

Plat Name: Goshen Hunt Hills

Plat #: 220090660

Location: Located on the west side of Woodfield Road (MD 124), approximately 800 feet south of Churchill Downs Road (MD 107)

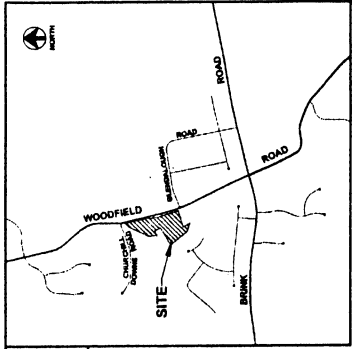
Master Plan: Agriculture and Rural Open Space

Plat Details: RE-2 zone; 2 lots

Private Well, Private Septic

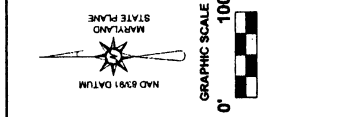
Applicants: Vincent Scuderi & Michael Rohrer

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070640 (MCPB Resolution 08-127 dated November 24, 2008), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



VICINITY MAP
1" = 2000'

PLAT NO.	3
TOTAL LOTS	3
TOTAL LOTS, PARCELS	11,925 ACS
AREA OF LOTS, PARCELS	NONE
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	11,925 ACS



CURVE DATA

C1	R=144.86	A=143.30	CHORD	154.11	Δ=54.00°
C2	R=144.86	A=143.30	CHORD	154.11	Δ=54.00°
C3	R=144.86	A=143.30	CHORD	154.11	Δ=54.00°
C4	R=144.86	A=143.30	CHORD	154.11	Δ=54.00°

LINE BEARING DIST

L10	N63°07'40"E	30.87
L11	N40°37'40"E	107.16
L12	S70°17'04"E	56.03
L13	N59°43'30"E	56.48
L14	N51°08'30"W	134.52
L15	N81°38'16"W	132.88
L16	N81°38'16"W	132.88
L17	N40°37'40"E	107.16
L18	S70°17'04"E	56.03
L19	N59°43'30"E	56.48
L20	N51°08'30"W	134.52
L21	N81°38'16"W	132.88

WATER SUPPLY EASEMENT

WS1	S172°07'27"W	35.00
WS2	N172°52'33"W	70.00
WS3	N172°52'33"W	35.00
WS4	S19°19'48"E	46.76
WS5	N59°43'30"E	56.48
WS6	N51°08'30"W	134.52
WS7	S70°40'12"W	23.80
WS8	N19°19'48"W	20.04

WELL EASEMENT

WE1	S19°19'48"E	46.76
WE2	N59°43'30"E	56.48
WE3	N51°08'30"W	134.52
WE4	S70°40'12"W	23.80
WE5	N19°19'48"W	20.04

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision. Establish the minimum building restriction lines as prescribed by Montgomery County Zoning code, grant a public utility easement, shown hereon as 10' P.U.E., to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3634 at Folio 457, and further grant a Category 1 Conservation Easement as shown hereon in accordance with a document entitled, "Conservation Easement Agreement, Category 1" as recorded in Liber 13179 at Folio 412 among the Land Records of Montgomery County, Maryland. The owners also establish a Septic Easement over part of lot 44 of the use and benefit of the owner of Lot 43. Establish an Ingress/Egress easement over part of Lot 43 for the use and benefit of the owners of Lots 43 & 44. Establish a Well Easement over part of Lot 43 for the use and benefit of the owners of Lot 44. Establish an Easement for Water Supply to Montgomery County, Maryland. The owners will cause as property hereon to be surveyed by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

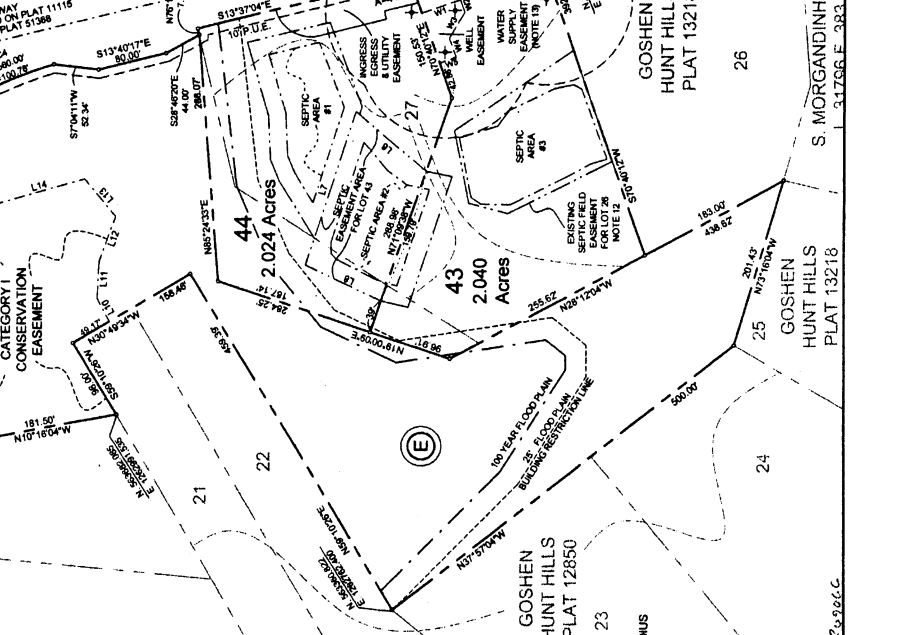
There are no sales, liens, mortgages, or trusts, affecting the property included in this plan of subdivision.

James P. Maddox Date: 2/24/09
Heidemarie Rohrer Date: 2/24/09
Vincent T. Scuderi Date: 2/24/09
Stephanie K. Scuderi Date: 2/24/09

Witness: *James P. Maddox*
 Witness: *Heidemarie Rohrer*
 Witness: *Vincent T. Scuderi*
 Witness: *Stephanie K. Scuderi*

SUBDIVISION RECORD PLAT
 LOTS 43 & 44
 AND PARCEL A
 BLOCK E
GOSHEN HUNT HILLS
 A RESUBDIVISION OF LOT 27
 ELECTION DISTRICT 1
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100'
 NOVEMBER, 2008

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804



LEGEND

- WELL SITE
- 100' NON-POLLUTION RADIUS

DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED: _____ DATE: _____

CHAIRMAN

ASST. SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from Paul V. Finegan and Glady's T. Finegan to Michael G. Rohrer and Heidemarie Rohrer, dated December 30, 1986, and recorded in Liber 7496 at Folio 035, also in a deed from Michael G. Rohrer and Heidemarie Rohrer to Michael G. Rohrer and Heidemarie Rohrer, and Vincent T. Scuderi and Stephanie K. Scuderi, dated May 11, 2007, and recorded in Liber 34313 at Folio 099, also being a resubdivision of "Goshen Hunt Hills", Lot 27, Block E, as recorded on Plat 13218, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 11,925 acres of land. There is no new dedication to the public use.

Thomas A. Maddox Date: 3/4/09
 Registered Professional Land Surveyor
 MD #10850

NOTES

- PROPERTY ZONED RE-Z. DATE OF REZONATION, ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION MAPS AND CONDITIONS AS REQUIRED BY PLANNING BOARD RESOLUTION DATED 11/04/08, AT ITS MEETING OF 10/02/08. ANY PROPOSED CHANGES IN USE SHALL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- LOTS TO BE SERVED BY PRIVATE SEPTIC SYSTEM AND INDIVIDUAL WELL. EXISTING SEWER AND WATER CATEGORIES: S-6, W-4.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY OTHER PLAT ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL APPLY TO THIS PLAT AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW ANY WATER AFFECTING OR RESTRICTING THE OWNERSHIP RIGHTS OF THE PROPERTY HEREON. ANY INTENTION TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID GV 12, W.S.S.C. GRID 2300W08.
- SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES' WELL AND SEPTIC SECTION.
- SEPTIC AREA #1 SERVING LOT 44 & SEPTIC AREA #3 SERVING LOT 26 ARE APPROVED FOR 5 BEDROOM HOUSES.
- SEPTIC AREA #2 SERVING LOT 43 IS APPROVED FOR A 1 BEDROOM HOUSE.
- NO RESIDENTIAL BUILDING PERMITS MAY BE ISSUED FOR THE AGRICULTURAL PARCEL BUILDING PERMITS MAY BE ISSUED ON THE AGRICULTURAL PARCEL FOR STRUCTURES RELATING TO AGRICULTURAL USE.
- I HEREBY CERTIFY THAT THE FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 2603C PANEL 0180, DATED 09/26/06.
- SEPTIC FIELD EASEMENT TO BENEFIT LOT 26 RECORDED IN LIBER 34968 FOLIO 115 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- LOT 43 IS SUBJECT TO AN EASEMENT FOR THE PLACEMENT OF A WATER SUPPLY BY THE MONTGOMERY COUNTY FIRE DEPARTMENT.

