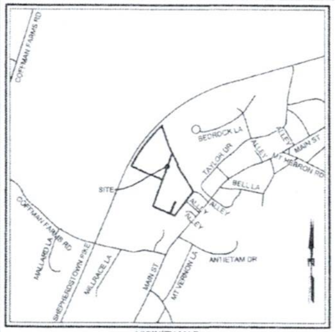
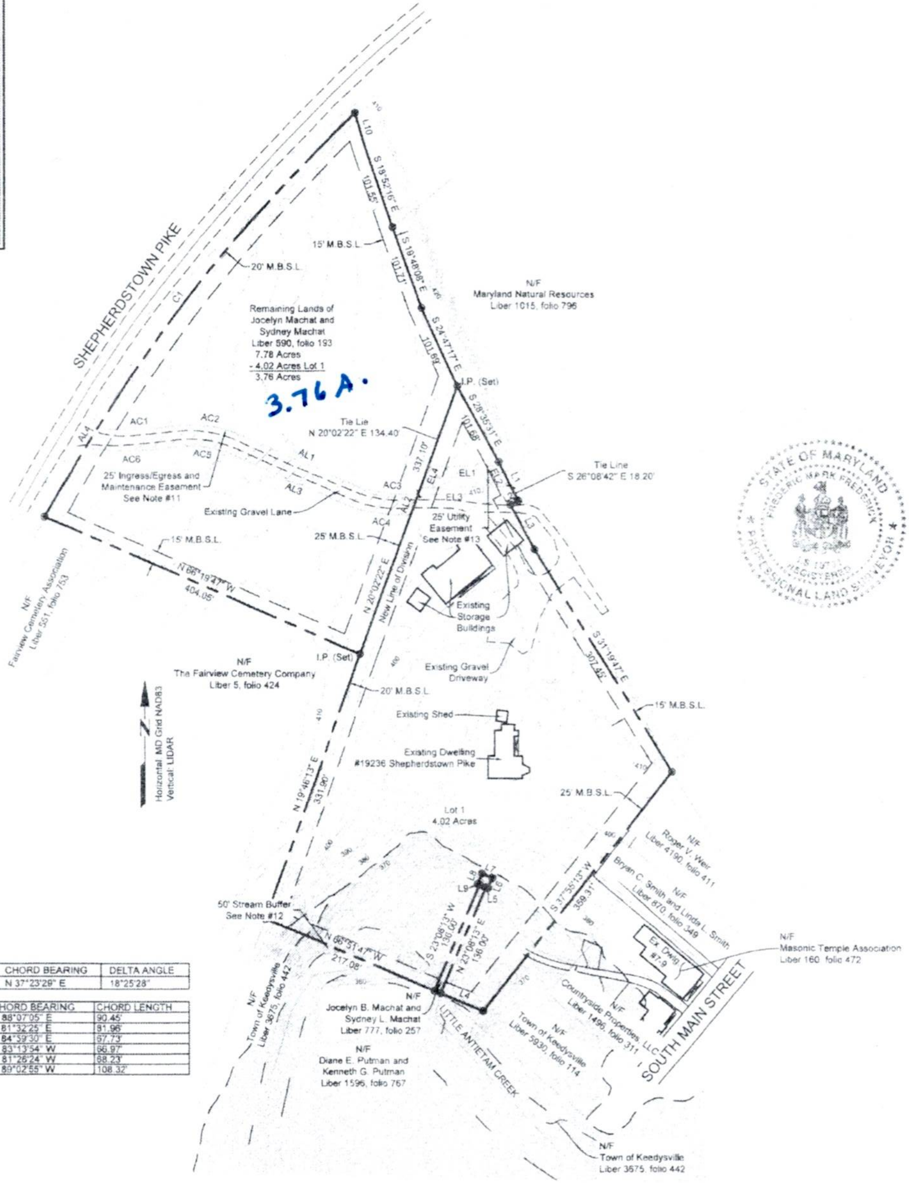


VICINITY MAP
SCALE 1"=1000'

LEGEND

- = PROPERTY LINE
- = PROPOSED PROPERTY LINE
- = PROPERTY CORNER
- Limits of 100 Year Floodplain
- Proposed Ingress/Egress and Maintenance Easement
- Proposed Utility Easement



LINE	BEARING	DISTANCE
L1	S 26°08'42" E	50.77'
L2	S 62°00'02" W	10.00'
L3	S 27°46'54" E	60.20'
L4	N 66°51'47" W	54.48'
L5	S 66°51'47" E	2.50'
L6	N 23°08'13" E	13.00'
L7	N 66°51'47" W	13.00'
L8	S 23°08'13" W	13.00'
L9	S 66°51'47" E	2.50'
L10	S 15°46'07" E	40.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,875.86'	603.22'	600.62'	N 37°23'29" E	18°25'28"

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
AC1	364.77'	90.68'	14°14'39"	N 88°07'05" E	90.45'
AC2	152.87'	82.98'	31°05'59"	S 81°32'25" E	81.96'
AC3	194.85'	68.07'	20°00'59"	S 84°59'30" E	67.73'
AC4	219.85'	67.23'	17°31'13"	N 83°13'54" W	66.97'
AC5	127.87'	69.07'	30°56'56"	N 81°26'24" W	68.23'
AC6	389.77'	108.67'	15°58'29"	S 89°02'55" W	108.32'

LINE	BEARING	DISTANCE
AL1	S 66°15'24" E	152.95'
AL2	S 20°02'22" W	27.26'
AL3	N 66°15'24" W	154.86'
AL4	N 31°27'17" E	27.65'

LINE	BEARING	DISTANCE
EL1	N 89°22'38" E	85.31'
EL2	S 26°08'42" E	27.70'
EL3	S 89°22'38" W	106.67'
EL4	N 20°02'22" E	26.72'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Owner:
Jocelyn Machat and Sydney Machat
PO Box 247
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 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 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 acceptence 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 also certify that the community water and/or community sewerage system 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 point of discharge, have been approved by the Department of Health and Mental Hygiene.
I/We do hereby assent to this plan of subdivision.

Witness our hands and seals this date 7-14-2023

(signature) (Seal)
Owner: Sydney L. Machat

(signature) ATTORNEY-IN-FACT (Seal)
Owner: Jocelyn B. Machat FOR: JOCELYN B. MACHAT

Timothy A. Buhle (signature)
Witness

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 Martha G. Taylor, to Sydney L. Machat and Jocelyn B. Machat, by deed dated January 23, 1975, and recorded in the Land Records of Washington County, Maryland in Liber No. 590, folio 193; and that stones marked ☐ and/or bars marked ○ 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.

7-13-2023 (signature)
Date Professional Land Surveyor

STATE OF MARYLAND · FREDERIC MARK FREDERICK · REGISTERED · PROFESSIONAL LAND SURVEYOR (seal)

General Notes

1. Parcel to be served by public water and sewer from the Town of Keedysville and Washington County.
2. 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.
3. Bearings, distances and coordinates are based on MD Grid NAD83.
4. Soil types are as shown hereon.
6. Parcels are Zoned SR- Suburban Residential District - Low Density
   Minimum Building Setbacks: Front - 20'; Side - 15'; Rear - 25;
   Minimum setback for accessory buildings in side and rear: 5'
6. Total upstream watershed affecting this subdivision: is less than 400 Acres.
7. A portion of this parcel dies lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 24043C0377D dated August 15, 2017; Flood Zone AE.
8. Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA, Inc.
9. 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.
10. This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
11. This ingress/egress and maintenance easement crosses the Remaining Lands for the benefit of Lot 1.
12. Little Antietam Creek subject to 50' stream buffers based on Keedysville Subdivision Ordinance. In most areas, this buffer is greater than required due to the 100 year floodplain.
13. This utility easement crosses Lot 1 for the benefit of the Remaining Lands and is for the purpose of providing and maintaining public utilities to the Remaining Lands.

Certificate of Approval
FINAL APPROVAL GRANTED

DATE: 7-26-23

By: (signature)
The Town of Keedysville Mayor and Council

Certificate of Approval
FINAL APPROVAL GRANTED

DATE: 7-26-23

By: Lisa Riner
The Town of Keedysville Planning Commission

PLAT NO 11632
DATE JUL 27 2023
WASHINGTON COUNTY

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2023 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650 | 20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717.597.1007 | 508 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111 | 15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.276.7531

PRELIMINARY/FINAL PLAT OF SUBDIVISION
OF
LOT 1
FOR
JOCELYN MACHAT AND SYDNEY MACHAT
SITUATE AT 19239 SHEPHERDSTOWN PIKE
TOWN OF KEEDYSVILLE
WASHINGTON COUNTY, MARYLAND

PROJECT NO: 4067.1
DWN BY: LEJ
DATE: 6.19.2023
PROJECT MANAGER: FMF
EMAIL: FFrederick@fsa-inc.com
ELECTION DISTRICT: 19
PROPERTY INFORMATION: 722-6-207
ACCOUNT NO: 19-003043
SCALE: 1" = 100'
SHEET TITLE:

PLAT OF SUBDIVISION

SHEET 01 OF 01

LEGEND
= PROPERTY LINE
= PROPOSED PROPERTY LINE
= PROPERTY CORNER
- Limits of 100 Year Floodplain
- Proposed Ingress/Egress and Maintenance Easement
- Proposed Utility Easement

BOONSBORO

ENTRANCE LANE

MD. RT. 34
SHEPHERDSTOWN PIKE

Remaining Lands of Jocelyn Machat and Sydney Machat
Liber 590, folio 193
7.78 Acres
- 4.02 Acres Lot 1
3.76 Acres

3.76 A.

N/F Maryland Natural Resources Liber 1015, folio 796

N/F Fairview Cemetery Association Liber 551 folio 703

N/F The Fairview Cemetery Company Liber 5, folio 424

N/F Masonic Temple Association Liber 160 folio 472

N/F Roger V. Wolf Liber 4190, folio 411

N/F Bryan C. Smith and Linda L. Smith Liber 870, folio 345

N/F Countryside Properties, LLC Liber 1486, folio 311

N/F Town of Keedysville Liber 5850, folio 114

N/F Town of Keedysville Liber 3675, folio 442

N/F Town of Keedysville Liber 402, folio 442

N/F Jocelyn B. Machat and Sydney L. Machat Liber 777, folio 257

N/F Diane E. Putman and Kenneth G. Putman Liber 1596, folio 767

Lot 1
4.02 Acres

Existing Storage Buildings

Existing Gravel Driveway

Existing Shed

Existing Dwelling #19236 Shepherdstown Pike

Existing Gravel Lane

25' Utility Easement See Note #13

25' Ingress/Egress and Maintenance Easement See Note #11

50' Stream Buffer See Note #12

Tie Line N 20°02'22" E 134.40'

Tie Line S 26°08'42" E 18.20'

Point of Beginning

Point of Commencing

Horizontal MD Grid NAD83
Vertical: DAR

LITTLE ANTIETAM CREEK

SOUTH MAIN STREET

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Owner:
Jocelyn Machat and Sydney Machat
PO Box 247
Keedysville MD 21756

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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 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 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.
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I/We do hereby assent to this plan of subdivision.

Witness our hands and seals this date 7-14-2023

Owner Sydney L. Machat (Seal)

Owner Jocelyn B. Machat ATTORNEY-IN-FACT (Seal)
BY: JOCELYN B. MACHAT

Witness

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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-19731 Expiration Date 1/15/2024.

Date Professional Land Surveyor

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By:
The Town of Keedysville Mayor and Council

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The Town of Keedysville Planning Commission

PLAT NO 11632
DATE JUL 27 2023
WASHINGTON COUNTY

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
MUNCY, PA 570-546-8202
GREENCASTLE, PA 717-597-1166
HAGERSTOWN, MD 21740 301-797-3600

PRELIMINARY/FINAL PLAT OF SUBDIVISION
OF
LOT 1
FOR
JOCELYN MACHAT AND SYDNEY MACHAT
SITUATE AT 19239 SHEPHERDSTOWN PIKE
TOWN OF KEEDYSVILLE
WASHINGTON COUNTY, MARYLAND

PROJECT NO. 4067.1
DRAWN BY LEJ
DATE 6.19.2023
PROJECT MANAGER FMF
EMAIL FFrederick@fsa-inc.com
ELECTION DISTRICT 19
PROPERTY INFORMATION 722-6-207
ACCOUNT NO. 19-003043
SCALE 1" = 100'
SHEET TITLE

PLAT OF SUBDIVISION

SHEET 01 OF 01

P 256461

MSA S1255 - 9187

05/19/2023

WASHINGTON COUNTY - CIRCUIT COURT (Subdivision Plats, WA) Plat 11632, MSA_S1255_9187. Date available 2023/07/27. Printed 08/18/2023.