

Final Plat showing
Lots 14 - 25

Fernbank
at

CRESS CREEK

Shepherdstown District
Jefferson County, West Virginia

Developer:
Home Hill Corporation

DB 573 P 737

JCPC APPROVAL

Paul J. Race, Jefferson County Planning Director Date: _____

June 1998

Prepared By:

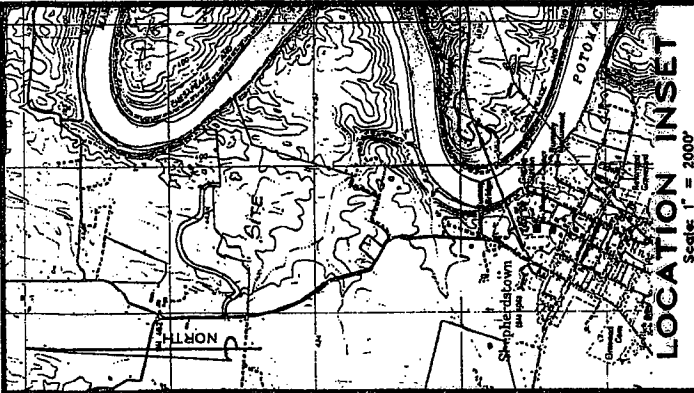
Appalachian Surveys, Inc.
P.O. Box 35, Charles Town, West Virginia 25414

LEGEND

- property corner; set 45 rebar with I.D. cap unless otherwise noted
- ⊙ set concrete monument
- ⊕ percolation test
- ⊖ 6" inspection pit
- ▭ storm drainage easement
- ▭ 10,000 sq.ft. septic reserve area
- street sign
- stop sign
- well

REVISIONS

NO.	REVISION	DATE

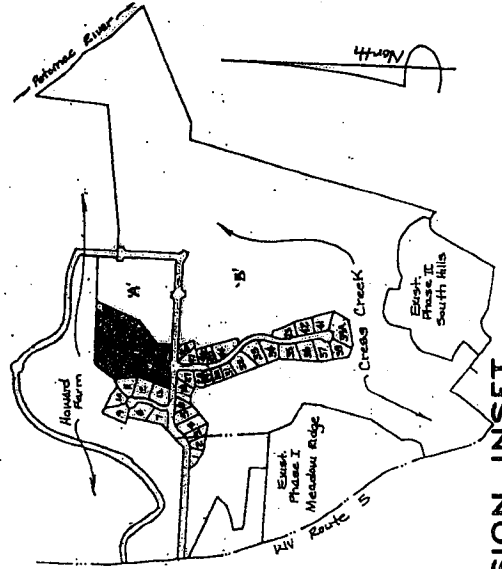


STATEMENT OF ACCEPTANCE
The developer, in signing this plat, agrees to abide by all regulations, laws, and specifications provided herein.

SURVEYOR'S CERTIFICATION
I hereby certify that the boundaries shown herein were established by a survey control network having a relative error of closure of 1 : 7,500 or greater before adjustment.

Mark Walter for Home Hill Corporation
100 Cress Creek Drive
Shepherdstown, WV 25443
(304) 876-1260

Appalachian Surveys, Inc. (304) 725-6572



1. All road right-of-ways, bus stop areas and storm drains shall be dedicated to Cross Creek Homeowners Assoc. at such time as 1/4 of lots platted herein are sold.

2. Each CMP unless noted otherwise on preliminary plat.

3. Roof drains shall discharge to areas designed or graded to safely carry water away from dwellings and in no case drain into san. sewer lines.

4. Cross Creek Homeowners Assoc. is formed, they shall petition the County Commission to adopt a "leach law."

5. A common interest ownership agreement has been established with earlier sections of Fernbank. Lots shown herein will participate in same agreement to provide maintenance of commonly owned land, including but not limited to road right-of-ways. Owners are 1/2% per robar with 10.0000 unless noted otherwise.

6. Lots to access onto interior subdivision roads only.

7. Electric or telephone service to dwellings shall be underground.

8. Location of this property is in the 100 year-flood plain per FEMA map shows coins dated 2 Aug 1983. L.M.C. remains in effect 1989 reflected on plat.

9. Property is in zone "C".

10. A blanket easement shall be given to the appropriate P.O. in all subdivision right-of-ways for the purpose of constructing water and/or sewer lines and utilities.

11. All road right-of-ways, bus stop areas and storm drains shall be dedicated to Cross Creek Homeowners Assoc. at such time as 1/4 of lots platted herein are sold.

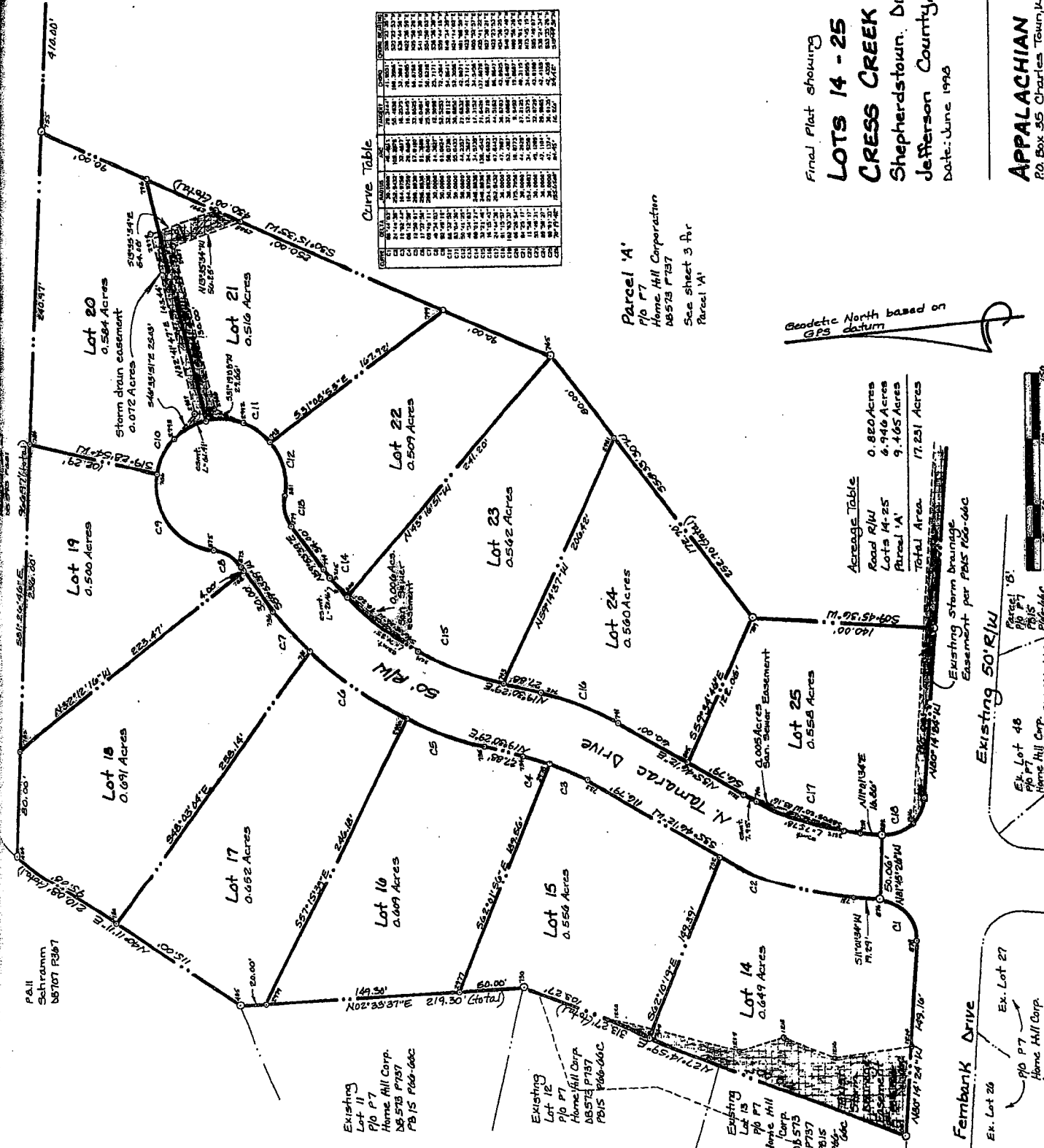
12. Each CMP unless noted otherwise on preliminary plat.

13. Roof drains shall discharge to areas designed or graded to safely carry water away from dwellings and in no case drain into san. sewer lines.

14. Cross Creek Homeowners Assoc. is formed, they shall petition the County Commission to adopt a "leach law."

15. A common interest ownership agreement has been established with earlier sections of Fernbank. Lots shown herein will participate in same agreement to provide maintenance of commonly owned land, including but not limited to road right-of-ways. Owners are 1/2% per robar with 10.0000 unless noted otherwise.

16. Lots to access onto interior subdivision roads only.



Final Plat showing
LOTS 14 - 25 - FERNBANK AT CRESS CREEK
 Shepherdstown, District
 Jefferson County, WV
 Date: June 1993
 Scale: 1"=50'

APPALACHIAN SURVEYS, INC.
 P.O. Box 35 Charles Town, WV 25414

Parcel 'A'
 Home Hill Corporation
 AB573 P737
 See sheet 3 for
 Parcel 'A'

Geodetic North based on
 GPS datum

Existing storm drainage
 Easement per PAIS P66-66C

Existing 50' R/W

Ex. Lot 48
 P10 P7
 Home Hill Corp.
 AB573 P737
 PAIS P66-66C

Fernbank Drive

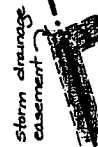
Ex. Lot 26
 P10 P7
 Home Hill Corp.
 AB573 P737
 PAIS P66-66C

Pb.3
Howard et al
BB 593 P481

S81°20'40"E
410.00'

966.97' (Total)

20



Storm drainage
easement

See sheet 2
for Lots 4-25

21



22

23

24

25

Parcel 'A'
Plo P7
Home Hill Corporation
BB 575 P737
9.465 Acres

Parcel 'B'
Plo P7
Home Hill Corporation
BB 575 P737
PB 15 P66-66C

Existing
Storm drainage
Easement per
PB 15 P66-66C

Existing Greystone Drive 50' R/W

Existing Storm drainage easement
per PB 15 P66-66C

Fernbank Drive

Existing 50' R/W

Geodetic North based on
GPS datum

Final Plat showing

LOTS 4 - 25 - FERNBANK AT
CRESS CREEK
Shepherdstown District
Jefferson County WV
Date: June 1998

Parcel 'B'
Plo P7
Home Hill Corp.
BB 575 P737
PB 15 P66-66C

APPALACHIAN SURVEYS, INC.
P.O. Box 25, Charles Town, WV 25414
#4576

