

**OWNERS CERTIFICATE**

(I/WE) Charles J. Barry & Maure E. Barry  
OWNER(S) OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE ENGINEERS CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING LINES AS SHOWN ON THESE STREETS, ROADS, OPEN SPACES, AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAN, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS.

DATE June 26, 1971 (REAL)  
WITNESS Maure E. Barry (REAL) Charles J. Barry (REAL)

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND HAS BEEN LAID OUT AND THE PLAN THEREOF PREPARED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY LAWS.



J.H. Rife  
J.H. RIFE  
REG SURVEYOR NO. 2537  
213 WEST AVE.  
HANOVER PA.

DATE June 7, 1971

**CARROLL COUNTY PLANNING AND ZONING COMMISSION**

APPROVAL  
BY J.H. Rife SECRETARY  
DATE SEP 22 1971

**SANITARY COMMISSION**

APPROVAL  
BY Carl R. Fox  
DATE 7-9-71

**CARROLL COUNTY HEALTH DEPARTMENT**

APPROVAL

**INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS.**

EFFLUENT DISPOSAL BY:  
SEEPAGE PITS FOR LOTS 5, 14, 15, 16, 17  
TILE FIELDS FOR LOTS 4

QUALIFICATIONS: INDIVIDUAL WELLS AND/OR SEWAGE DISPOSAL SYSTEMS TO BE INSTALLED UNDER HEALTH DEPARTMENT PERMIT TO BE OBTAINED ON EACH LOT PRIOR TO CONSTRUCTION.

BY J.H. Rife TITLE HEALTH OFFICER  
DATE JUL 9 1971

**CARROLL COUNTY HEALTH DEPARTMENT**

APPROVAL

**PUBLIC WATER SUPPLY AND/OR PUBLIC SEWERAGE**

STATE DEPARTMENT OF HEALTH PERMIT(S) ISSUED  
WATER \_\_\_\_\_ DATE \_\_\_\_\_  
SEWERAGE \_\_\_\_\_ DATE \_\_\_\_\_

QUALIFICATIONS: NOTE TIME LIMITATION(S) ON PERMIT(S)

BY \_\_\_\_\_ TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

**CURVE DATA**

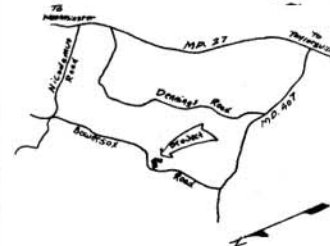
NO.	DELTA	D°	RADIUS	L	T	L.C.	CHORD BEARING
1-2	17°12'04"	10.47623534	545.87	163.88	82.54	163.27	S39°13'57"E
3-4	54°00'00"	16.15964197	355.00	354.56	180.88	322.33	S20°50'00"E
5-6	54°00'00"	14.14711111	405.00	381.70	206.36	367.73	N20°50'00"W
7-8	82°56'07"	202.5302227	28.29	46.95	25.00	37.47	S52°21'57"E
9-10	82°56'07"	202.5302227	28.29	46.95	25.00	37.47	S44°41'57"W

COORDINATE ORIGIN ASSUMED

RECEIPT NO. 95804

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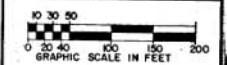
TRUE NORTH BY  
SOLAR OBSERVATION



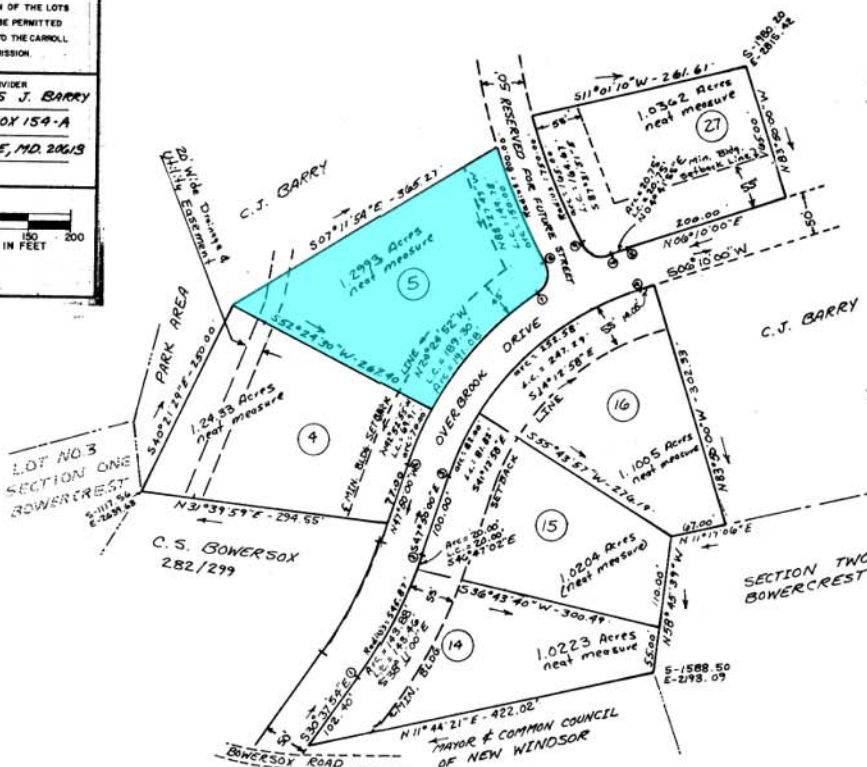
LOCATION MAP 1:62500

NOTES:  
THERE IS A 25' WIDE UTILITY AND DRAINAGE EASEMENT AT THE REAR AND SIDES OF ALL LOTS UNLESS OTHERWISE NOTED.  
NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON SHALL BE PERMITTED UNLESS RESUBMITTED TO THE CARROLL COUNTY PLANNING COMMISSION.

OWNER & SUBDIVIDER  
MR. CHARLES J. BARRY  
ROUTE 2 - BOX 154-A  
BRANDYWINE, MD. 20613



Where applicable, utilities shall be installed in accordance with current regulations, or as may hereafter be amended, of the Public Service Commission of Maryland regarding underground service.



- RESTRICTIONS**
- No single detached dwelling house permitted to be erected at a value of less than \$20,000. \$20,000 value of the lot. Said value shall be based on construction costs. However, shall be permitted, and not more than one dwelling house shall be erected on any one lot.
  - No duplex or concrete block or cinder block dwelling or out-building of any type shall be erected. No dwelling or out-building shall be erected with any form of infestation infestation provided however, exterior materials or vinyl siding shall not violate restrictions. Exterior materials used on any out-building shall be of the same type as the exterior materials used on or for any purpose other than residence however, that no lot shall be used for professional use by a doctor, or dentist shall not violate this restriction.
  - No structure of a temporary character or trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
  - No cattle or livestock of any kind shall be raised, bred or kept on any lot except horses, ponies, dogs, cats or other household pets may be kept, provided however, that they are not kept, bred, or maintained for any commercial purposes.
  - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept, except in accordance with such regulations as may be adopted by the health department for the disposal of such materials shall be kept in a sanitary condition.
  - No noxious or offensive materials shall be carried on upon any lot, nor shall any business or industry be conducted thereon which may become an annoyance or nuisance to the neighborhood.
  - All restrictions herein shall comply with any planning and zoning regulations applicable thereto.

**SITE DATA**

NO. OF LOTS - 6 LOTS  
MIN. LOT AREA - 1.0 ACRES  
MIN. BLDG. SETBACK = 45 FEET  
TOTAL AREA OF LOTS = 6.7220 ACRE  
TOTAL LENGTH OF OVERBROOK DRIVE = 722'  
AREA OF OVERBROOK DRIVE = 46, 100 Sq. Ft.

SOURCE OF TITLE  
DEED 355/222

**COUNTY MASTER PLAN FOR WATER AND SEWAGE (1970-1971)**  
WATER: NO SERVICE PLANNED.  
SEWERAGE: NO SERVICE PLANNED.  
HOWEVER IF PUBLIC WATER AND SEWERAGE FACILITIES BECOME AVAILABLE TO THIS DEVELOPMENT, CONNECTION TO THESE FACILITIES WILL BE REQUIRED BY THE AGENCIES HAVING JURISDICTION.

**SECTION THREE**  
**BOWERS CREST**  
ELECTION DISTRICT NO. 11  
CARROLL COUNTY - MARYLAND  
Scale 1"=100'  
AMENDED June 7, 1971  
Nov. 20, 1970  
Field Book No. 132 Page 8  
File No. D-122  
J.H. Rife  
213 West Ave.  
Hanover, Pa.  
Registered Surveyor No. 2537

