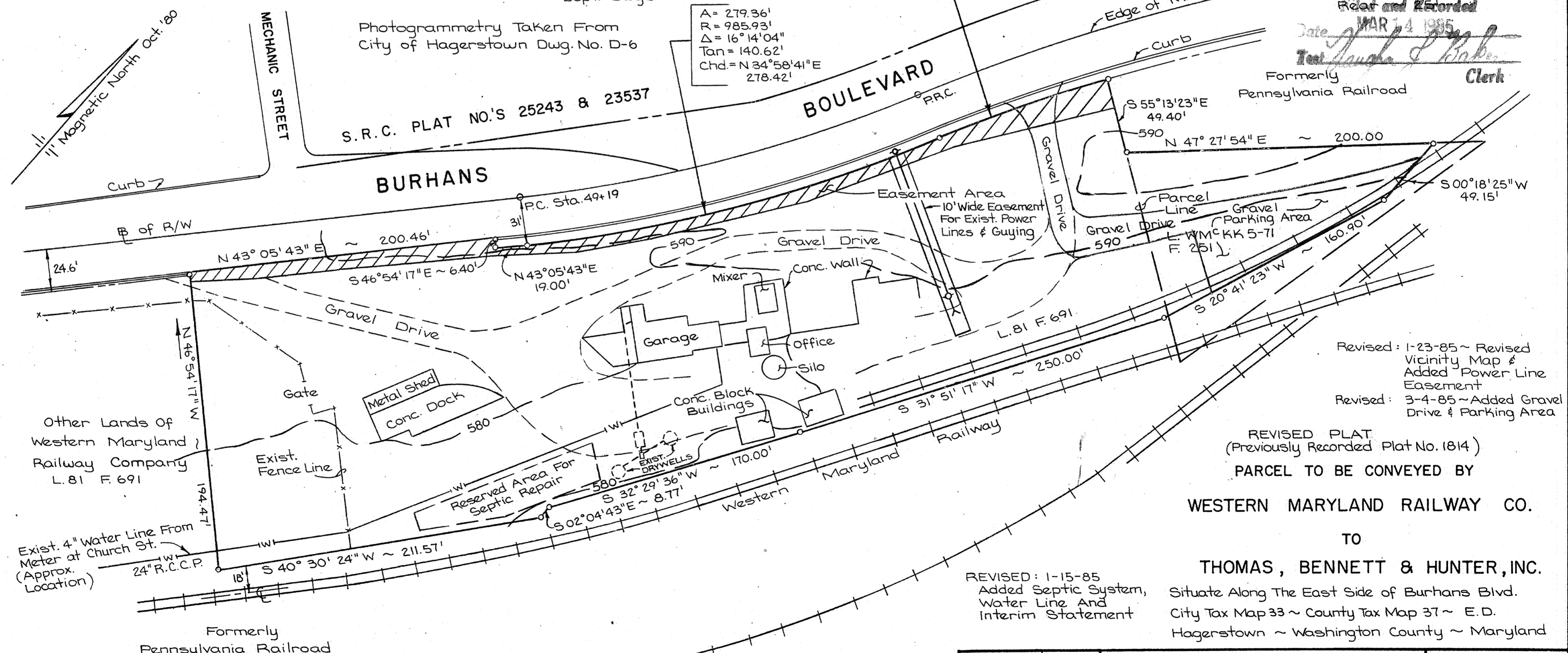
TASH. CO. PLAT NO. 1815
CALL OF REC. NO. 1968

ZONING ~ IR (Industrial Restricted)

BUILDING RESTRICTION LINES

Front ~ 50'
Sides ~ 25'
Rear and Retained

Date MAR 14 1985
Tom Laughlin & Baker
Clerk



A = 116.29'
R = 1242.24'
Δ = 5°21'49"
Tan = 58.19'
Chd = N 29°32'34"E
116.24'

A = 279.36'
R = 985.93'
Δ = 16°14'04"
Tan = 140.62'
Chd = N 34°58'41"E
278.42'

Revised: 1-23-85 ~ Revised Vicinity Map & Added Power Line Easement
Revised: 3-4-85 ~ Added Gravel Drive & Parking Area

REVISED PLAT
(Previously Recorded Plat No. 1814)
PARCEL TO BE CONVEYED BY

WESTERN MARYLAND RAILWAY CO.

TO

THOMAS, BENNETT & HUNTER, INC.

Situate Along The East Side of Burhans Blvd.
City Tax Map 33 ~ County Tax Map 37 ~ E. D.
Hagerstown ~ Washington County ~ Maryland

REVISED: 1-15-85
Added Septic System,
Water Line And
Interim Statement

OWNER:
Western Maryland Railway Co.
c/o Thomas, Bennett & Hunter, Inc.
P.O. Box 309
Westminster, Md. 21757

DRAWN BY: B.V.L.
DATE: 12-20-84
CHECKED BY: R.E.T.
DATE: 12-20-84
SCALE: 1" = 50'

FOX & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS
881 MT. AETNA RD., HAGERSTOWN, MARYLAND 21740
(301) 733-8503

DISTRICT: 27
TAX MAP NO.: 37
DWG. NO.: C-920

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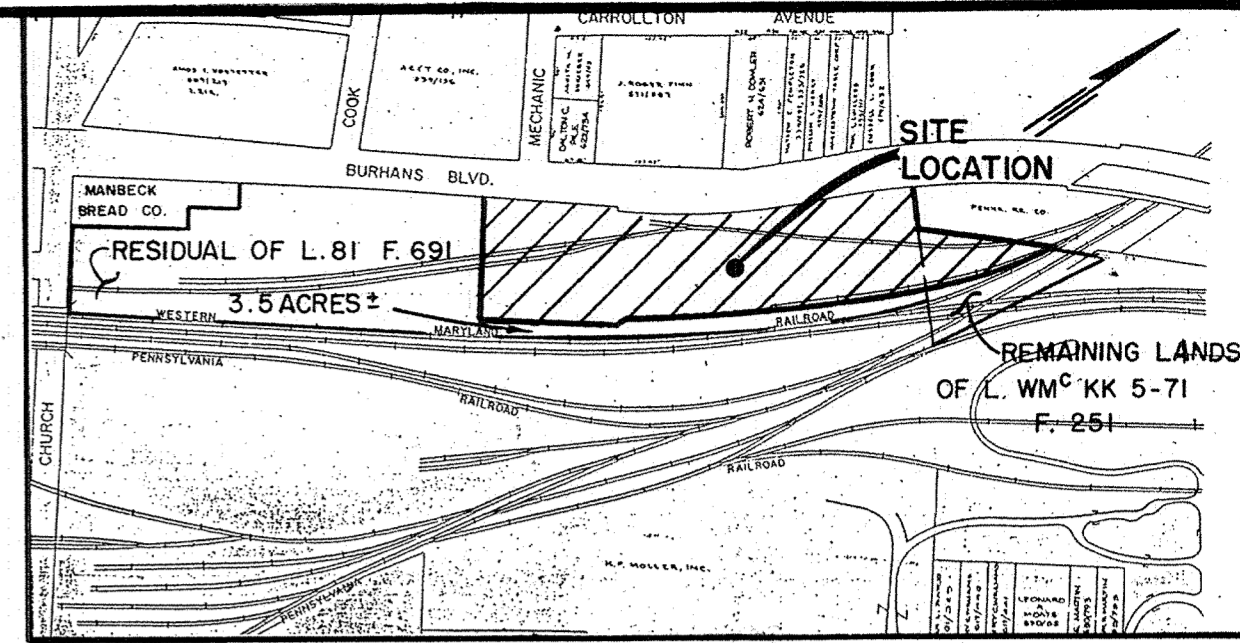
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R. C. Jolley
MANAGER - REAL ESTATE AND INDUSTRIAL DEVELOPMENT



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WASH. CO. PLAT NO. 1814
TALL OF REC. NO. 1907

ZONING ~ IR (Industrial Restricted)

BUILDING RESTRICTION LINES

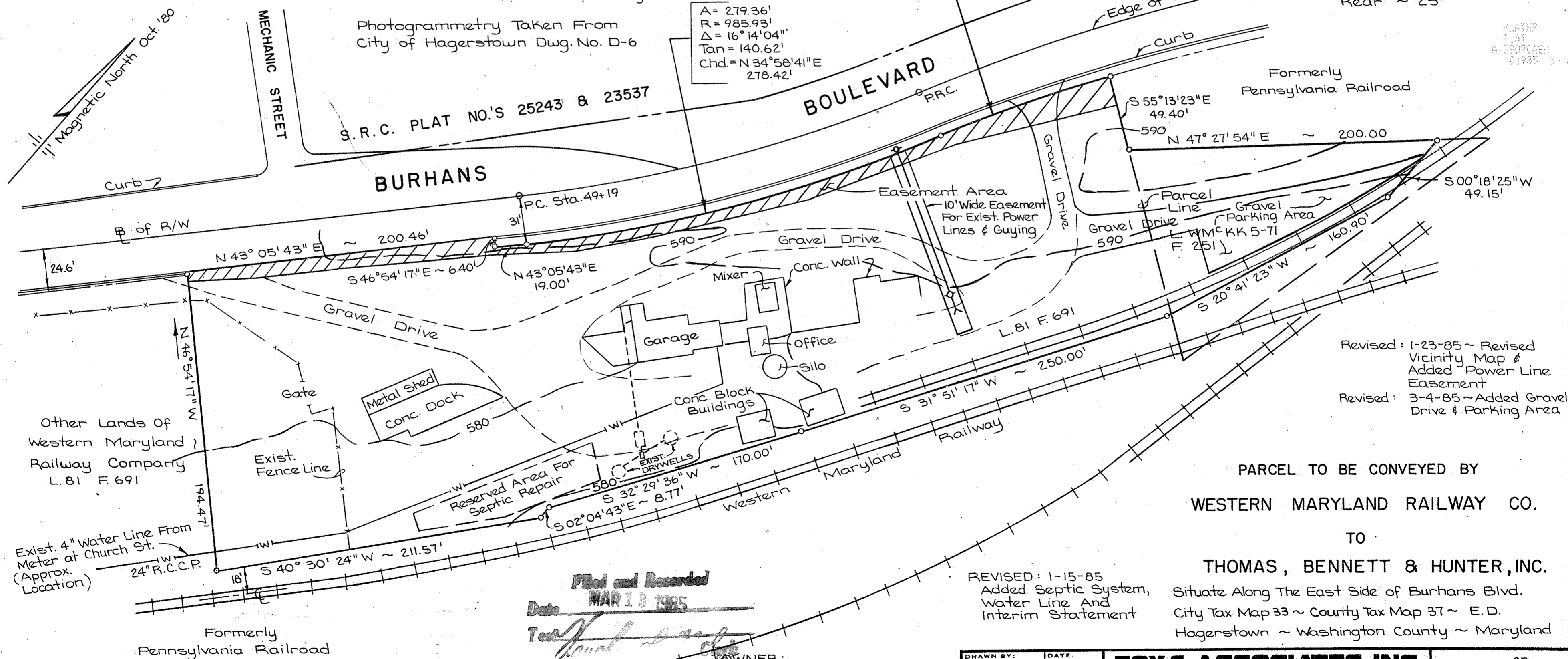
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TO
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Hagerstown ~ Washington County ~ Maryland

Filed and Recorded
Date MAR 13 1985

Test [Signature]

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