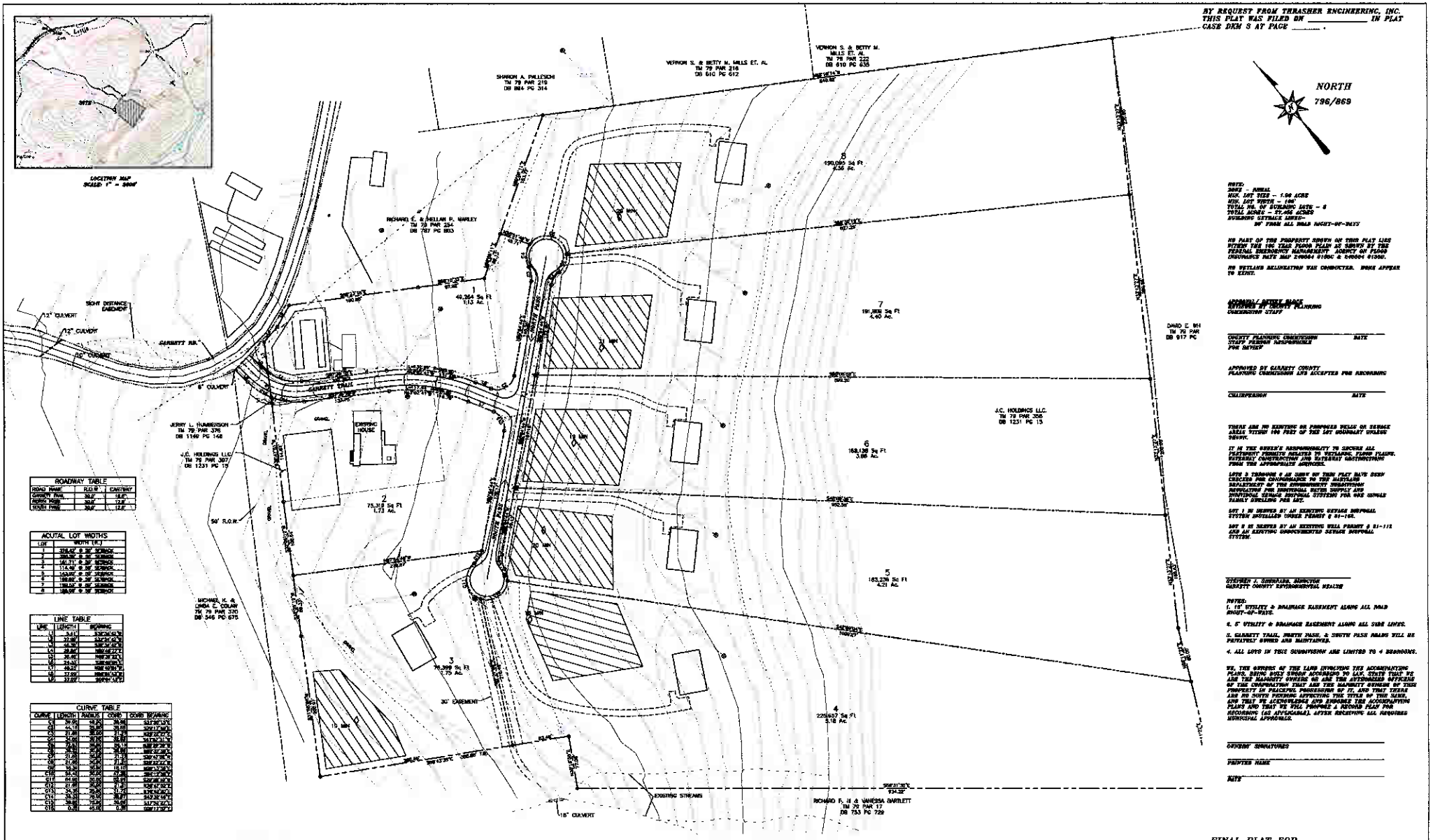
BY REQUEST FROM THRASHER ENGINEERING, INC.
THIS PLAT WAS FILED ON _____ IN PLAT
CASE DKM 5 AT PAGE _____.

LOCATION MAP
SCALE: 1" = 2000'



ROADWAY TABLE		
ROAD NAME	R.O.W.	CARTWAY
GARRETT TRAIL	30.0'	18.0'
NORTH PASS	30.0'	12.0'
SOUTH PASS	30.0'	12.0'

ACUTAL LOT WIDTHS	
LOT	WIDTH (R.L)
1	339.42' @ 50' SETBACK
2	300.00' @ 50' SETBACK
3	141.71' @ 50' SETBACK
4	174.46' @ 50' SETBACK
5	143.00' @ 50' SETBACK
6	199.42' @ 50' SETBACK
7	199.42' @ 50' SETBACK
8	199.42' @ 50' SETBACK

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.41'	S33°00'40"E
L2	37.00'	S46°34'42"E
L3	40.00'	S46°34'42"E
L4	26.00'	N66°46'27"E
L5	36.00'	N66°46'27"E
L6	24.33'	N66°46'27"E
L7	46.23'	N66°46'27"E
L8	37.00'	N66°46'27"E
L9	37.00'	N66°46'27"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CORD	CORD BEARING
C1	39.00	18.00	30.88	S41°36'12"E
C2	44.13	25.00	31.02	S29°12'40"E
C3	21.00	25.00	21.76	N58°22'42"E
C4	54.00	30.00	46.80	S41°34'31"E
C5	39.53	25.00	35.19	N58°22'42"E
C6	39.53	25.00	35.19	N58°22'42"E
C7	21.00	54.00	21.23	S29°42'26"E
C8	21.00	54.00	21.23	S29°42'26"E
C9	18.30	30.00	18.18	N58°34'34"E
C10	34.54	25.00	32.08	N61°12'36"E
C11	44.00	30.00	40.41	S58°26'40"E
C12	21.00	30.00	21.77	N58°42'50"E
C13	34.30	25.00	31.72	N58°42'50"E
C14	39.00	25.00	35.11	S43°34'42"E
C15	39.00	25.00	35.11	S43°34'42"E
C16	0.38	45.00	0.38	S66°13'27"E

NOTE:
ZONE - RURAL
MIN. LOT SIZE - 1.00 ACRE
MIN. LOT WIDTH - 100'
TOTAL NO. OF BUILDING LOTS - 8
TOTAL ACRES - 27.486 ACRES
BUILDING SETBACK LINES:
50' FROM ALL ROAD RIGHT-OF-WAYS

NO PART OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SURVEY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP 240084 0150C & 0400040 0150D.

NO WETLAND DELINEATION WAS CONDUCTED. NONE APPEAR TO EXIST.

APPROVAL / NOTES BLOCK
REVIEWED BY COUNTY PLANNING
CHESNEYSON STAFF

COUNTY PLANNING CHAIRPERSON — DATE
STAFF PERSON RESPONSIBLE
FOR REVIEW

APPROVED BY GARRETT COUNTY
PLANNING COMMISSION FOR RECORDING

CHAIRPERSON — DATE

THERE ARE NO EXISTING OR PROPOSED WELLS OR SEWAGE AREAS WITHIN 100 FEET OF THE LOT BOUNDARY UNLESS SHOWN.

IT IS THE OWNER'S RESPONSIBILITY TO SECURE ALL PERTINENT PERMITS RELATED TO WETLANDS, FLOOD PLAINS, WATERWAY CONSTRUCTION AND WATERWAY OBSTRUCTIONS FROM THE APPROPRIATE AGENCIES.

LOTS 1 THROUGH 8 AS SHOWN ON THIS PLAT HAVE BEEN CHECKED FOR CONFORMANCE TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TEMPORARY REGULATION FOR INDIVIDUAL PRIVATE WATER SUPPLY AND INDIVIDUAL SEWAGE DISPOSAL SYSTEMS FOR ONE SINGLE FAMILY DWELLING PER LOT.

LOT 1 IS SERVED BY AN EXISTING SEWAGE DISPOSAL SYSTEM INSTALLED UNDER PERMIT # 91-148.

LOT 2 IS SERVED BY AN EXISTING WELL PERMIT # 91-112 AND AN EXISTING CONVENTIONAL SEWAGE DISPOSAL SYSTEM.

STEPHEN J. SHOWALTER, DIRECTOR
GARRETT COUNTY ENVIRONMENTAL HEALTH

NOTES:
1. 10' UTILITY & DRAINAGE EASEMENT ALONG ALL ROAD RIGHT-OF-WAYS.

2. 5' UTILITY & DRAINAGE EASEMENT ALONG ALL SIDE LINES.

3. GARRETT TRAIL, NORTH PASS, & SOUTH PASS ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.

4. ALL LOTS IN THIS SUBDIVISION ARE LIMITED TO 4 BEDROOMS.

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO LAW, 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 NOTE PERSONS AFFECTING THE TITLE OF THE SAME, AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPERLY & RECORD PLAT FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

OWNERS' SIGNATURES

PRINTED NAME

DATE

I, DAVID E. BARNET, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, IN GARRETT COUNTY, HEREBY CERTIFY THAT THE PLAT CORRECTLY AND ACCURATELY REPRESENTS THE BOUNDARIES OF THE PROPOSED NEW LOTS AND THAT THE ACCOMPANYING ATTACHED PLANS AND SUPPORTING DOCUMENTATION AND TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DAVID E. BARNET, JR.
MD REG 20001
MD LSB 1000

THRASHER
ENGINEERING
CIVIL, ENVIRONMENTAL, AND CONSULTING
3000 THAYER CENTER – OAKLAND, MD 21550
PHONE (301) 334-3666 (FAX) (301) 334-4020

OWNER & DEVELOPER
J.C. HOLDINGS
P.O. BOX 163
MCHENRY, MD 21541
PHONE: 301-387-6158

LEGEND/ABBREVIATIONS
- = 1/2" REBAR (SET)
- = CALCULATED POINT
- = CORNER FOUND (AS NOTED)
- = PROPOSED WELL
- = PROPOSED UTILITY
- = SETBACK LINE
- = PERMENANT DITCH (15' EASEMENT ALONG DITCHES)

FINAL PLAT FOR

THE HOMESTEAD

TAX MAP NO. 79, PARCELS 307, 356, & 378
ELECTION DISTRICT NO. 16, GARRETT COUNTY, MARYLAND
SCALE: 1"=60' OCTOBER 26, 2006

60 0 60 120

59-342