

**Lots 143 WELLS**  
 The Maryland Department of the Environment, by the Frederick Department, granted a variance to allow for a lower elevation than the septic area.

**LOT 1**  
 2.095 A.±

**LOT 2**  
 1.699 A.±

**LOT 3**  
 3.099 A.±

**OWNER'S CERTIFICATION AND DEDICATION**  
 We, Anne R. Arnold and John H. Fout, owners of the property shown and described herein, consent to and adopt this plan of subdivision, and in consideration of approval of this Final 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.

Pl. Number  
 Δ 63 / 103

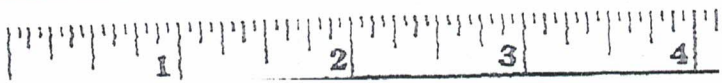
MARTIN C. BURNS  
 Farm Lot 1  
 Δ 63 / 109

NOTARIAL STATE

NOTARIAL STATE

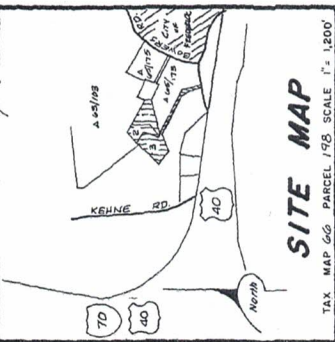
DORR KENNA  
 15827 / 807

St. Hubert





84/104



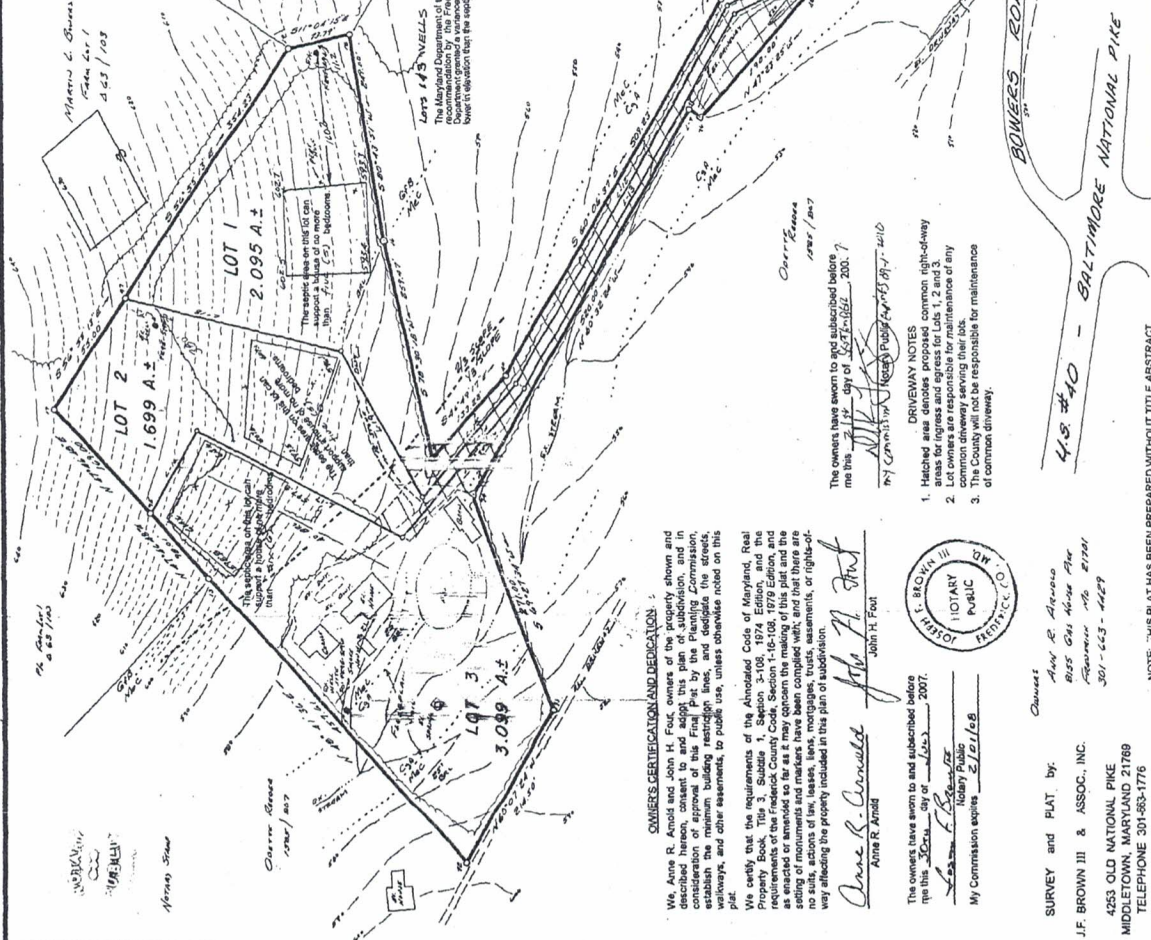
# SITE MAP

TAX MAP G.G. PARCEL 175 SCALE 1" = 120'  
TAX ID #24-448841 & #24-448703

COORDINATES	NO.	NORTH	EAST
L1	S 25° 54' 38" E	23.887	
L2	N 74° 26' 02" E	10.17	
L3	N 74° 26' 02" E	20.507	
L4	N 74° 26' 02" E	20.507	
L5	S 70° 09' 25" W	27.807	
L6	S 70° 09' 25" W	13.007	
L7	N 14° 17' 27" W	13.007	
L8	N 14° 17' 27" W	23.32	
L9	N 70° 27' 22" E	13.007	
L10	N 70° 27' 22" E	31.897	
L11	S 25° 54' 38" E	31.897	
L12	S 25° 54' 38" E	507.207	
L13	S 25° 54' 38" E	504.81	
L14	S 25° 54' 38" E	504.81	
L15	S 25° 54' 38" E	112.87	
L16	S 25° 54' 38" E	112.87	
L17	S 25° 54' 38" E	289.18	
L18	S 25° 54' 38" E	107.70	
L19	S 25° 54' 38" E	184.17	

BEARINGS AND DISTANCES	NO.	NORTH	EAST
L1	S 25° 54' 38" E	23.887	
L2	N 74° 26' 02" E	10.17	
L3	N 74° 26' 02" E	20.507	
L4	N 74° 26' 02" E	20.507	
L5	S 70° 09' 25" W	27.807	
L6	S 70° 09' 25" W	13.007	
L7	N 14° 17' 27" W	13.007	
L8	N 14° 17' 27" W	23.32	
L9	N 70° 27' 22" E	13.007	
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L15	S 25° 54' 38" E	112.87	
L16	S 25° 54' 38" E	112.87	
L17	S 25° 54' 38" E	289.18	
L18	S 25° 54' 38" E	107.70	
L19	S 25° 54' 38" E	184.17	

The Maryland Department of the Environment upon receipt of a complete application for a subdivision of land is required to issue this plat to be lower in elevation than the specific area.



**SURVEYOR'S CERTIFICATION**  
I hereby certify that the Final Plat shown hereon is correct to the best of my professional knowledge and belief, that it is a subdivision of all the lands conveyed by John H. Fout, Personal Representative of the Estate of Murray Thomas Fout, unto Anne R. Arnold, et al, as shown on the Land Records of Frederick County, Maryland, 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, and as amended, have been complied with, and that the plat and the setting of monuments and markers have been complied with.

**Joseph F. Brown III**  
Notary Public  
MPS #157  
Date: 11/21/07  
4053 Old National Pike, Middlestown, MD 21789

**Ann R. Arnold**  
Notary Public  
MPS #157  
Date: 11/21/07  
4053 Old National Pike, Middlestown, MD 21789

**John H. Fout**  
Notary Public  
MPS #157  
Date: 11/21/07  
4053 Old National Pike, Middlestown, MD 21789

**F.R.O. NOTE**  
These Perpetual Forest Easements are established in accordance with the Frederick County Forest and Open Space Act (FRO) for the purpose of preserving natural forested areas to be maintained in their natural condition, as specifically set forth in the terms of the recorded FRO easement.

**DATE REVISIONS**  
11/21/07  
11/21/07  
11/21/07  
11/21/07  
11/21/07  
11/21/07  
11/21/07  
11/21/07  
11/21/07  
11/21/07

**SYMBOLS**  
Well  
Septic Area  
Concrete Monument  
Plastic Sign  
Survey Cap No. 8649

**MINIMUM BUILDING RESTRICTION LINES**  
Front 10'  
Rear 10'  
Side 10'  
Floodplate 25'

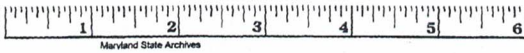
**NOTES**  
1. The Frederick County Health Dept. reserves the right to require that water wells be drilled and a Well Completion Certificate be submitted by the driller which notes a water yield ample for domestic purposes, prior to Health Dept. approval of Building  
2. No buildings, encroachments, right-of-ways, wells or other permanent or physical objects (man-made structures) are allowed in the specific area.  
3. There shall be a 25' setback from the house along all lot lines.  
4. The bottom of this subdivision C is not guaranteed an adequate or potable water well within the lot.  
5. No well shall be less than 100 feet from the subdivision, or as shown.  
6. No well shall be less than 100 feet from the subdivision, or as shown.  
7. Any new structure with a basement shall have a 100' setback from the subdivision boundary.  
8. Any new structure with a basement shall have a 100' setback from the subdivision boundary.  
9. Any new structure with a basement shall have a 100' setback from the subdivision boundary.  
10. A minimum setback of 25' shall be established from subdivision boundaries and a setback of 60' from the back of any driveway or easement to be shown.

**APPROVED**  
DEPARTMENT OF HEALTH  
11/21/07  
DATE APPROVING AUTHORITY

**APPROVED**  
FREDERICK COUNTY  
PLANNING COMMISSION  
11-21-07  
DATE

**COMBINED PRELIMINARY / FINAL PLAT**  
SECTION 1 - LOTS 1, 2 AND 3  
**Spring on Chestnut Hill**  
SITUATED ON BOWERS ROAD  
BRADDOCK ELECTION DISTRICT NO. 24  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'  
December 6, 2005  
MSA 88c 1244 11270  
Co. Project #1530



Maryland State Archives

2007 NOV 26 A 9 06

FILED  
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CLERK