

30' PRESCRIPTIVE  
EASEMENT

ROUTE 638

VAUCLUSE ROAD

TRACT 1

84-A-54B  
DONALD E.  
SHANAHAN, JR.  
ZONE: RA  
USE: SALVAGE  
YARD

50'  
479.02'  
L20

50' INGRESS/EGRESS  
EASEMENT

OVERHEAD POWER LINES

DRAINFIELD  
EASEMENT

PROPOSED  
WELL

527.05'

817.79'

649.77'

591.96'

548.38'

483.62'

PROPOSED  
WELL

591.09'

778.84'

PROPOSED  
DRAINFIELD

TRACT 2

RESIDUE

84-A-53A  
KEEPING COMPANY, L.C.  
D.B. 841, PG. 1589  
ZONE: RA  
USE: INN

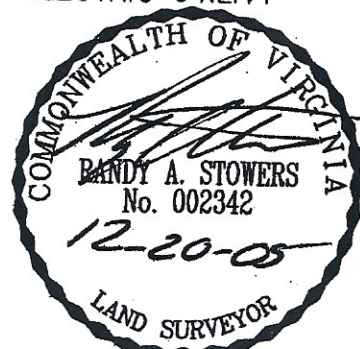
D.B. 841, PG. 1589

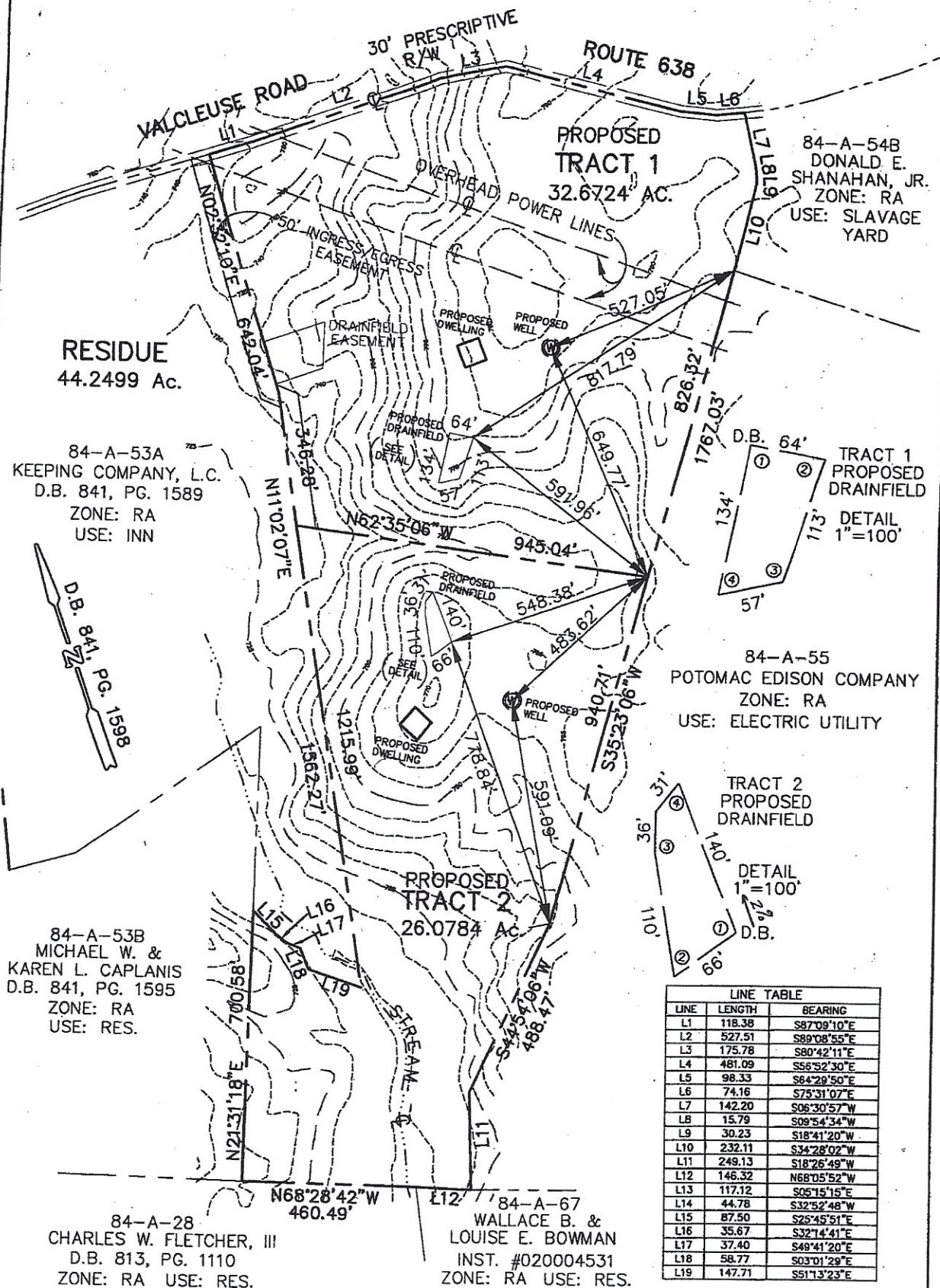
84-A-53B  
MICHAEL W. &  
KAREN L. CAPLANIS  
D.B. 841, PG. 1595  
ZONE: RA  
USE: RES.

N21°31'18"E

STREAM

84-A-55  
POTOMAC EDISON COMPANY  
ZONE: RA  
USE: ELECTRIC UTILITY



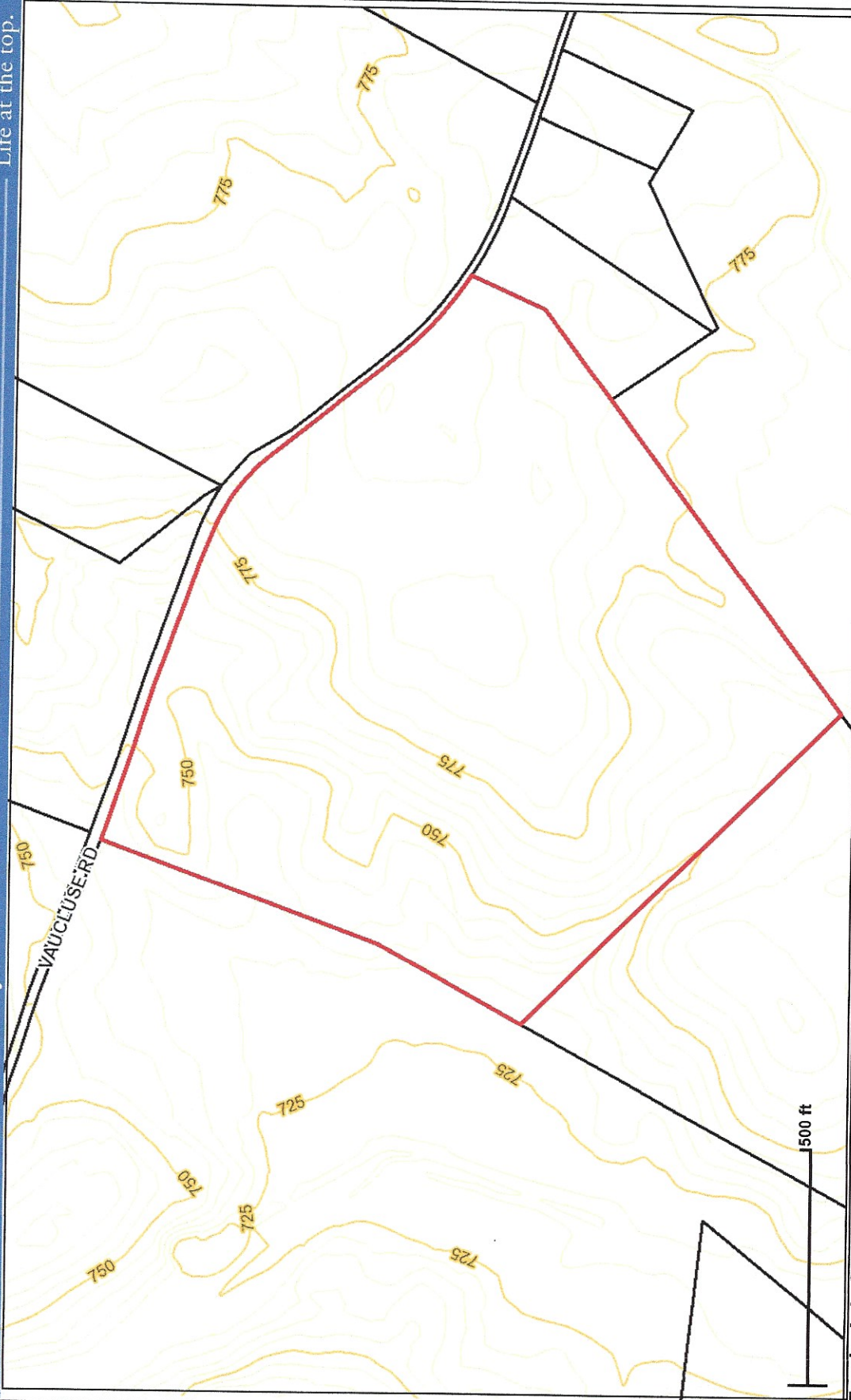




# Frederick County

Virginia

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Virginia  
Frederick County

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**COMMONWEALTH OF VIRGINIA  
VIRGINIA DEPARTMENT OF HEALTH**

Frederick County Health Department  
107 N. Kent St.  
Winchester, VA  
(540) 722-3480  
August 14, 2006

Keeping Company, L.C.  
515 Vaocluse Road  
Stephens City, Virginia 22655

Re: Tax Map #84-A-53A Lot 1;

Dear Keeping Company, L.C.:

This letter is issued in lieu of a sewage disposal system construction permit in accordance with §32.1-163, et seq., of the Code of Virginia. The Board of Health hereby recognizes that the soil and site conditions acknowledged by this correspondence, and documented by additional records on file at the local health department, are suitable for the installation of an onsite sewage disposal system. The attached plat by Randy A. Stowers, dated 12/20/05, shows the approved area for the sewage disposal system. This letter is valid until a permit for construction is issued and the system is installed, inspected and approved. This letter is void if there is any substantial physical change in the soil or site conditions where the sewage disposal system is to be located.

A permit to construct the sewage disposal system must be issued before construction of the system. If the property owner (current or future) applies for a construction permit within 18 months of the date of this letter, the application fee paid for this letter shall be applied to any state fees for a permit to construct a system. After 18 months, the applicant is responsible for paying all state fees for a permit application.

This letter, and accompanying plat of survey showing the specific location of the sewage disposal system area and well area (if applicable), must be recorded in the land records by the clerk of the circuit court in the jurisdiction where all or part of the site or proposed site of the system is to be located. ***The site shown on the plat is specific and must not be disturbed or encroached upon by any construction***. To do so voids this letter. Upon the sale or transfer of the land that is the subject of this letter, the letter shall be transferred with the title to the property.

Future owners are advised to review the plat for the location of the onsite sewage disposal area to make sure their building plans do not interfere with the area. If they have any questions regarding the location of the area, they should contact the local health department for assistance.

The area evaluated, and certified by this letter, is suitable to accommodate a *4 bedroom house* using a system design of *600 gallons per day*. The property will be served by a *private water supply* as shown on the attached plat.

This letter is an assurance that a sewage disposal system construction permit will be issued (provided there have been no substantial physical changes in the soil or site conditions where the system would be located); however, **it is not a guarantee that a permit for a specific type of system will be issued.** The design of the sewage system will be determined at the time of application for a building permit and sewage system construction permit. The design will be based on the site and soil conditions certified by this letter, structure size and location, water well location (final determination to be made at time of permit issuance), the regulations in effect at the time, and any off-site impacts that may have occurred since the date of the issuance of this letter. In some cases, engineered plans may be required prior to issuance of the construction permit. In accordance with § 32.1-164.1:1 of the Code of Virginia, owners are advised to apply for a sewage disposal construction permit only when ready to begin construction.

This certification letter may be subject to and must comply with any applicable local ordinances.

Sincerely,



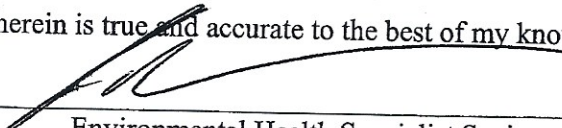
Joshua Anderson  
EHSS

Attachment:    Surveyed Plat

pc:

Certificate of Acknowledgment: Tax Map #84-A-53A  
August 14, 2006  
County of Frederick  
Commonwealth of Virginia

I certify the information provided herein is true and accurate to the best of my knowledge and belief.

  
\_\_\_\_\_  
Environmental Health Specialist Senior

The foregoing instrument was acknowledged before me this 14th day of August, 2006.

December 31, 2009  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.

Owner's Signature \_\_\_\_\_  
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County of \_\_\_\_\_  
Commonwealth of Virginia

I (we) authorize this certification letter be recorded in the grantee index of the Clerk of the Circuit Court of Frederick County under my (our) name.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_.



VAUCLUSE ROAD  
 EX. 30' PRESCRIPTIVE EASEMENT  
 ROUTE 638

84-A-54B  
 DONALD E. SHANAHAN, JR.  
 ZONE: RA  
 USE: SLAVAGE YARD

TRACT 1  
 31.8415 AC.

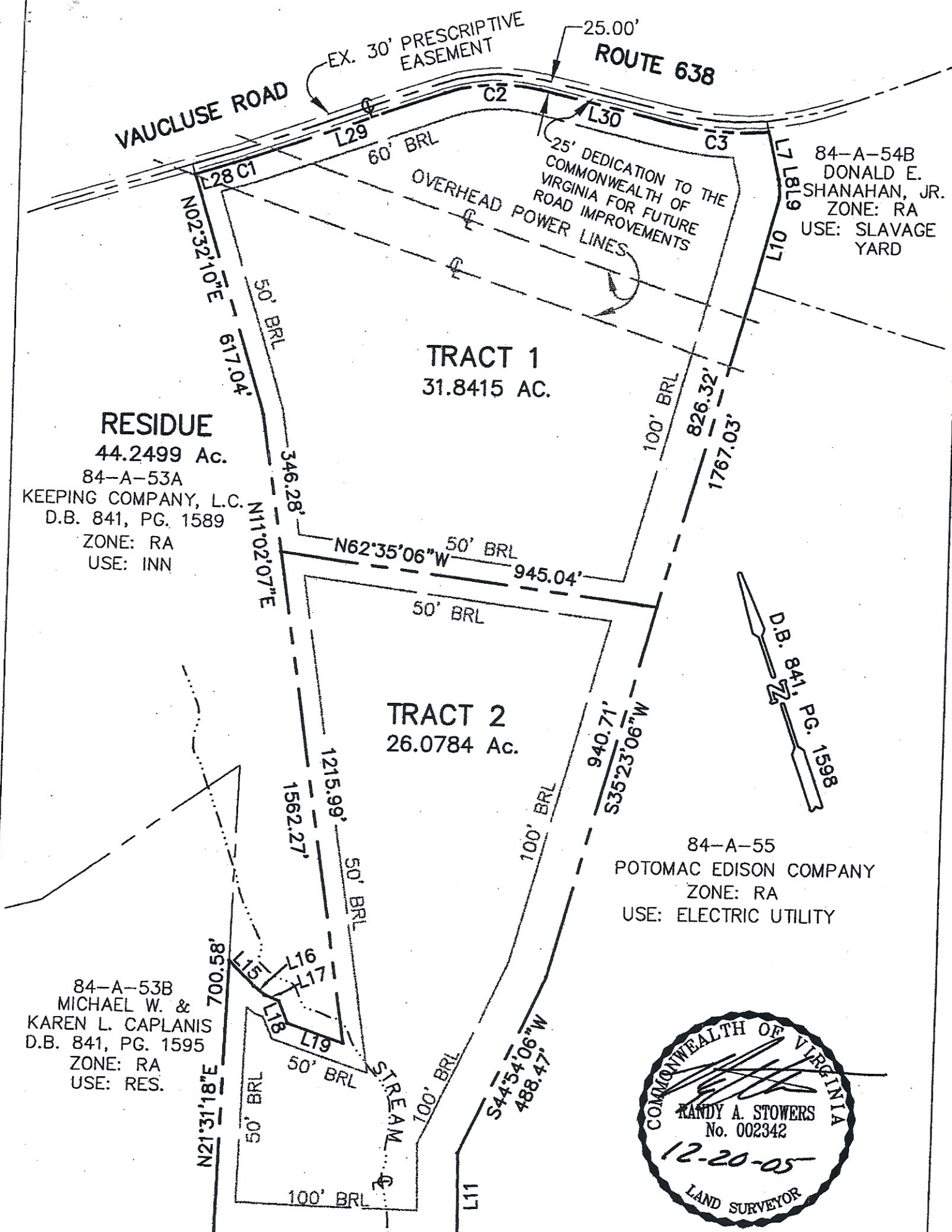
RESIDUE

44.2499 Ac.  
 84-A-53A  
 KEEPING COMPANY, L.C.  
 D.B. 841, PG. 1589  
 ZONE: RA  
 USE: INN

TRACT 2  
 26.0784 Ac.

84-A-55  
 POTOMAC EDISON COMPANY  
 ZONE: RA  
 USE: ELECTRIC UTILITY

84-A-53B  
 MICHAEL W. &  
 KAREN L. CAPLANIS  
 D.B. 841, PG. 1595  
 ZONE: RA  
 USE: RES.





RESIDUE  
44.2499 Ac.

84-A-53A  
KEEPING COMPANY, L.C.  
D.B. 841, PG. 1589  
ZONE: RA  
USE: INN

D.B. 841, PG. 1598

84-A-53B  
MICHAEL W. &  
KAREN L. CAPLANIS

30' PRESCRIPTIVE  
R/W

ROUTE 638

PROPOSED  
TRACT 1  
32.6724 AC.

OVERHEAD POWER LINES

DRAINFIELD  
EASEMENT

PROPOSED  
DWELLING

PROPOSED  
WELL

PROPOSED  
DRAINFIELD

(SEE  
DETAIL)

PROPOSED  
DRAINFIELD

(SEE  
DETAIL)

PROPOSED  
DWELLING

PROPOSED  
WELL

PROPOSED  
TRACT 2  
26.0784 Ac

POTOM.  
USE:

