



AREA TABULATION:

R/W DEDICATION	=	0.1560 ACRES
LOT 2	21--(A)--61D	= 5.0601 ACRES
LOT 3	21--(A)--61E	= 5.0029 ACRES
REMAINDER	21--(A)--61	= 6.2470 ACRES
ORIGINAL TOTAL AREA		= 16.4660 ACRES

NOTES:

- NO TITLE REPORT FURNISHED. EASEMENTS OTHER THAN SHOWN MAY EXIST.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON F.I.R.M. PANEL #S10063-0075-B, DATED JULY 17, 1978.
- DEED REFERENCE: INSTRUMENT # 030025284.
- PLAT REFERENCE: DB 635 PG 329.
- PROPERTY CORNERS ARE IRON REBAR SET UNLESS CALLED TO BE ALONG CENTER-LINE OF ROAD OR NOTED OTHERWISE.
- THE PROPOSED PRIVATE SHARED DRIVEWAY / ROAD SHOWN HEREON IS NOT BUILT ACCORDING TO STREET SPECIFICATIONS OF AND WILL NOT BE MAINTAINED BY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FREDERICK COUNTY. THE IMPROVEMENT AND MAINTENANCE OF SAID DRIVEWAY / ROAD SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LOTS WHICH ARE PROVIDED WITH ACCESS VIA THE DRIVEWAY / ROAD. SAID DRIVEWAY / ROAD WILL NOT BE CONSIDERED FOR INCLUSION INTO THE STATE SECONDARY SYSTEM UNTIL THEY MEET THE APPLICABLE CONSTRUCTION STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE COST OF BRINGING SAID DRIVEWAY / ROAD TO ACCEPTABLE STANDARDS SHALL NOT BE BORNE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION NOR BY FREDERICK COUNTY.

LEGEND:

- IRF = IRON REBAR FOUND
- BRL = BUILDING RESTRICTION LINE
- RESI. = RESIDENTIAL
- AGRI. = AGRICULTURAL
- RA = RURAL AREAS
- PW = PROPOSED WELL
- DF = PROPOSED DRAINFIELD

7. THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq. THE REGULATIONS), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES). THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §§ 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:

MASON ALLEN #114 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO §§ 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



**FINAL PLAT MINOR RURAL SUBDIVISION
GREENSPRING KNOLLS
LOT 2, LOT 3, AND REMAINDER TRACT
GAINESBORO MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA**

DATE: DECEMBER 26, 2003 SCALE: AS SHOWN FILE#: FIG-04

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