

AT THE REQUEST OF HIGHLAND ENGINEERING & SURVEYING, INC. THIS PLAT WAS FILED THE 5th DAY OF April 2018 IN PLAT CASE TWM 2, FILE 867.

GARRETT COUNTY HEALTH DEPARTMENT APPROVAL

PARCEL A HAS AN EXISTING SEWAGE DISPOSAL SYSTEM (PERMIT 151-1976) AND EXISTING WELL (PERMIT 26-2010) AND HAS BEEN CHECKED FOR CONFORMANCE TO MARYLAND DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS FOR INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM FOR ONE SINGLE FAMILY DWELLING.

STEPHEN J. SHERRARD
GARRETT COUNTY ENVIRONMENTAL HEALTH DIRECTOR
DATE 3/6/18

OWNER'S STATEMENT

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, STATE THAT WE ARE THE MAJORITY OWNERS OR ARE THE AUTHORIZED OFFICERS OF THE CORPORATION THAT ARE THE MAJORITY OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

TIMOTHY RADCLIFF, OWNER
DATE 4/4/2018

APPROVAL/REVIEW BLOCK

APPROVED BY THE GARRETT COUNTY PLANNING COMMISSION AND ACCEPTED FOR RECORDING.

DEBORAH A. CARPENTER
DIRECTOR, PLANNING AND LAND MANAGEMENT
DATE 4/4/18

NOTES:

1. THERE ARE NO EXISTING OR PROPOSED WELLS OR SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY UNLESS OTHERWISE SHOWN.
2. IT IS THE OWNER'S RESPONSIBILITY TO SECURE ALL PERTINENT PERMITS RELATED TO WETLANDS, FLOOD PLAINS AND WATERWAY CONSTRUCTION AND OBSTRUCTION FROM APPROPRIATE AGENCIES.
3. PERCOLATION RATE: 12 MIN.
4. NO PART OF THIS PROPERTY LIES WITHIN ANY DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON ANY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD PLAIN MAP.
5. LAND CLASSIFICATION AR- AGRICULTURAL RESOURCE
6. MINIMUM LOT AREA REQUIRED- 3.00 ACRES.
MINIMUM LOT WIDTH REQUIRED- 200 FEET.
7. TOTAL ACREAGE - 7.00 ACRES.
NUMBER OF LOTS - 1.
8. REQUIRED MINIMUM SETBACKS:
20' FROM RIGHT OF WAY
9. CONTOURS ARE NOT SHOWN AS NO AREA WILL BE ALTERED AS A RESULT OF THIS SUBDIVISION.
10. THERE ARE NO NATURAL SLOPES GREATER THAN 30% ON PARCEL A.
11. AS PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, PARCEL A IS LOCATED IN TIER IV. 1 DEVELOPMENT RIGHT IS BEING TRANSFERRED WITH PARCEL A. SIX (6) REMAINING DEVELOPMENT RIGHTS TO REMAIN WITH RESIDUE PARCEL.



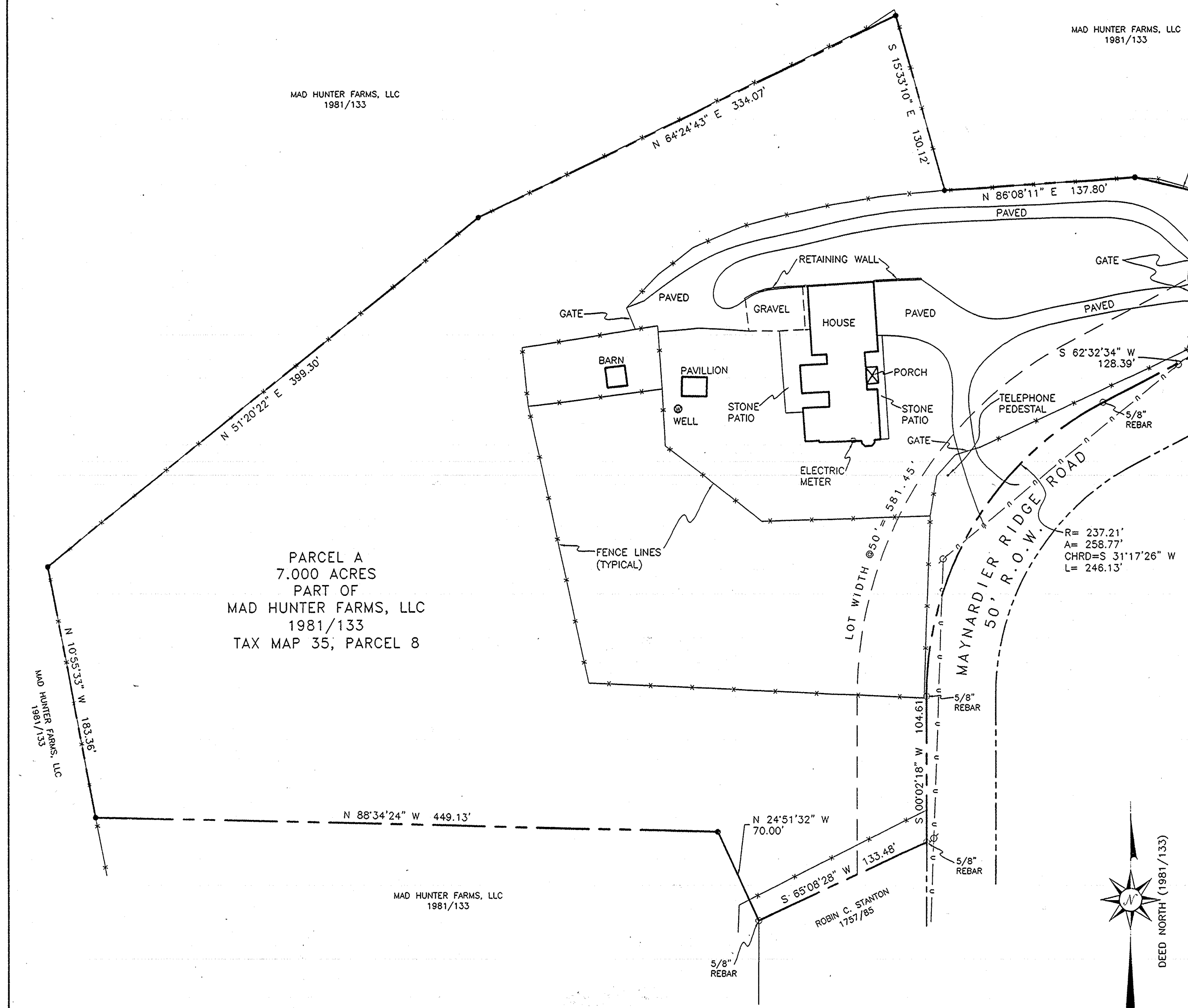
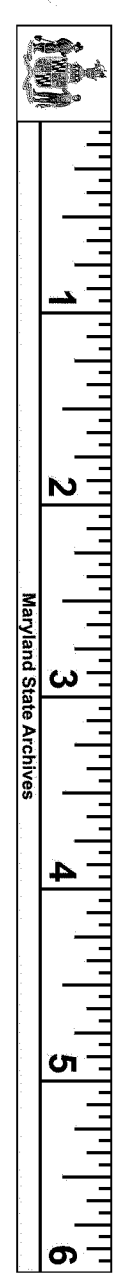
PLAT OF MINOR SUBDIVISION SURVEYED FOR
MAD HUNTER FARMS, LLC/TIM RADCLIFF
ELECTION DISTRICT NO. 12, GARRETT COUNTY, MARYLAND
SCALE: 1" = 60' DATE: MARCH 2018

SURVEYOR'S CERTIFICATE

To all parties interested in the title to the property surveyed; I hereby certify that the property corners marked thus: o have been found and that property corners marked thus: • have been 1/2" rebar with cap set or magnail with washer set and that property corners marked thus: @ are calculated points according to field survey in conjunction with the land records of said county and are correct to the best of my knowledge and belief, said locations are subject to change upon discovery of new and superior evidence.



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