

TOWN OF KEEDYSVILLE, MARYLAND

“Where Northern Thrift and Personality Blend with Southern Charm and Hospitality”

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
townhall@keedysvillemd.com
www.keedysvillemd.com



Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Sarah Baker, Council Member
Judy Kerns, Council Member
Matthew Hull, Council Member

ADDENDUM TO THE REQUEST FOR PROPOSALS FOR THE BEDROCK WATER LINE REPLACEMENT ENGINEERING PROJECT

SEPTEMBER 5, 2024

Based on a meeting held on August 27, 2024 and questions from parties interested in the referenced project, the Mayor & Council of Keedysville would like to provide the following clarifications and additional information.

1. Keedysville water specifications are available on the town website at <https://keedysvillemd.com/government/documents/>. Scroll to the bottom of the page for the Water Specification links. They can also be obtained from Town Hall.
2. There are no page limitations for the application.
3. All work must be completed and invoiced by December 31, 2024 due to grant requirements.
4. There is not a set invoicing or billing schedule. Please provide an invoicing schedule to the Town with your preferences on the price proposal form.
5. The Town-owned portion of service lines will also be replaced. This includes the service line from the main line up to the meter at each home.
6. Neither hydrants nor the vault near the library need to be replaced as part of this project.
7. The vault near the library is a shut-off valve.
8. The price proposal form has been attached to this addendum.
9. Geotechnical investigations are not required for this project at this time.
10. A Town zoning permit must be acquired and then taken to Washington County for all other necessary permits. A copy of the Keedysville Zoning Application Permit is attached to this addendum. Please note that the application fee will be waived.
11. Test holes and boring may be needed. It is the responsibility of the prospective firm to determine their requirements.
12. Easement information is available on the plats found attached to this addendum. If additional easements are required, the prospective firm will need to assist with the preparation of the additional easement plats.
13. The Town assumes 250 gpd for their estimated household usage.
14. The Town does not require a roadway opening permit to be obtained.

15. The water line replacement done on Main Street was trenched; however, the Town does not have a required method of installation. The Town will rely on the prospective firm's expertise for the most appropriate means and methods.
16. The portion of the water line on Coffman Farms Rd to be replaced crosses SR 34 up to approximately 10 feet from SR 34 on each side. The replacement will not go all the way back to the end of Mallard Lane, nor even up to the beginning of Mallard Lane.
17. The Town would like to include a line option for installing a new line to create a loop from the Bedrock division back to the 12" main installed under Main Street. A layout for the proposed location has been added to this addendum.
18. Based on the scope increase for this proposal, the due date for submitted proposals has been extended to September 27, 2024.

Any additional questions should be directed toward Town Administrator Lisa Riner at townhall@keedysvillemd.com or Assistant Mayor Brandon Sweeney at bsweeney@keedysvillemd.com by Sunday, September 22, 2024.

2024 Keedysville Bedrock Water Line Replacement

Engineering Services

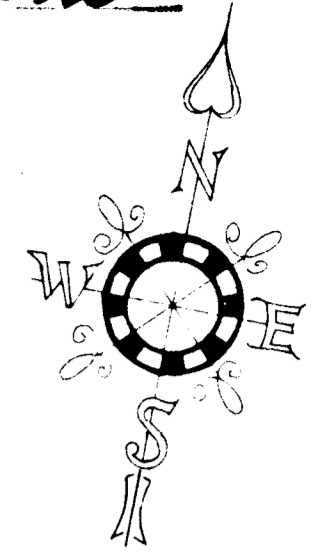
PRICE PROPOSAL FORM

Company Name _____

Proposed Price without Loop _____

Proposed Price for New Loop Only _____

Proposed Invoice Schedule _____

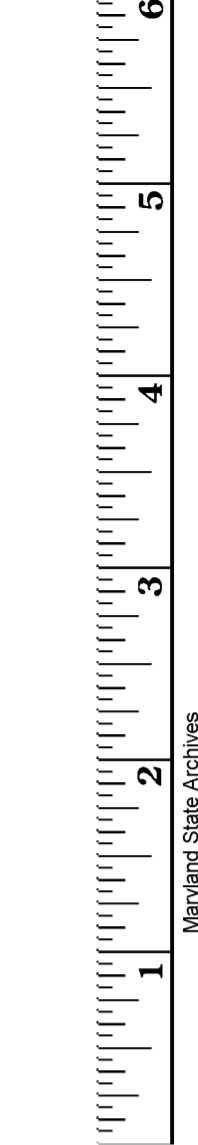


MD. ROUTE 34

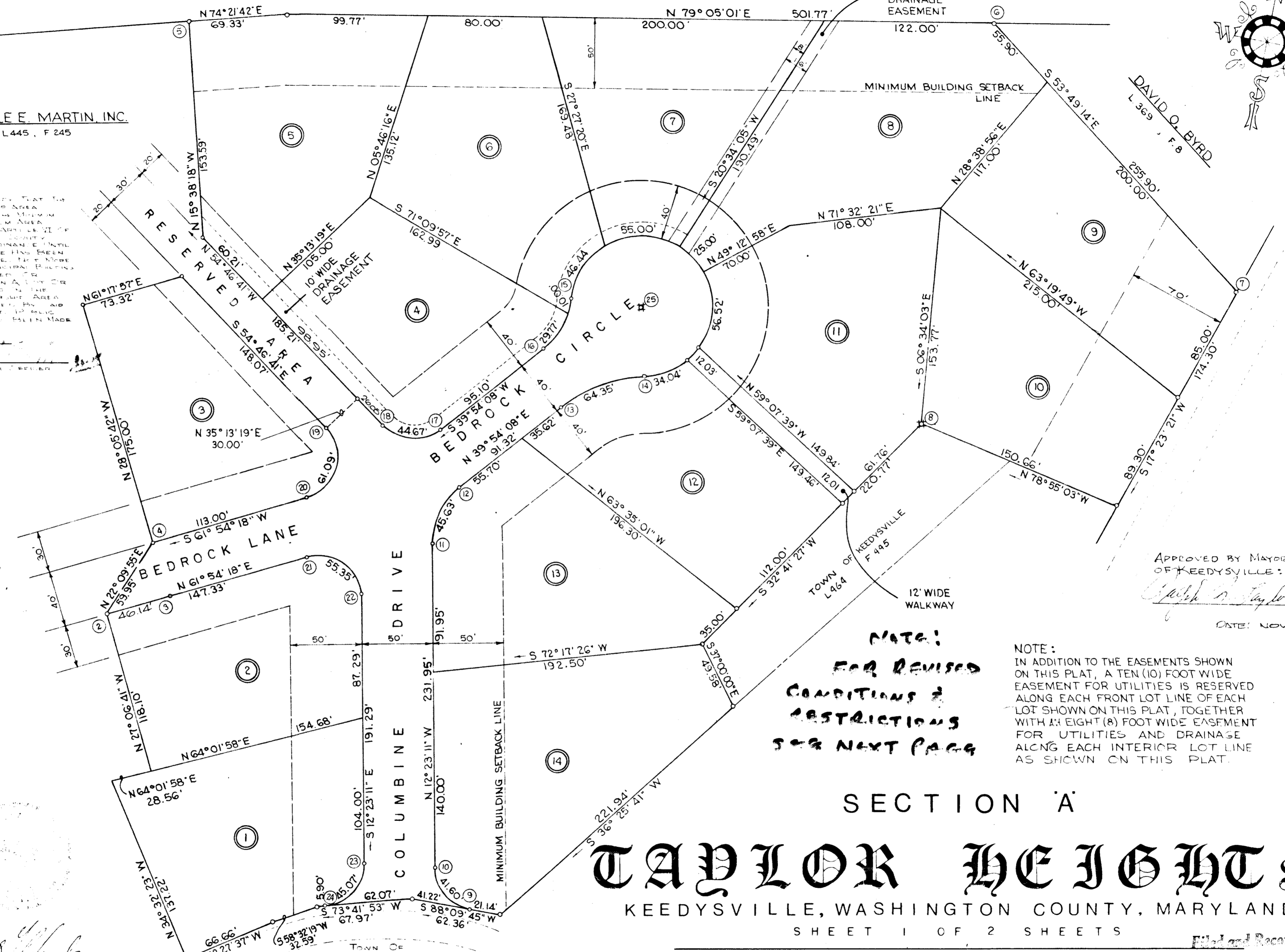
DALE E. MARTIN, INC.
 L445, F 245

DAVID O. BYRD
 L 369, F 8

I HEREBY CERTIFY THAT THE MINIMUM BUILDING SETBACK AREA COMPLIED WITH THE MINIMUM BUILDING SETBACK AREA ESTABLISHED BY ARTICLE VI OF THE WASHINGTON COUNTY ORDINANCE UNTIL THE PERMITS ARE ISSUED. THE PERMITS ARE AVAILABLE FOR MORE THAN THE PRINCIPAL BUILDING MAY BE CONSIDERED FOR THE PERMITS CONTAINED IN THE MINIMUM BUILDING SETBACK AREA AS ESTABLISHED BY THE ORDINANCE UNTIL THE PERMITS ARE AVAILABLE.



WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 436A, MSA_C2167_1107. Date available 1971/07/06. Printed 07/06/2022.



APPROVED BY MAYOR & COUNCIL OF KEEDYSVILLE:
John F. Little
 MAYOR
 DATE: NOV 21, 1969

NOTE:
 FOR REVISED
 CONDITIONS &
 RESTRICTIONS
 SEE NEXT PAGE

NOTE:
 IN ADDITION TO THE EASEMENTS SHOWN ON THIS PLAT, A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES IS RESERVED ALONG EACH FRONT LOT LINE OF EACH LOT SHOWN ON THIS PLAT, TOGETHER WITH AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE ALONG EACH INTERIOR LOT LINE AS SHOWN ON THIS PLAT.

SECTION 'A'

TAYLOR HEIGHTS

KEEDYSVILLE, WASHINGTON COUNTY, MARYLAND
 SHEET 1 OF 2 SHEETS

FOX & ASSOCIATES, INC.
 ENGINEERS-SURVEYORS
 HAGERSTOWN, MARYLAND

Filed and Recorded
 Date JUL 6 1971
John F. Little Clerk
 Receipt No. 25100

NOTE:
 THE SEWAGE DISPOSAL SYSTEMS FOR THE LOTS SHOWN ON THIS PLAT SHALL BE INSTALLED PRIOR TO THE BEGINNING CONSTRUCTION OF THE PRINCIPAL BUILDING ON THE LOT & ROUGH CUTTING OF THE BASEMENT MAY BE DONE SIMULTANEOUSLY WITH THE SEWAGE SYSTEM INSTALLATION.

June 29, 1971
John F. Little
 JOHN F. TRITTE

COORDINATES					
POINT	NORTH	EAST	POINT	NORTH	EAST
1	4233.97	4572.42	13	4672.13	4750.61
2	4464.63	4666.47	14	4705.33	4804.44
3	4484.86	4507.93	15	4749.06	4743.25
4	4520.15	4489.09	16	4712.05	4731.85
5	4888.55	4437.82	17	4639.09	4670.84
6	5002.26	4997.28	18	4633.83	4630.53
7	4851.20	5203.84	19	4624.34	4591.95
8	4713.82	5003.89	20	4573.37	4586.77
9	4309.18	4761.57	21	4532.52	4597.20
10	4332.73	4731.30	22	4512.49	4640.63
11	4559.27	4681.55	23	4325.66	4681.67
12	4602.07	4692.03	24	4290.43	4660.78
25	4754.00	4793.00			

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	CHORD DIS.	CHORD	BEARING
2-3	04°10'07"	634.10'	23.08'	46.13'	N 63° 59' 22" E	
9-10	79° 27' 04"	30.00'	24.93'	38.35'	N 52° 06' 43" W	
11-12	52° 17' 19"	50.00'	24.54'	44.06'	N 13° 45' 28" E	
13-14	36° 52' 12"	100.00'	33.33'	63.25'	N 58° 20' 14" E	
14-15	262° 26' 34"	50.00'	—	75.22'	N 54° 26' 58" W	
15-16	45° 34' 23"	50.00'	21.00'	38.73'	S 17° 06' 57" W	
17-18	85° 19' 11"	30.00'	27.64'	40.66'	S 82° 33' 44" W	
19-20	116° 40' 59"	30.00'	48.65'	51.07'	S 03° 33' 49" W	
21-22	105° 42' 30"	30.00'	39.60'	47.83'	S 65° 14' 27" E	
23-24	86° 05' 04"	30.00'	28.02'	40.95'	S 30° 39' 21" W	

WASH. CO. PLAT NO. 436-A
HALL OF REC. NO. 282

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MARTHA G. TAYLOR TO DALE E. MARTIN, INC. BY DEED DATED AUGUST 24, 1966, AND RECORDED IN LIBER 445, FOLIO 245, AND ALL OF THE LAND CONVEYED FROM THE MAYOR AND COUNCIL OF KEEDYSVILLE TO DALE E. MARTIN, INC., DATED DECEMBER 5, 1967, AND RECORDED IN LIBER 464, FOLIO 451, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND, AND THAT ALL MONUMENTS MARKED THUS \boxtimes HAVE BEEN PLACED AS INDICATED."

Bernhard G. Charles
BERNHARD G. CHARLES, L.S.
MARYLAND REGISTRATION NO. 5025

CONDITIONS & RESTRICTIONS

THIS DECLARATION IS MADE FOR THE PURPOSE OF CREATING AND MAINTAINING A GENERAL SCHEME OF LAND DEVELOPMENT AND TO MAINTAIN PROPERTY VALUES AND IS MADE WITH THE UNDERSTANDING AND AGREEMENT THAT THESE COVENANTS ARE TO RUN WITH AND BIND ALL THE LAND INCLUDED IN TAYLOR HEIGHTS DEVELOPMENT, AND ARE TO BE BINDING UPON, INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE PARTIES TO EACH AND EVERY TRANSACTION INVOLVING ANY PORTION OF SAID TAYLOR HEIGHTS DEVELOPMENT AND TO ALL PERSONS INTERESTED THEREIN.

RESTRICTIONS APPLICABLE TO TAYLOR HEIGHTS DEVELOPMENT:

1. THE LAND SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENCE PURPOSES ONLY; AND NO STRUCTURE FOR RESIDENCE PURPOSES SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN THEREON, EXCEPT SINGLE DWELLING HOUSES; NOT MORE THAN ONE SINGLE FAMILY DWELLING HOUSE SHALL BE ERRECTED ON ANY ONE LOT AND MORE, BUT NOT LESS THAN ONE LOT MAY BE UTILIZED FOR A SINGLE FAMILY DWELLING PROVIDED, HOWEVER, THAT GARAGE MAY BE ERRECTED FOR THE CONVENIENCE OF THE OCCUPANTS THEREOF.
2. THE TERM LOT AS HEREIN USED SHALL MEAN ANY LOT SHOWN AS SUCH ON THIS PLAT OR ANY LOT OF GROUND IN THIS SUBDIVISION SOLD FOR RESIDENTIAL USE.
3. NO FENCES OF ANY KIND SHALL BE ERRECTED OR PLACED ON ANY LOT TO THE FRONT OF ANY RESIDENTIAL STRUCTURE THEREON NOR NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET-BACK LINE; FENCES NOT HIGHER THAN FORTY-TWO (42) INCHES WILL BE PERMITTED IN THE REAR OF SAID STRUCTURES.
4. NO DWELLING OR RESIDENCE SHALL BE ERRECTED TO COST LESS THAN \$15,000.00, EXCLUSIVE OF THE COST OF LAND, SAID PRICE TO BE BASED ON AVERAGE BUILDING COSTS PREVAILING IN WASHINGTON COUNTY, MARYLAND IN THE YEAR 1969. ALL HOMES AND PLANS TO BE APPROVED BY DALE E. MARTIN, INC.
5. NO PORTION OF ANY BUILDING EXCEPT OPEN PORCHES AND STEPS SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THIS PLAT.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO CHICKENS, POULTRY OR FARM ANIMALS SHALL BE KEPT, HOUSED OR MAINTAINED ON ANY OF SAID LOTS; AND SAID LOT SHALL BE AT ALL TIMES KEPT FREE OF UNDERGROWTH, FILTH AND WEEDS.
8. NO SHEDS, BARNs, TRAILERS OR OTHER BUILDINGS OTHER THAN A GARAGE SHALL BE ERRECTED OR MAINTAINED ON ANY PART OF SAID LOTS.
9. NO PART OF ANY LOT SHOWN AS SUCH ON THIS PLAT OR ANY LOT OF GROUND IN THIS SUBDIVISION SOLD FOR RESIDENTIAL USE SHALL BE USED FOR BUSINESS OR MANUFACTURING PURPOSES. NO HOSPITAL, ASYLUM, SANATORIUM OR PUBLIC INSTITUTION OF ANY OTHER KIND SHALL BE ERRECTED ON SAID LOT NOR SHALL ANY BUILDING ON SAID LOT BE CONVERTED INTO OR USED FOR SUCH PURPOSES, EXCEPT THAT GENERAL PRACTICE OF MEDICINE BY A DOCTOR IN RESIDENCE WILL BE PERMITTED.
10. ENFORCEMENT SHALL BE BY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
11. AN EIGHT (8) FOOT WIDE EASEMENT IS HEREBY RESERVED ALONG EACH SIDE OF EACH SIDE AND REAR LOT LINE AS SHOWN ON THIS PLAT.
12. NOT MORE THAN TWO ANIMAL PETS SHALL BE KEPT OR MAINTAINED ON ANY OF SAID LOTS.
13. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
14. THESE COVENANTS, RESTRICTIONS AND PROVISIONS SHALL RUN WITH AND BIND ALL THE LANDS INCLUDED IN THIS SUBDIVISION AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY AND BINDING UPON THE PARTIES TO EACH AND EVERY TRANSACTION INVOLVING ANY PORTION OF THIS SUBDIVISION AND TO ALL PERSONS INTERESTED THEREIN UNTIL JANUARY 1, 1990, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS EACH, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE SAID RESTRICTIONS, IN WHOLE OR IN PART; AND FAILURE BY ANY OF SAID LAND OWNERS TO ENFORCE ANY COVENANTS, RESTRICTIONS AND CONDITION OR PROVISION HEREIN CONTAINED SHALL IN NO EVENT, BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO ONE OCCURRING PRIOR OR SUBSEQUENT THERETO.

These Conditions and Restrictions shall not be construed to apply to those portions of this plat or other plats in this subdivision which are marked as "RESERVED AREA" on said plats.

To Provide For Compliance With The Maryland State Health Department Regulation 43 L-0423 B (2) AND (3). ALL LOTS SHOWN HEREON FOR WHICH INDIVIDUAL WATER SUPPLY AND SEWERAGE DISPOSAL SYSTEMS ARE ALLOWED ARE BEING PERMITTED ON A TEMPORARY INTERIM BASIS. ALL LOT OWNERS ARE HEREBY ADVISED THAT INDIVIDUAL SYSTEMS SERVING LOTS SHOWN THEREON ARE TO BE TEMPORARY OR INTERIM NATURE AND THAT SUCH SYSTEMS MUST BE ABANDONED AND DISCONNECTED, AND CONNECTED TO A COMMUNITY WATER AND/ OR SEWERAGE SYSTEM MADE AT THE TIME THE FACILITIES ARE CONSTRUCTED.

John J. Little
SIGNATURE OF SUBDIVIDER

June 29, 1971
DATE

OWNERS CERTIFICATE

"DALE E. MARTIN, INC., A MARYLAND CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAN OF SUBDIVISION AND RESERVES THE FEE SIMPLE TITLE OF THE STREETS SHOWN HEREON UNTIL DEEDED TO THE TOWN OF KEEDYSVILLE.
"THE UNDERSIGNED CORPORATION OFFICERS HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 59 TO 62 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (1957) AS AMENDED HAVE BEEN COMPLIED WITH AS FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS THEREIN DESCRIBED."

DATE: August 6, 1969

DALE E. MARTIN, INC.

BY: *Dale E. Martin*
PRESIDENT

ATTEST: *John J. Little*
SECRETARY

THERE ARE NO SUITS OR ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

SECTION 'A'

TAYLOR HEIGHTS

KEEDYSVILLE, WASHINGTON COUNTY, MARYLAND

SHEET 2 OF 2 SHEETS

Filed and Recorded

Date JUL 6 1971

FOX & ASSOCIATES, INC.
ENGINEERS-SURVEYORS
HAGERSTOWN, MARYLAND

By: *Thomas J. Roberts*
Clerk

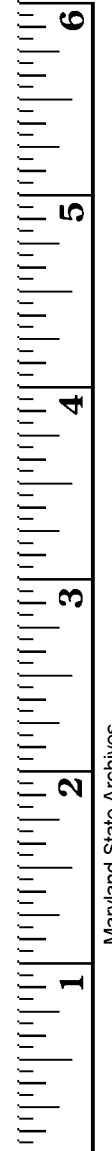
Receipt No. 25196

SCALE 1" = 50'

MAY 15, 1969

C-70

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 436A, NSA_C2167_1107. Date available 1971/07/06. Printed 07/06/2022.



WASH. CO. PLAT NO. 436-B
 HALL OF REC. NO. 418

NOTE: IN ADDITION TO THE EASEMENTS SHOWN ON THIS PLAT, A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES IS RESERVED ALONG EACH FRONT LOT LINE OF EACH LOT SHOWN ON THIS PLAT, TOGETHER WITH AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE ALONG EACH INTERIOR LOT LINE AS SHOWN ON THIS PLAT.

DALE E. MARTIN, INC.
 L. 445 F. 245

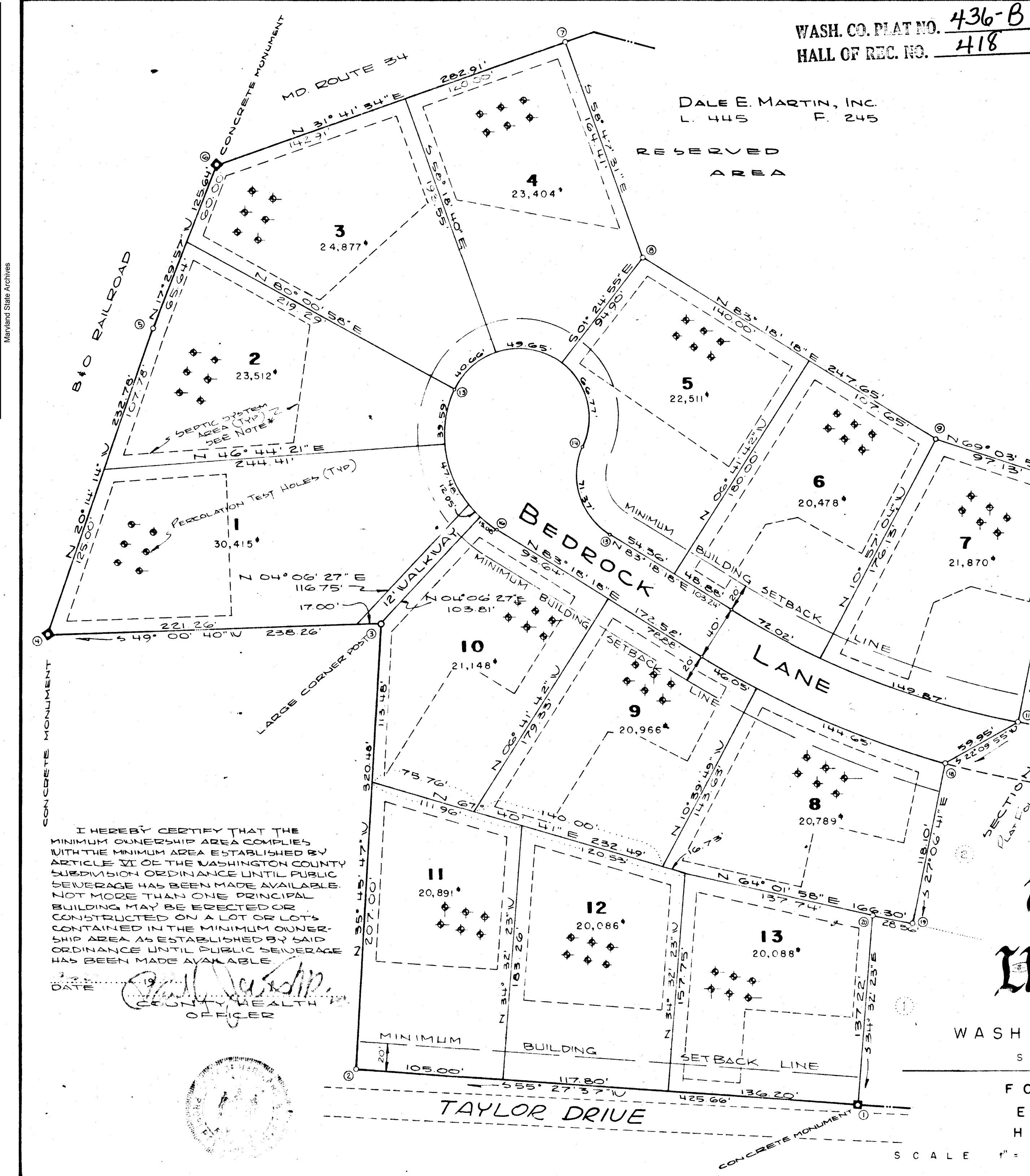
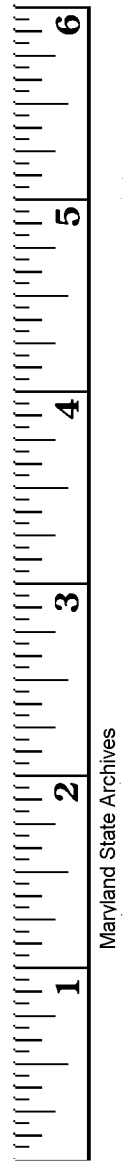
APPROVED BY THE MAYOR AND COUNCIL OF KEEDYSVILLE
Ralph B. Taylor
 MAYOR
 DATE 2-16 1973

NOTE: RESERVED - 10,000 # WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION, DRIVEWAYS, UTILITIES, SWIMMING POOLS OR PHYSICAL STRUCTURES PERMITTED.

NOTE: PUBLIC WATER AVAILABLE.

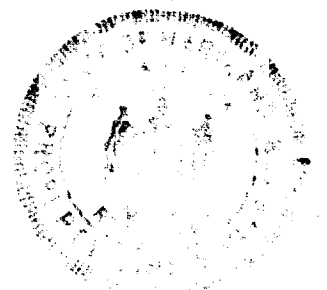
NOTE: THE SEWAGE DISPOSAL SYSTEMS FOR THE LOTS SHOWN ON THIS PLAT SHALL BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION OF THE PRINCIPLE BUILDING ON THE LOT; ROUGH CUTTING OF THE BASEMENT MAY BE DONE SIMULTANEOUSLY WITH THE SEWAGE SYSTEM INSTALLATION.

26 FEB 73 DATE
Dale E. Martin SIGNATURE



I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM AREA ESTABLISHED BY ARTICLE VI OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE UNTIL PUBLIC SEWERAGE HAS BEEN MADE AVAILABLE. NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERECTED OR CONSTRUCTED ON A LOT OR LOTS CONTAINED IN THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY SAID ORDINANCE UNTIL PUBLIC SEWERAGE HAS BEEN MADE AVAILABLE.

DATE 1973
Dale E. Martin
 COUNTY HEALTH OFFICER



Filed and Recorded
 Date MAR 23 1973
 Test *Wagner J. Baker* Clerk
 Receipt No. 4406

SECTION 'B'
TAYLOR HEIGHTS

KEEDYSVILLE
 WASHINGTON COUNTY, MARYLAND
 SHEET 1 OF 2 SHEETS

FOX & ASSOCIATES, INC.
 ENGINEERS—SURVEYORS
 HAGERSTOWN, MARYLAND

SCALE 1" = 50' DRAWN BY: RLS-RET. DATE 7/14/72
 DWG NO. C-187

COORDINATES					
POINT	NORTH	EAST	POINT	NORTH	EAST
1	4233.97	4572.42	11	4520.15	4489.09
2	4030.43	4276.70	12	4454.20	4278.57
3	4290.48	4089.40	13	4442.16	4176.04
4	4134.20	3909.55	14	4478.96	4121.89
5	4352.61	3829.03	15	4453.23	4025.26
6	4472.44	3791.25	16	4394.36	4111.89
7	4696.14	3929.37	17	4414.47	4283.23
8	4610.95	4069.99	18	4464.64	4466.47
9	4639.82	4315.96	19	4359.51	4520.29
10	4674.53	4406.67	20	4347.01	4494.62

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
11-12	2°24'00"	594.10'	112.26'	221.89'	S 72° 36' 18" W	220.61'
13-14	8°47'12"	50.00'	43.30'	71.37'	N 55° 48' 06" W	65.46'
14-15	180°00'00"	50.00'	—	157.08'	S 75° 05' 31" W	100.00'
15-16	81° 47' 13"	80.00'	69.28'	114.09'	S 55° 48' 06" E	104.74'
17-18	17° 13' 51"	634.10'	96.08'	190.70'	N 74° 41' 22" E	189.98'

CONDITIONS & RESTRICTIONS

THIS DECLARATION IS MADE FOR THE PURPOSE OF CREATING AND MAINTAINING A GENERAL SCHEME OF LAND DEVELOPMENT AND TO MAINTAIN PROPERTY VALUES AND IS MADE WITH THE UNDERSTANDING AND AGREEMENT THAT THESE COVENANTS ARE TO RUN WITH AND BIND ALL THE LAND INCLUDED IN TAYLOR HEIGHTS DEVELOPMENT, AND ARE TO BE BINDING UPON, INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE PARTIES TO EACH AND EVERY TRANSACTION INVOLVING ANY PORTION OF SAID TAYLOR HEIGHTS DEVELOPMENT AND TO ALL PERSONS INTERESTED THEREIN.

RESTRICTIONS APPLICABLE TO TAYLOR HEIGHTS DEVELOPMENT:

- THE LAND SHOWN ON THIS PLAT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; AND NO STRUCTURE FOR RESIDENCE PURPOSES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN THEREON, EXCEPT SINGLE DWELLING HOUSES, NOT MORE THAN ONE SINGLE FAMILY DWELLING HOUSE SHALL BE ERECTED ON ANY ONE LOT AND MORE BUT NOT LESS THAN ONE LOT MAY BE UTILIZED FOR A SINGLE FAMILY DWELLING PROVIDED, HOWEVER, THAT GARAGE MAY BE ERECTED FOR THE CONVENIENCE OF THE OCCUPANTS THEREOF.
- THE TERM LOT AS HEREIN USED SHALL MEAN ANY LOT SHOWN AS SUCH ON THIS PLAT OR ANY LOT OF GROUND IN THIS SUBDIVISION SOLD FOR RESIDENTIAL USE.
- NO FENCES OF ANY KIND SHALL BE ERECTED OR PLACED ON ANY LOT TO THE FRONT OF ANY RESIDENTIAL STRUCTURE THEREON NOR NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET-BACK LINE, FENCES NOT HIGHER THAN FORTY-TWO (42) INCHES WILL BE PERMITTED IN THE REAR OF SAID STRUCTURES.
- NO DWELLING OR RESIDENCE SHALL BE ERECTED TO COST LESS THAN \$15,000 EXCLUSIVE OF THE COST OF LAND, SAID PRICE TO BE BASED ON AVERAGE BUILDING COSTS PREVAILING IN WASHINGTON COUNTY, MARYLAND IN THE YEAR 1969. ALL HOMES AND PLANS TO BE APPROVED BY DALE E. MARTIN, INC.
- NO PORTION OF ANY BUILDING EXCEPT OPEN PORCHES AND STEPS SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THIS PLAT.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- NO CHICKENS, POULTRY OR FARM ANIMALS SHALL BE KEPT, HOUSED OR MAINTAINED ON ANY OF SAID LOTS; AND SAID LOTS SHALL BE AT ALL TIMES KEPT FREE OF UNDERGROWTH, FILTH AND WEEDS.
- NO SHEDS, BARN, TRAILERS, OR OTHER BUILDINGS OTHER THAN A GARAGE SHALL BE ERECTED OR MAINTAINED ON ANY PART OF SAID LOTS.
- NO PART OF ANY LOT SHOWN AS SUCH ON THIS PLAT OR ANY LOT OF GROUND IN THIS SUBDIVISION SOLD FOR RESIDENTIAL USE SHALL BE USED FOR BUSINESS OR MANUFACTURING PURPOSES. NO HOSPITAL, ASYLUM, SANATORIUM OR PUBLIC INSTITUTION OF ANY OTHER KIND SHALL BE ERECTED ON SAID LOT, NOR SHALL ANY BUILDING ON SAID LOT BE CONVERTED INTO OR USED FOR SUCH PURPOSES, EXCEPT THAT GENERAL PRACTICE OF MEDICINE BY A DOCTOR IN RESIDENCE WILL BE PERMITTED.
- ENFORCEMENT SHALL BE BY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
- AN EIGHT (8) FOOT WIDE EASEMENT IS HEREBY RESERVED ALONG EACH SIDE OF EACH SIDE AND REAR LOT LINE AS SHOWN ON THIS PLAT.
- NOT MORE THAN TWO ANIMAL PETS SHALL BE KEPT OR MAINTAINED ON ANY OF SAID LOTS.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- THESE COVENANTS, RESTRICTIONS AND PROVISIONS SHALL RUN WITH AND BIND ALL THE LANDS INCLUDED IN THIS SUBDIVISION AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY AND BINDING UPON THE PARTIES TO EACH AND EVERY TRANSACTION INVOLVING ANY PORTION OF THIS SUBDIVISION AND TO ALL PERSONS INTERESTED THEREIN UNTIL JANUARY 1990, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS EACH, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE SAID RESTRICTIONS, IN WHOLE OR IN PART, AND FAILURE BY ANY OF SAID LAND OWNERS TO ENFORCE ANY COVENANTS, RESTRICTIONS AND CONDITION OR PROVISION HEREIN CONTAINED SHALL IN NO EVENT, BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO ONE OCCURRING PRIOR OR SUBSEQUENT THERETO.

THESE CONDITIONS AND RESTRICTIONS SHALL NOT BE CONSTRUED TO APPLY TO THOSE PORTIONS OF THIS PLAT OR OTHER PLATS IN THIS SUBDIVISION WHICH ARE MARKED AS "RESERVED AREA" ON SAID PLATS.

OWNER'S CERTIFICATE

"DALE E. MARTIN, INC., A MARYLAND CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAN OF SUBDIVISION AND RESERVES THE FEE SIMPLE TITLE OF THE STREETS SHOWN HEREON UNTIL DEEDED TO THE TOWN OF KEEDYSVILLE.
 "THE UNDERSIGNED CORPORATION OFFICERS HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 59 TO 62 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (1957) AS AMENDED HAVE BEEN COMPLIED WITH AS FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS THEREIN DESCRIBED."

DATE 17 JULY, 1972

BY Dale E. Martin, Inc.

Dale E. Martin
PRESIDENT

John J. Little
SECRETARY

ATTEST

THERE ARE NO SUITS OR ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

TO PROVIDE FOR COMPLIANCE WITH THE MARYLAND STATE HEALTH DEPARTMENT REGULATION 43L-04038 (2) AND (3), ALL LOTS SHOWN HEREON FOR WHICH INDIVIDUAL WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS ARE ALLOWED ARE BEING PERMITTED ON A TEMPORARY INTERIM BASIS. ALL FUTURE LOT OWNERS ARE THEREBY ADVISED THAT INDIVIDUAL SYSTEMS SERVING LOTS SHOWN THEREON ARE OF A TEMPORARY OR INTERIM NATURE AND THAT SUCH SYSTEMS MUST BE ABANDONED AND DISCONNECTED, AND CONNECTED TO A COMMUNITY WATER AND/OR SEWAGE SYSTEM MADE AT THE TIME THE FACILITIES ARE CONSTRUCTED.

17 JULY 1972
DATE

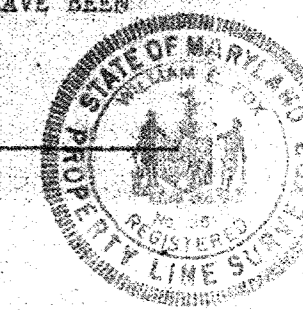
Dale E. Martin
SIGNATURE OF SUBDIVIDER

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MARTHA G. TAYLOR TO DALE E. MARTIN, INC., BY DEED DATED AUGUST 24, 1966, AND RECORDED IN LIBER 445, FOLIO 245, AND ALL OF THE LAND CONVEYED FROM THE MAYOR AND COUNCIL OF KEEDYSVILLE TO DALE E. MARTIN, INC., DATED DECEMBER 5, 1967, AND RECORDED IN LIBER 464, FOLIO 451, AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND, AND THAT ALL MONUMENTS MARKED THUS \diamond HAVE BEEN PLACED AS INDICATED."

14 JULY, 1972
DATE

William E. Fox
MARYLAND REGISTRATION NUMBER P.L.S. 35



Filed and Recorded
 Date MAR 23 1973
 Test Laughlin J. Baker
 Clerk
 Receipt No. 4406

SECTION B

TAYLOR HEIGHTS

KEEDYSVILLE, WASHINGTON COUNTY, MARYLAND

SHEET 2 OF 2 SHEETS

FOX & ASSOCIATES, INC.
 ENGINEERS-SURVEYORS
 HAGERSTOWN MARYLAND

DRAWN BY: RLS.-RET. DATE: 7 / 14 / 72
 DWG. NO. C-187

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 436B and 436-B-1, MSA_C2167_1108. Date available 1973/03/23. Printed 07/06/2022.

Maryland State Archives

IN COMPLIANCE WITH COMAR 10.17.01.05.B (1) AND (2), THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF A TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

6/30/89
DATE

Robert L. King
KING ROAD ASSOCIATES

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 10.17.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 10.17.03.A (2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE. NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERECTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 10.17.03.A (2) UNTIL COMMUNITY SEWERAGE HAS BEEN MADE AVAILABLE.

DATE

SIGNATURE: *John P. ...*
COUNTY HEALTH OFFICER

NOTES:

- BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
- ZONING - "SR" (SUBURBAN RESIDENTIAL)
- AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINE. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES TO BE DEDICATED ALONG FRONT LOT LINES.
- RESERVED - 10,000 SQUARE FOOT WASTE DISPOSAL SYSTEM: NO CONSTRUCTION, DRIVEWAYS, UTILITIES, SWIMMING POOLS, OR PHYSICAL STRUCTURES PERMITTED. AT SUCH TIME SEWER BECOMES AVAILABLE BUILDING RESTRICTIONS WILL BE LIMITED TO THOSE PRESCRIBED BY THE KEEDYSVILLE ZONING ORDINANCE.
- OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- RIGHT-OF-WAY LINES OF MARYLAND ROUTE 34 AND PORTIONS OF COFFMAN ROAD AND ALL EASEMENT AREAS ARE AS SHOWN ON S.R.C. PLAT NUMBERS 15625 AND 15626.
- PUBLIC WATER IS AVAILABLE FOR ALL LOTS.
- LOT "A" OF THIS SUBDIVISION TO BE SERVED BY PUBLIC SEWER WHEN IT BECOMES AVAILABLE.
- LOT NUMBER 3 MAY BE SUBDIVIDED AT SUCH TIME THAT PUBLIC WATER AND SEWER BECOME AVAILABLE.

RESTRICTIONS:

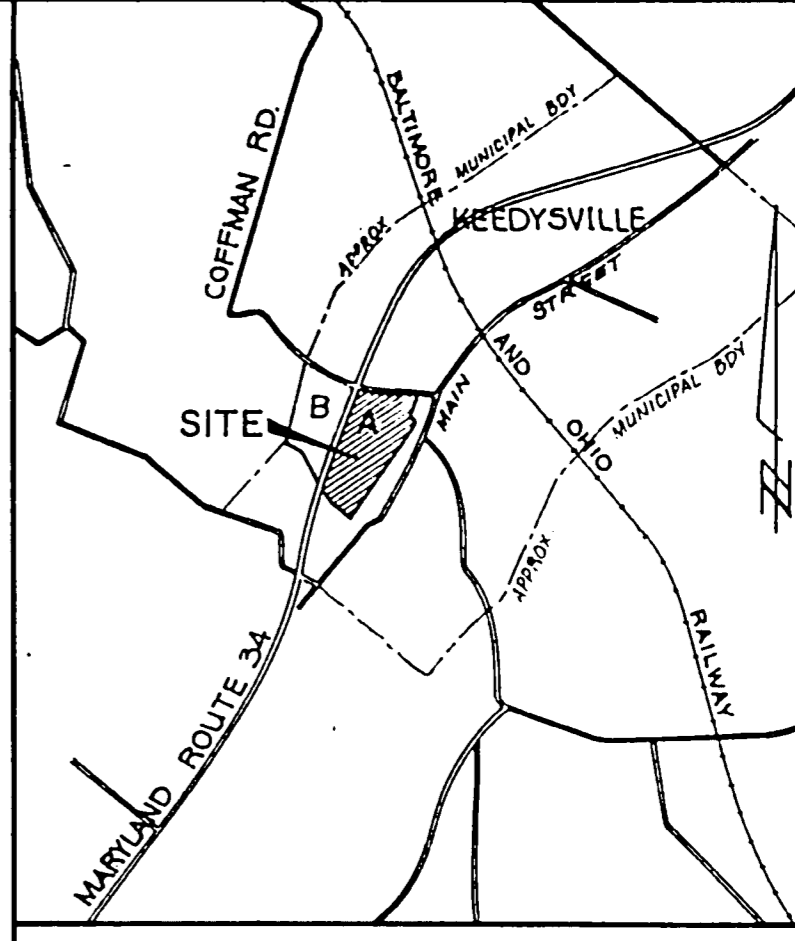
- ANY DWELLING OR RESIDENCE TO BE ERECTED ON THE LAND SHOWN ON THIS PLAT SHALL HAVE GREATER THAN 1500 SQ. FT. OF LIVING AREA UNDER ROOF.
- AN ARCHITECTURAL REVIEW BOARD WILL APPROVE ALL HOUSE PLANS FOR PROPOSED LOTS.

COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	4811.0300	7383.6103	14	3891.1051	6592.4148
2	4713.7108	7650.0653	15	4800.9329	7180.0712
3	4701.4557	7676.9439	16	4833.6687	7284.2783
4	4763.4490	7768.2250	18	4804.1954	7380.5872
5	4551.6177	7696.7466	19	4784.0376	7430.1298
6	4532.2954	7723.4983	20	4745.0410	7440.3406
7	4472.6501	7739.9399	21	4332.0333	7105.2262
8	4252.9952	7570.8493	22	4333.4179	7197.2516
9	4069.3009	7358.8673	23	4365.4987	7196.7689
10	3615.7324	6879.4133	24	4737.9575	7498.9819
11	3556.7365	6812.2861	25	4745.4502	7527.5977
12	3676.7062	6663.4214	26	4706.0392	7634.6444
13	3858.3280	6571.5621			

CURVE DATA				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	25.00'	31.65'	29.58'	S 75° 19' 38" W
C2	25.00'	34.83'	32.08'	S 00° 51' 43" E
C3	60.00'	272.10'	92.04'	N 85° 40' 07" E
C4	25.00'	46.89'	40.31'	N 14° 40' 22" W
C5	2830.79'	38.85'	38.85'	N 32° 27' 55" E

WASH CO PLAT NO. 2795
3546

AREA TABULATION	
TOTAL AREA IN LOTS	= 12.48 ACRES
TOTAL AREA IN R W DEDICATION	= 0.95 ACRES
TOTAL AREA OF OPEN SPACE	= 3.02 ACRES
TOTAL AREA IN SECTION "A"	16.45 ACRES
TOTAL NO. OF LOTS	= 12



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JENNIFER D. BUTTS TO KING ROAD ASSOCIATES BY DEED DATED DECEMBER 29, 1987 AND RECORDED AT LIBER 465, FOLIO 121 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

6/30/89
DATE

Robert L. King
KING ROAD ASSOCIATES

THERE ARE NO SUITS OR ACTION, LEASES, LIENS OR TRUSTS OR THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

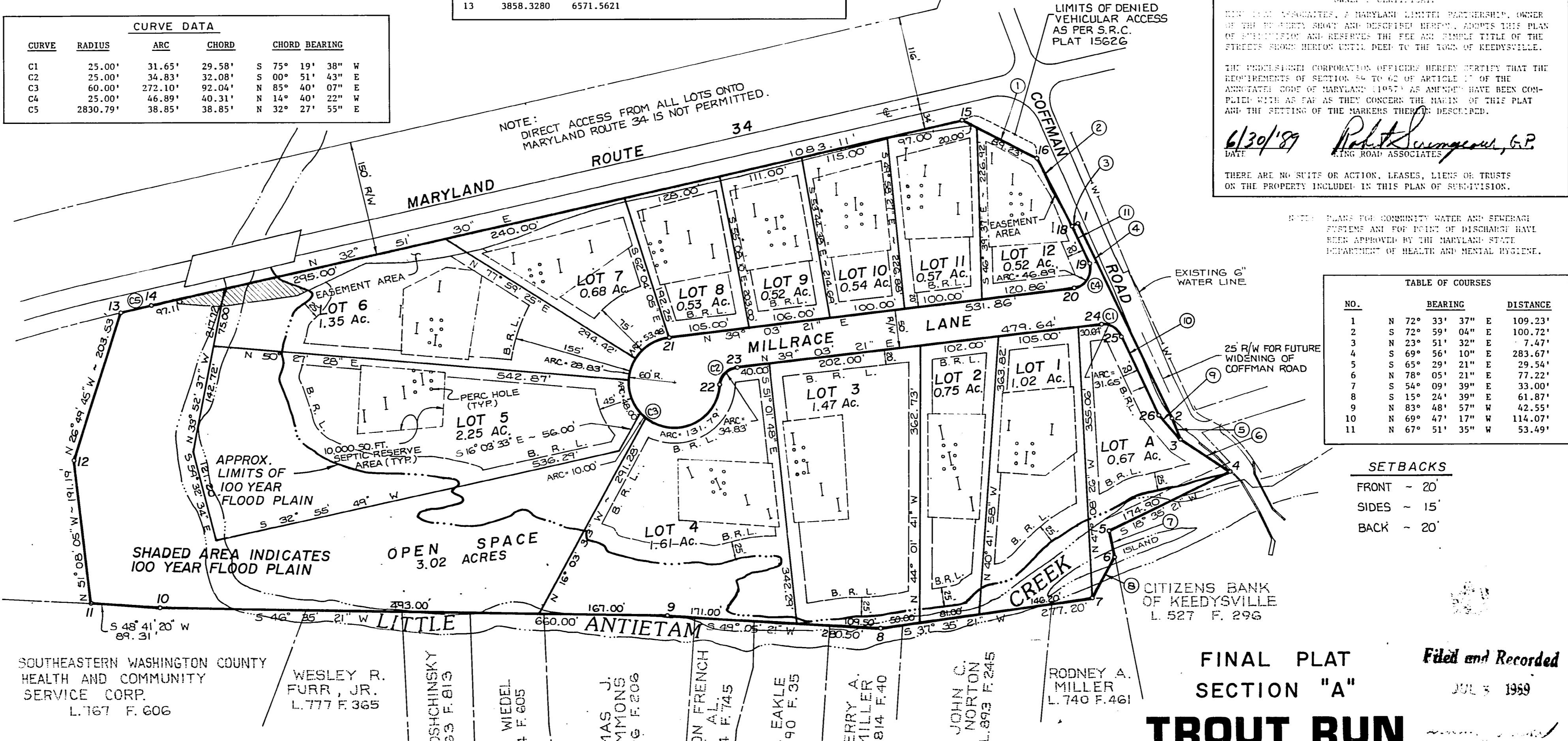


TABLE OF COURSES		
NO.	BEARING	DISTANCE
1	N 72° 33' 37" E	109.23'
2	S 72° 59' 04" E	100.72'
3	N 23° 51' 32" E	7.47'
4	S 69° 56' 10" E	283.67'
5	S 65° 29' 21" E	29.54'
6	N 78° 05' 21" E	77.22'
7	S 54° 09' 39" E	33.00'
8	S 15° 24' 39" E	61.87'
9	N 83° 48' 57" W	42.55'
10	N 69° 47' 17" W	114.07'
11	N 67° 51' 35" W	53.49'

SETBACKS
FRONT - 20'
SIDES - 15'
BACK - 20'

SOUTHEASTERN WASHINGTON COUNTY HEALTH AND COMMUNITY SERVICE CORP.
L. 167 F. 606

WESLEY R. FURR, JR.
L. 777 F. 365

IGOR GOSHCINSKY
L. 803 F. 813

GARY WIEDEL
L. 784 F. 605

THOMAS J. SIMMONS
L. 896 F. 206

SHANNON FRENCH ET AL.
L. 864 F. 745

G.L. EAKLE
L. 190 F. 35

KERRY A. MILLER
L. 814 F. 40

JOHN C. NORTON
L. 893 F. 245

RODNEY A. MILLER
L. 740 F. 461

FINAL PLAT SECTION "A"
TROUT RUN
Situate in the Southeast Corner of the Intersection of Maryland Route 34 and Coffman Road in the Town of Keedysville, Washington County, Maryland

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JENNIFER D. BUTTS TO KING ROAD ASSOCIATES BY DEED DATED DECEMBER 29, 1987 AND RECORDED AT LIBER 465, FOLIO 121 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

6/30/89
DATE

Russell E. ...
MARYLAND REG. NO. 10812

APPROVED BY THE MAYOR AND COUNCIL OF KEEDYSVILLE
6-30-89
DATE

Shannon French
MAYOR

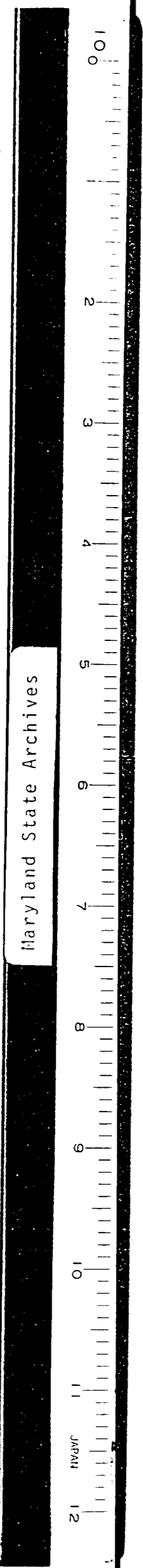
OWNER
King Road Associates
% Syd Mochat
9 South Main Street
Boonsboro, Maryland 21713

DRAWN BY: J.D. Springer
CHECKED BY: [Signature]
SCALE: 1" = 100'

DATE: 5-23-89
FOX & ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740
(301) 733-8503 OR (301) 293-4250

DISTRICT: 19
TAX MAP NO.: 72
DWG. NO.: C-1372

MSA 25U1255-2839-2



Maryland State Archives

IN COMPLIANCE WITH COMAR 10.17.01.05.B (1) AND (2), THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF A TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

APPROVED BY THE MAYOR AND COUNCIL OF KEEDYSVILLE
 DATE 6-30-89
 Mayor *Ralph Taylor*

WASH CO PLAT NO. 2794
 HALL OF RECORDS 3545

June 30, 1989
 DATE

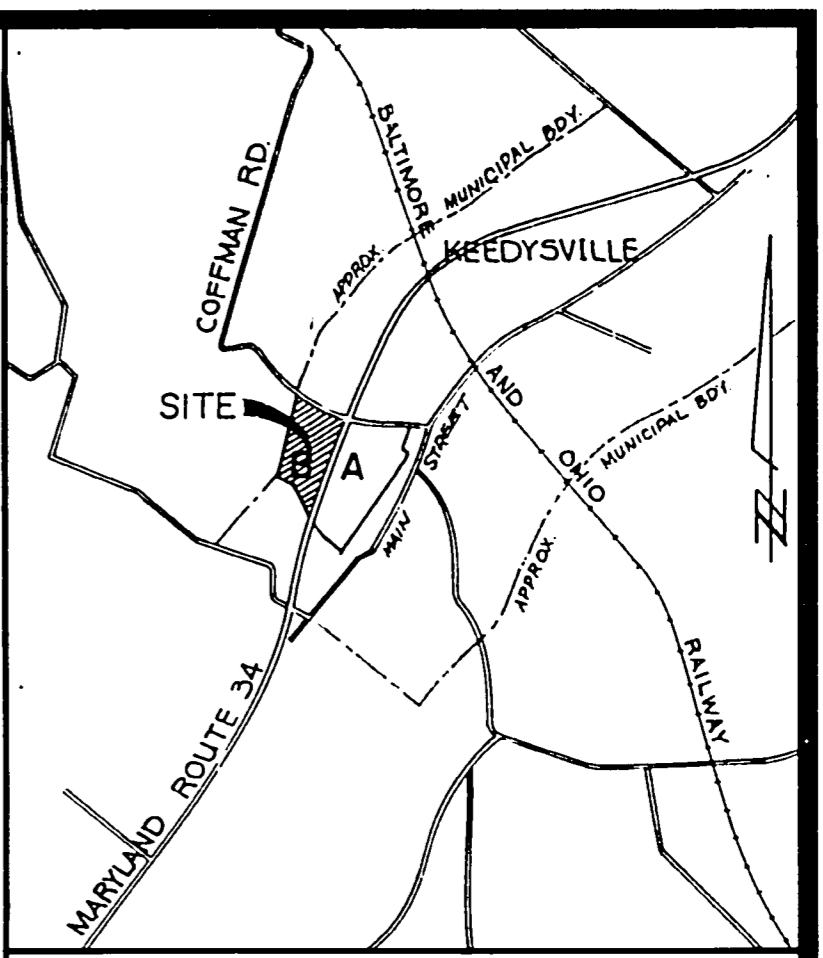
Robert Scumgeam, G.P.
 KING ROAD ASSOCIATES

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND COMMUNITY SEWERAGE SYSTEMS FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.
 June 30, 1989
 DATE
John D. Neill MD
 COUNTY HEALTH OFFICER

COORDINATES		COORDINATES			
NO.	NORTH	EAST	NO.	NORTH	EAST
1	5328.5208	6665.1852	14	4573.6908	6246.5795
2	5272.7768	6703.5862	15	5316.3137	6658.4155
3	5196.5713	6763.3520	16	5265.3671	6693.5117
4	5141.4563	6815.0234	17	5188.4238	6753.8561
5	5043.0670	6933.6857	18	5159.9400	6780.5603
6	4979.1970	7020.1079	19	5130.7167	6784.1852
7	4972.6432	7016.9325	20	4855.8879	6631.7736
8	4882.3172	7054.0694	21	4626.7391	6669.0461
9	4017.3878	6495.4132	22	4728.1823	6691.5213
10	4032.8700	6487.4515	23	4749.1480	6659.1582
11	4338.3722	6424.1073	24	4831.6387	6675.4998
12	4426.4429	6360.0536	25	5085.6332	6816.3573
13	4479.2050	6319.3309	26	5092.7536	6854.1775
			27	5033.2218	6925.9758

TABLE OF COURSES

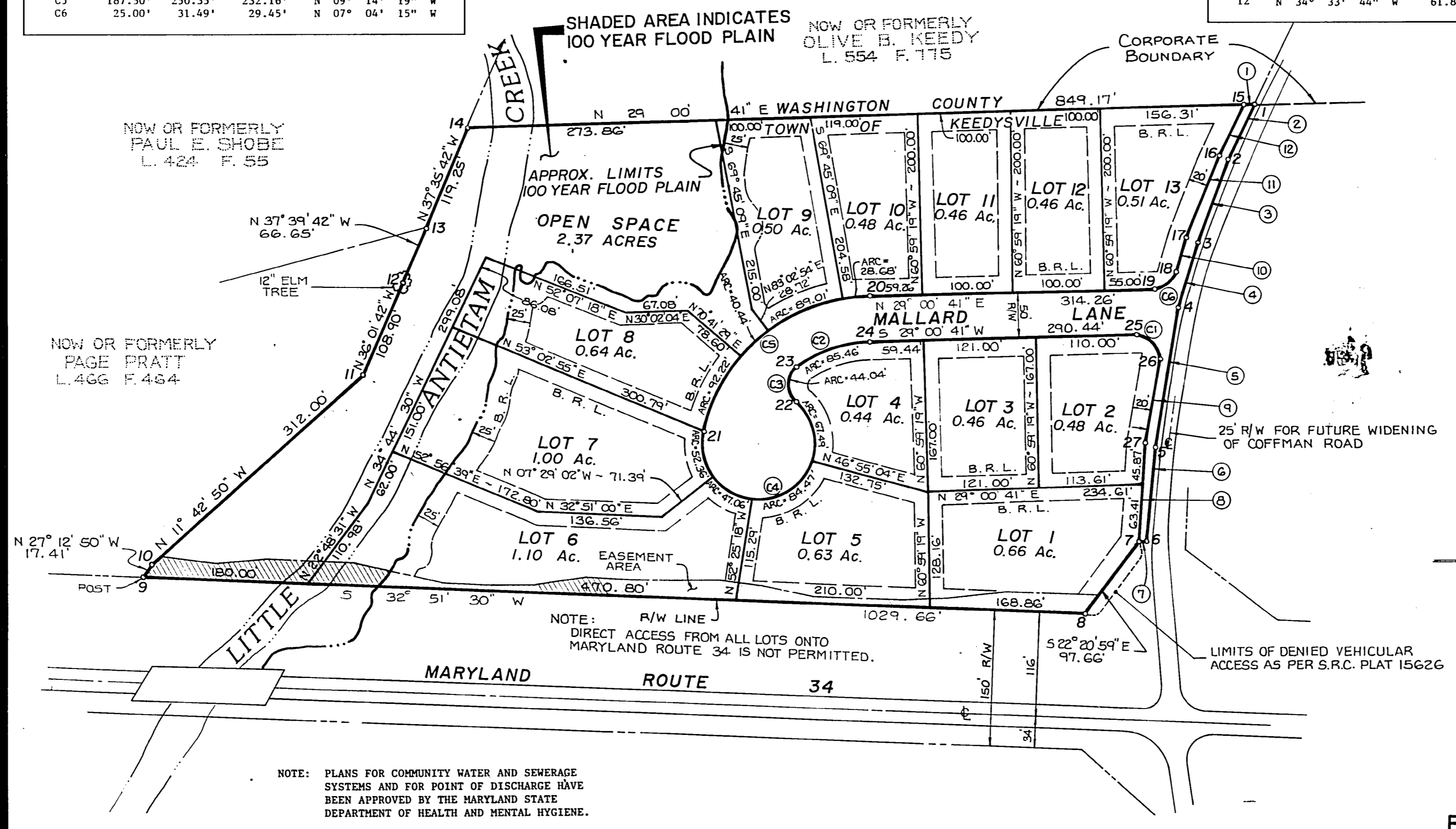
NO.	BEARING	DISTANCE
1	N 29° 00' 41" E	13.96'
2	S 34° 33' 44" E	67.61'
3	S 38° 06' 22" E	96.85'
4	S 43° 09' 11" E	75.55'
5	S 50° 20' 10" E	154.15'
6	S 53° 32' 01" E	107.46'
7	S 25° 50' 53" W	7.28'
8	N 56° 20' 09" W	109.28'
9	N 50° 20' 10" W	93.27'
10	N 43° 09' 11" W	39.04'
11	N 38° 06' 22" W	97.78'
12	N 34° 33' 44" W	61.87'



Vicinity Map - Scale: 1" = 2000'

CURVE DATA

CURVE	RADIUS	ARC	CHORD	BEARING
C1	25.00'	43.92'	38.48'	S 79° 20' 16" W
C2	137.50'	85.46'	84.09'	S 11° 12' 19" W
C3	25.00'	44.04'	38.56'	S 57° 03' 49" E
C4	60.00'	251.38'	103.90'	S 12° 29' 32" W
C5	187.50'	250.35'	232.16'	N 09° 14' 19" W
C6	25.00'	31.49'	29.45'	N 07° 04' 15" W



OWNER'S CERTIFICATE
 KING ROAD ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAN OF SUBDIVISION AND RESPECTS THE FEES AND SIMPLE TITLE OF THE STREETS SHOWN HEREON UNTIL DEED TO THE TOWN OF KEEDYSVILLE.
 THE UNDERSIGNED CORPORATION OFFICERS HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 54 TO 62 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957, AS AMENDED HAVE BEEN COMPLIED WITH AS FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS THEREON DESCRIBED.
 June 30, 1989
 DATE
Robert Scumgeam, G.P.
 KING ROAD ASSOCIATES

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JENNIFER D. BUTTS TO KING ROAD ASSOCIATES BY DEED DATED DECEMBER 29, 1987 AND RECORDED AT LIBER 865, FOLIO 122 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.
 June 30, 1989
 DATE
Russell C. Tamm
 MARYLAND REG. NO. 10811 R.T.L.S.

AREA TABULATION

TOTAL AREA IN LOTS	=	7.82 ACRES
TOTAL AREA IN R/W DEDICATION	=	0.97 ACRES
TOTAL AREA OF OPEN SPACE	=	2.37 ACRES
TOTAL AREA IN SECTION "B"	=	11.16 ACRES
TOTAL NO. OF LOTS	=	13

SETBACKS

FRONT	~ 20'
SIDES	~ 15'
REAR	~ 20'

- NOTES:
- BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
 - ZONING - "SR" (SUBURBAN RESIDENTIAL)
 - AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ON THE INTERIOR OF EACH SIDE AND REAR LOT LINE. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES TO BE DEDICATED ALONG FRONT LOT LINES.
 - OPEN SPACE IS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - RIGHT-OF-WAY LINES OF MARYLAND ROUTE 34 AND PORTIONS OF COFFMAN ROAD AND ALL EASEMENT AREAS ARE AS SHOWN ON S.R.C. PLAT NUMBERS 15625 AND 15626.
 - ALL LOTS OF THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SEWER.

- RESTRICTIONS:
- ANY DWELLING OR RESIDENCE TO BE ERECTED ON THE LAND SHOWN ON THIS PLAT SHALL HAVE GREATER THAN 1500 SQ. FT. OF LIVING AREA UNDER ROOF.
 - AN ARCHITECTURAL REVIEW BOARD WILL APPROVE ALL HOUSE PLANS FOR PROPOSED LOTS.

OWNER
 King Road Associates
 c/o Syd Mochat
 9 South Main Street
 Boonsboro, Maryland 21713

DRAWN BY: J.D. Springer
 CHECKED BY: DATE: 5-24-89
 SCALE: 1" = 100'

FOX & ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740
 (301) 733-8503 OR (301) 293-4250

DISTRICT: 19
 TAX MAP NO.: 72
 DWG. NO.: C-1373

FINAL PLAT
 SECTION "B"
TROUT RUN

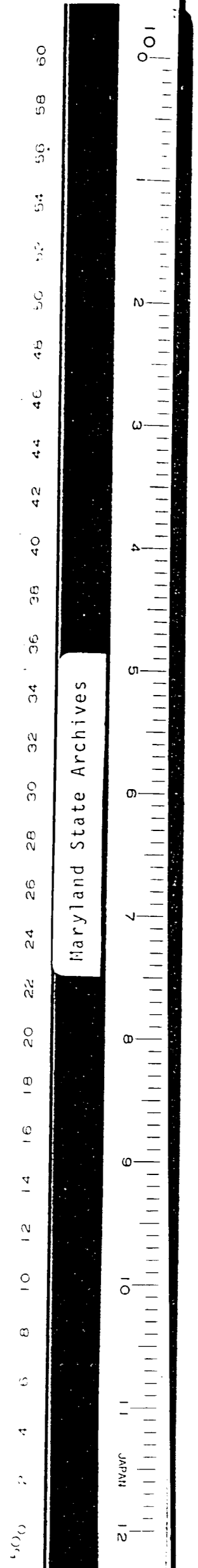
Situate in the Southwest Corner of the Intersection of Maryland Route 34 and Coffman Road in the Town of Keedysville, Washington County, Maryland

Filed and Recorded

JUL 3 1989

John D. Neill MD
 County Health Officer

MSA 354 1255 - 2839-1



OWNER'S CERTIFICATE

DALE E. MARTIN, INC., A MARYLAND CORPORATION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS PLAN OF SUBDIVISION AND RESERVES THE FEE SIMPLE TITLE OF THE STREETS SHOWN HEREON UNTIL DEED TO THE TOWN OF KEEDYSVILLE.

THE UNDERSIGNED CORPORATION OFFICERS HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 59 TO 62 OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (1957) AS AMENDED HAVE BEEN COMPLIED WITH AS FAR AS THEY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS THEREIN DESCRIBED.

DALE E. MARTIN, INC.

BY: *Walter E. Martin, Jr.*
PRESIDENT

DATE 11/19/85

ATTEST: *Carrie L. Martin, Sr.*
SECRETARY

THERE ARE NO SUITS OR ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

SURVEYOR'S CERTIFICATE

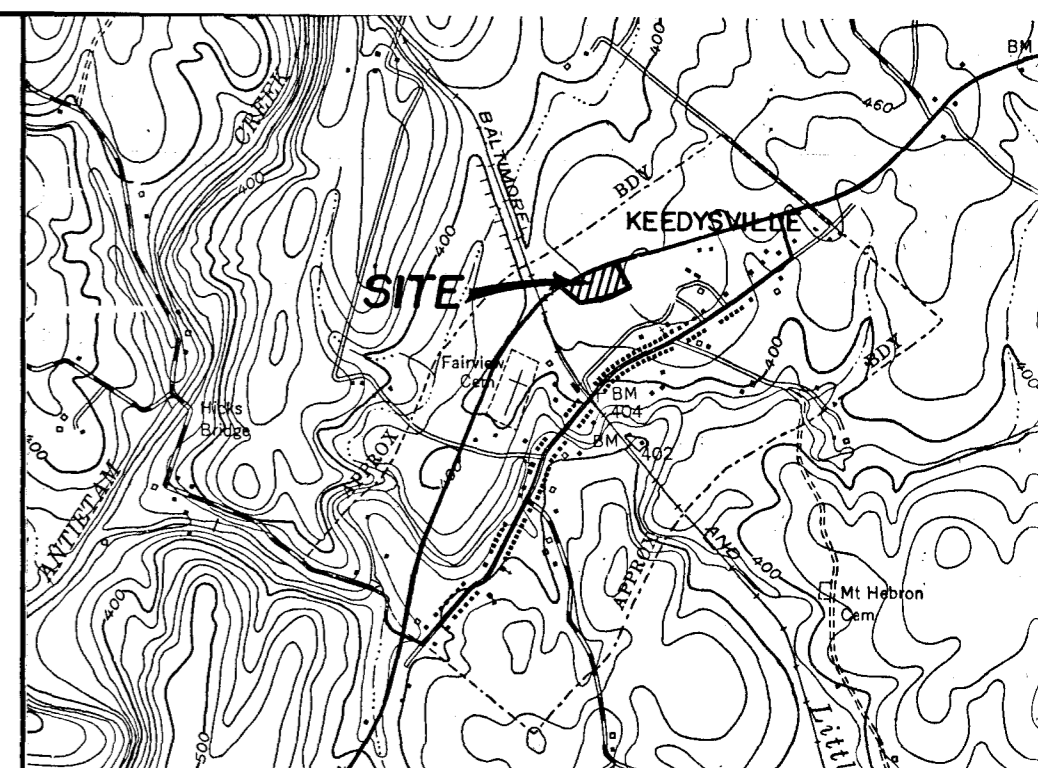
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUB-DIVISION OF PART OF THE LANDS CONVEYED BY MARTHA G. TAYLOR TO DALE E. MARTIN, INC., BY DEED DATED AUGUST 24, 1966 AND RECORDED IN LIBER 445, FOLIO 245, AND ALL OF THE LAND CONVEYED FROM THE MAYOR AND COUNCIL OF KEEDYSVILLE TO DALE E. MARTIN, INC., DATED DECEMBER 5, 1967 AND RECORDED IN LIBER 464, FOLIO 451 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND, AND THAT ALL MONUMENTS MARKED THUS HAVE BEEN PLACED AS INDICATED.

DATE 11-15-85

Will E. Fox
MARYLAND REG. NO. 9827 L.S.



PLAT NO. 1964
LIBER 2117



Vicinity Map ~ Scale: 1" = 2000'
Tax Map 73 ~ Election District 19

NOTE: IN ADDITION TO THE EASEMENTS SHOWN ON THIS PLAT, A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES IS RESERVED ALONG EACH FRONT LOT LINE OF EACH LOT SHOWN ON THIS PLAT, TOGETHER WITH AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE ALONG EACH INTERIOR LOT LINE AS SHOWN ON THIS PLAT.

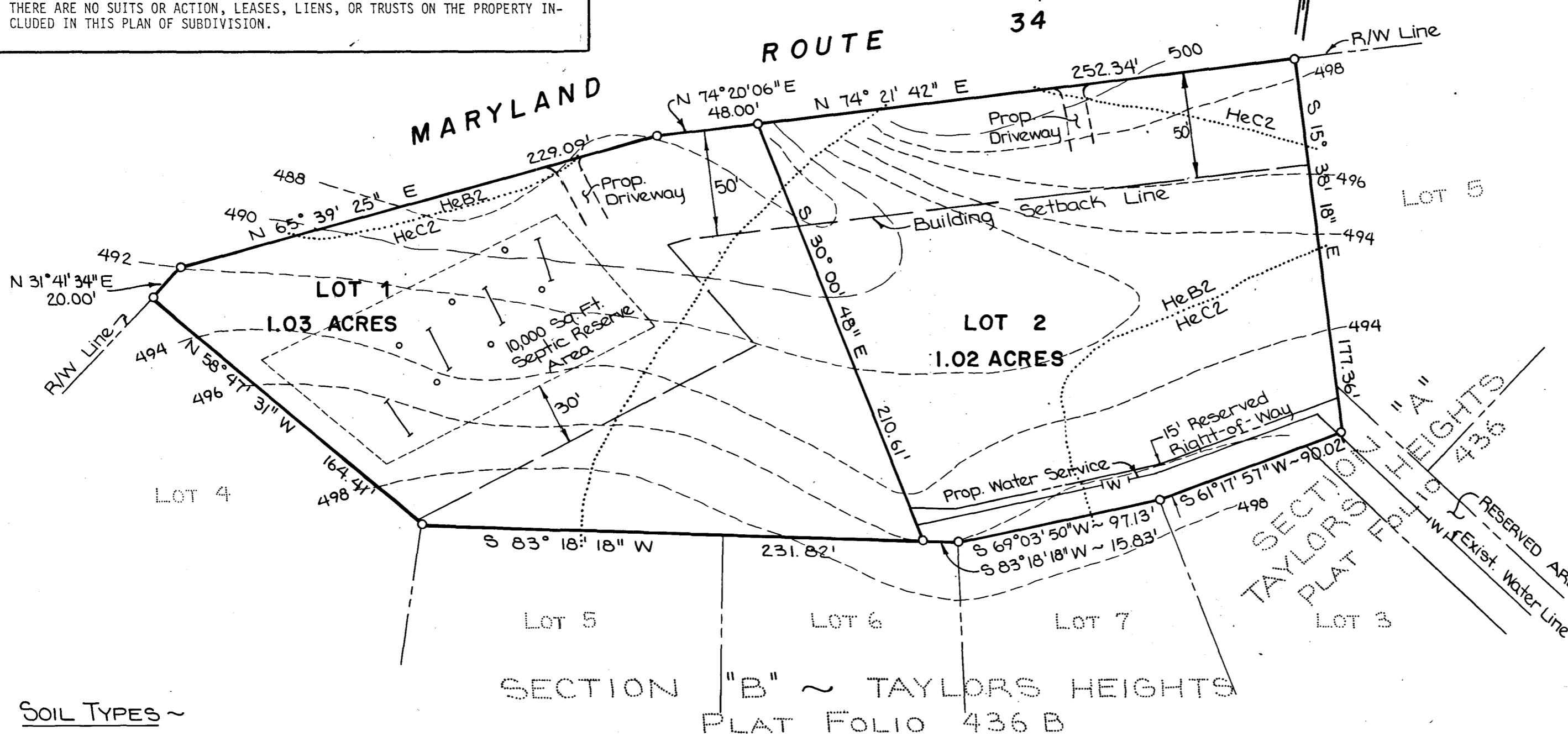
APPROVED BY THE MAYOR AND COUNCIL OF KEEDYSVILLE.

DATE 11-19-85 *Walter E. Martin, Jr.*
MAYOR

NOTE: RESERVED - 10,000 SQ. FT. WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION, DRIVEWAYS, UTILITIES, SWIMMING POOLS OR PHYSICAL STRUCTURES PERMITTED ON LOT 1 ONLY.

NOTE: PUBLIC WATER AVAILABLE.

NOTE: The Owners Will Be Required To Install Dusk To Dawn Lights On Each Lot.



SOIL TYPES ~

- HeB2 ~ Hagerstown Silt Loam
0 to 8% Slopes
Moderately Eroded
- HeC2 ~ Hagerstown Silt Loam
8 to 15% Slopes
Moderately Eroded

BUILDING SETBACKS

- FRONT ~ 50'
- SIDES ~ 15'
- REAR ~ 25'

NOTE: Contours From Actual Field Survey By Fox & Associates, Inc.

IN COMPLIANCE WITH COMAR 10.17.01.05.B (1) AND (2), THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF A TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

DATE 11/19/85
Walter E. Martin, Jr.
DALE E. MARTIN, INC.

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 10.17.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 10.17.03.A (2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE. NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERRECTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 10.17.03.A (2) UNTIL COMMUNITY SEWERAGE HAS BEEN MADE AVAILABLE.

DATE 11-20-85
John S. Heill, M.D.
SIGNATURE COUNTY HEALTH OFFICER

LOT NO. 2 CANNOT BE BUILT ON UNTIL SUCH TIME THAT PUBLIC SEWER BECOMES AVAILABLE AND THE TOWN OF KEEDYSVILLE APPROVES HOOKUP TO THE SYSTEM

DATE 11/19/85
Walter E. Martin, Jr.
DALE E. MARTIN, INC.

OWNER ~
DALE MARTIN, INC.
Box 636
Mauquansville, MD.
21767

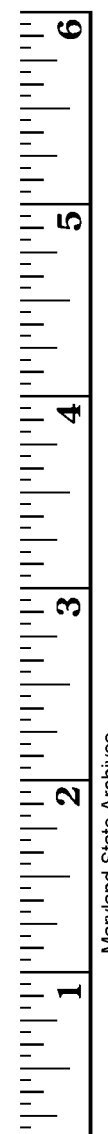
PLAN OF SUBDIVISION

LOTS 1 and 2
FOR

DALE E. MARTIN, INC.

Situate Along The South Side of
Maryland Route 34
In The Town of Keedysville
Washington County ~ Maryland

DRAWN BY: B.V.L.	DATE: 11-14-85	FOX & ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS 981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740 (301) 733-8503 OR (301) 293-4250	DISTRICT 19
CHECKED BY:	DATE:		TAX MAP NO. 73
SCALE: 1" = 50'			DWG. NO. C-984



TOWN OF KEEDYSVILLE, MARYLAND

"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
www.keedysvillemd.com



Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matthew Hull, Council
Sarah Baker, Council

Zoning Permit Application

Date _____

Fee \$65.00

Applicant

Name _____

Address _____

Phone Home _____ Cell _____ Work _____

Email _____

Signature _____

Property Owner

Name _____

Address _____

Phone Home _____ Cell _____ Work _____

Email _____

Signature _____

Property Address _____

Tax Map _____ Parcel Number _____ Present Zoning _____

Describe Request (attach separate sheets with specifications, drawings, images, etc. and/or if more space is needed for the description) _____

This application is APPROVED for a Zoning Permit and is subject to application and issuance of any required Building Permit(s) and/or Site Plans together with compliance with all Rules, Regulations, Statutes and Ordinances.

This application is DENIED for a Zoning Permit at this time for the following reason(s):

PURSUANT TO THE KEEDYSVILLE ZONING ORDINANCE YOU HAVE THIRTY (30) DAYS TO APPEAL THIS DECISION TO THE BOARD OF ZONING APPEALS.

Reviewed By: _____ Date: _____
Lisa Riner, Town Administrator

NOTICE OF APPEAL

Please note an Appeal to the Board of Zoning Appeals of the Town of Keedysville.

Applicant/Owner Signature _____

Applicant/Owner Printed Name _____

Date: _____

Official Use Only

Date Received: _____

Fee: _____

