

TOTAL N° OF LOTS = 2
 SOIL TYPE = MYERSVILLE (NOT RESTRICTED)
 ZONING = GC (GENERAL COMMERCIAL)
 VERTICAL DATUM ASSUMED/FIELD RUN
 CONTOUR INTERVALS = 5'

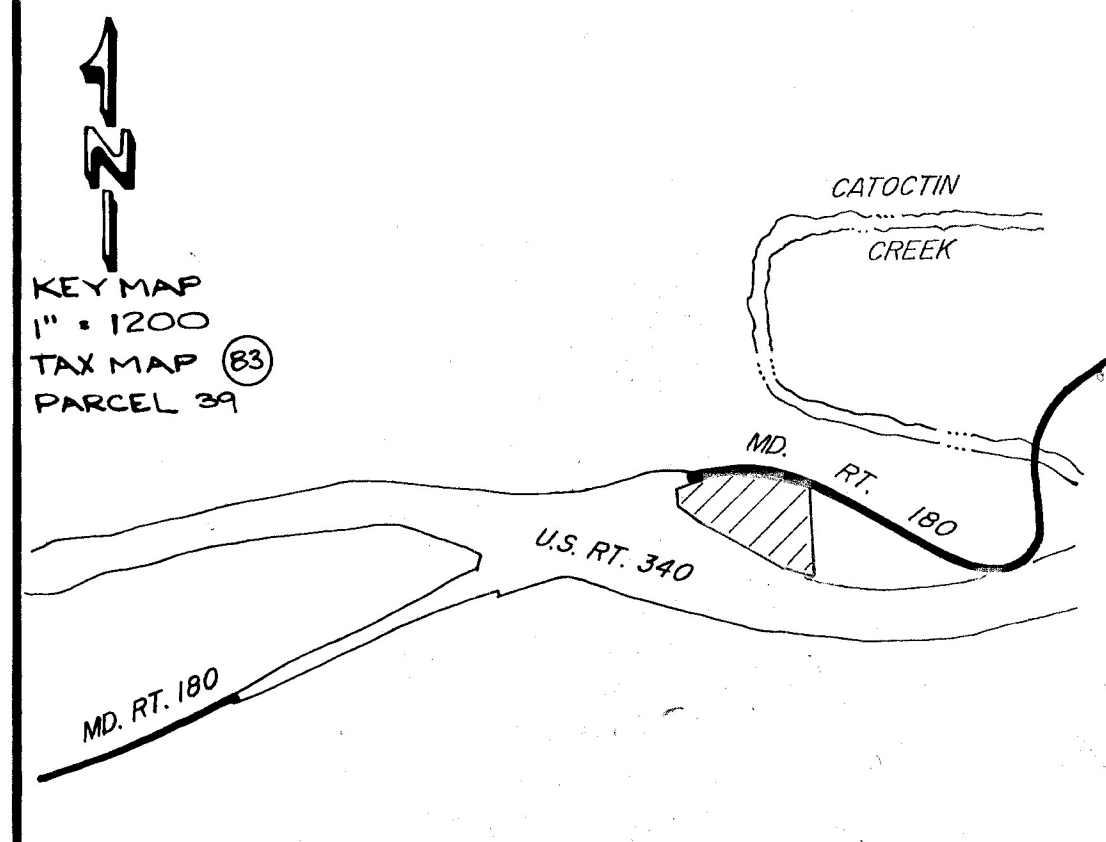
NOTE:
 SURVEY PERFORMED AND PLAT
 PREPARED WITHOUT BENEFIT OF
 TITLE REPORT, NONE FURNISHED.

NOTE:
 NO WELLS OR SEPTICS
 WITHIN 100' OF LOT LINES,
 EXCEPT AS SHOWN.

NOTE:

DENIED ACCESS ALONG ENTIRE ROAD FRONTAGE OF
 U.S. RT. 340 AND JEFFERSON PIKE, EXCEPT AT
 PROPOSED COMMON ENTRANCE.

REvised 3-1-94



OWNER'S DEDICATION & CERTIFICATION

I/WE, JAMES V. CARONE & GWENDOLYN G. CARONE, OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT. I/WE, CERTIFY THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 1979 EDITION AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS & MARKERS HAVE BEEN COMPLIED WITH.

11/23/92 *James V. Carone*
 DATE JAMES V. CARONE

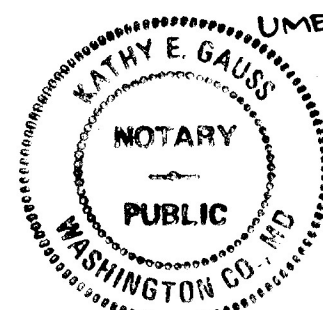
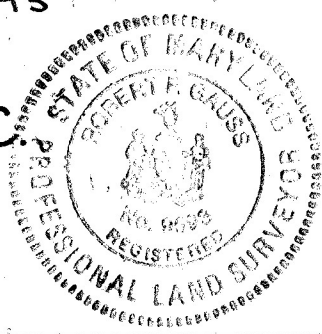
11/23/93 *Gwendolyn G. Carone*
 DATE GWENDOLYN G. CARONE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE & BELIEF, IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES V. CARONE, SURVIVING JOINT TENANT, UNTO JAMES V. CARONE, AND GWENDOLYN G. CARONE, BY DEED DATED 30th DAY OF MAR. 1992 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 1781/0601, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION & THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, 1979 EDITION, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS & MARKERS HAVE BEEN COMPLIED WITH.

23 NOV. 93 *Robert F. Gauss*
 DATE ROBERT F. GAUSS R.P.L.S. #9693

SURVEY & PLAT BY
ROBERT F. GAUSS & ASSOC.
 PROFESSIONAL LAND SURVEYORS
 601 W. MAIN ST. EMMITSBURG, MD.
 21727
 301-447-2222



NOTE: PER APPO REQUIREMENTS, DEVELOPMENT OF THESE LOTS IS RESTRICTED TO USES GENERATING NO MORE THAN A TOTAL OF 25 PEAK HOUR TRIPS FOR THE 2 LOTS. IF THE PROPOSED USAGE FOR BOTH LOTS EXCEEDS THIS LIMIT, A CORRECTION PLAT MUST BE ACCOMPLISHED IN CONJUNCTION WITH THE COMPLETION OF A FULL APPO TIS AT THE TIME OF SITE PLAN.

TOTAL AREA ALL LOTS = 376426.00 OR 8.6416 Ac.[±]
 + TOTAL DEDICATION = 0.00
 TOTAL SUBDIVISION = 376426.00 OR 8.6416 Ac.[±]
 TOTAL AREA REMAINDER = 0.00 (PAR. 1 1781/0601)

NOTE: SWM SHALL BE DETERMINED AS PART OF THE SITE PLAN APPROVAL.

NOTE: THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE AN ADEQUATE OR POTABLE WATER WELL SUPPLY FOR THESE LOTS.

OWNERS:
 JAMES V. & GWENDOLYN G. CARONE
 28101 SAN LUCAS
 MISSION VIEJO, CA. 92691
 714-859-1925

COORDINATES

STA.	NORTH	EAST
14	5257.746	5951.96
110	5263.511	5866.980
111	5216.305	6086.472
112	5223.994	5409.905
113	5279.571	5632.385
116	5191.528	6167.354
117	5128.983	6273.417
257	5093.965	5387.687
267	4993.627	5526.212
270	4852.711	5728.070
271	4681.335	5960.223
274	4590.766	6220.463

APPROVED

FREDERICK COUNTY
 PLANNING COMMISSION

3-4-94 *Martha B. Rice*
 DATE SECRETARY OR CHAIRMAN

APPROVED

DEPARTMENT OF HEALTH

3/4/94 *James E. Bowles, M.D.*
 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 (MAN MADE STRUCTURES) ARE ALLOWED IN THE SEPTIC AREA.
- 4) A 6' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.

SYMBOLS

- = CRIMP PIPE FD.
- = I-PIPE FD.
- = REBAR & CAP SET
- = CONC. MON. SET
- ⊙ = EX. WELL
- = O.H. UTILITY POLE & WIRE

MINIMUM BUILDING
 RESTRICTION LINES.

FRONT - AS SHOWN
 REAR - 25'
 SIDES - 8'

REVISIONS

15 OCT. 92, LOTS, S.A.
 14 JULY 93, LOT 2 S.A.
 2 SEPT. 93, REV.
 23 NOV. 93, REV.
 10 DEC. 93, GPD NOTE

THE OWNERS HAVE
 SWORN TO AND SUB-
 SCRIBED BEFORE ME
 THIS 23RD DAY OF
 NOVEMBER 1993.

Kathy E. Gauss
 NOTARY PUBLIC

COMBINED PRELIMINARY-FINAL PLAT

LOT 1-2, SECTION ONE

"PETERSVILLE HEIGHTS"

SITUATED ON MD. RT. 180 & U.S. RT. 340
 PETERSVILLE ELECTION DISTRICT # 12
 FREDERICK COUNTY, MARYLAND

DATE: 17 JUNE 1992

PLAT N° 83 P. 39

SCALE: 1" = 100'

DRW. BY: JEG

CHK. BY: R36