

PARCEL "A" LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	91.30'	S72°26'03"E
L13	30.08'	N26°59'41"E
L14	95.00'	S68°53'06"E
L15	25.25'	S37°06'49"W
L16	37.02'	N26°59'52"E
L17	130.47'	S59°11'54"E
L18	37.02'	S83°22'44"E
L19	96.72'	S72°12'30"E
L20	55.40'	N83°22'44"W

**OWNER'S STATEMENT:**  
Application is hereby made for approval of the indicated transfer of land for land conveyance from Parcel 268 to Parcel 1 and is not for development except as indicated hereon. Any development of this land other than for permitted accessory uses or any future separation of the parcels combined hereon will be submitted in the regular manner for approval in accordance with the provisions of the existing Subdivision Ordinance.

Signed: \_\_\_\_\_ Amy C. Long (Nee) Perkins \_\_\_\_\_ Date \_\_\_\_\_  
(Parcel 268 Owners)

Signed: \_\_\_\_\_ Ruth J. Reinhardt \_\_\_\_\_ Date \_\_\_\_\_  
(Parcel 1 & 2 Owners)

Signed: \_\_\_\_\_ Notary \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL

Final Approved Granted

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Date

WASHINGTON COUNTY PLANNING COMMISSION

By: \_\_\_\_\_

Parcel "A" Addition approved as a division of land not for development with the stipulation that the foregoing statement be part of the deed of conveyance.

In addition, the boundary resolution shown in "Insert B" is approved.

Notice: No development shall mean that building or zoning permits including residential will not be issued until such time as a development plat is submitted in accordance with the provisions of the Comprehensive Zoning Ordinance and approved by the Washington County Planning Commission.

### Area Summary Tabulation

**PARCEL 268**  
Current Area = 31.5287 Acres  
Minus Addition to Parcel 1 (Parcel A Addition) = 0.2431 Acres  
New Area = 31.28 Acres

**PARCEL 1**  
Current Area Parcel 1 = 2.0595 Acres  
Plus Addition from Parcel 268 = 0.2431 Acres  
New Area Parcel 1 = 2.3026 Acres

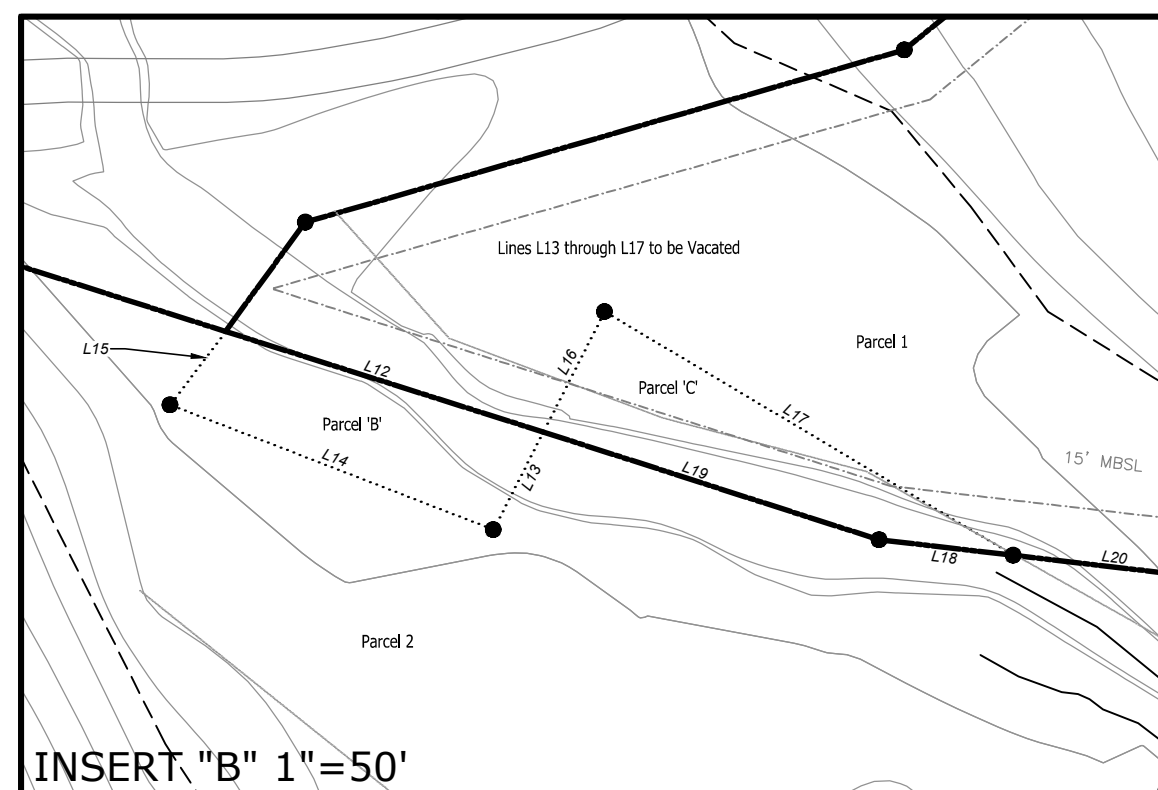
**PARCEL 2**  
Current Area Parcel 2 = 11.6678 Acres

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| <b>Plan Notes:</b> | <ol style="list-style-type: none"> <li>The purpose of this plat is to convey part of the lands from Darren T. Long &amp; Amy C. Perkins, described in Washington County Land Records Liber 5484, Folio 122 unto William S &amp; Ruth J Reinhardt, Schneck Trustees, property described in Washington County Land Records Liber 5429, Folio 202 as shown as Parcel A on plan hereon, and is not to be sold separately.</li> <li>No title report was performed by or provided to Apex Land Solutions, LLC regarding the property shown hereon. This plat makes no attempt to locate any easements or rights of way, if any exist.</li> <li>Unless this plan contains the original seal of the surveyor responsible for its preparation, it is not an authorized copy. This plan shall not be reproduced, transmitted, or copied without written consent of the surveyor.</li> <li>The coordinates &amp; bearings shown herein are based on Deeds, L.5429 F.202 and L.5484 F.122.</li> <li>The Residual land has an existing well and an existing septic tank.</li> <li>Contours shown herein are from Washington County aerial map.</li> <li>The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance, Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.</li> </ol> |  |
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**ZONING INFORMATION**  
Zone: P (Preservation District)  
Set Backs:  
Front: 40'  
Rear: 50'  
Side: 15'

FLOODING INFORMATION

Portion of property falls in Flood Zone A as shown on FEMA Panel No. 24043C0390D, effective August 15, 2017.



REVISIONS		
NO.	DESCRIPTION	BY DATE

**LAND SURVEYOR'S CERTIFICATION:**

I hereby certify that the plan shown herein is correct; that it is a subdivision of part of the lands of Darren T. Long & Amy C. Long (Nee) Perkins by deed dated February 17, 2017 and recorded in the Land Records of Washington County, Maryland in Liber 5484, Folio 122, and that iron pins with caps 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 licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21613 Exp. 8-18-21.

12/13/2019

Simplified Plat of Subdivision:  
Darren T Long & Amy C. Long (Nee) Perkins  
to  
William S & Ruth J Reinhardt  
4040 Mills Road & 4161 Southbend Lane  
Sharpsburg, MD 21782  
Liber 5484 Folio 122      Tax Map 0080 Parcel 268

Drawn:	M. Mowen
Checked:	S. Landis
Date:	December 13, 2019
Project No:	18-103
Scale:	1 inch = 200 feet
Sheet:	1 of 1

