

Plat Name: Overlook Hill
Plat #: 220090640

Location: Located on the south side of Huntmaster Road, approximately 1,700 feet east of Goshen School Road
Master Plan: Agriculture and Rural Open Space
Plat Details: RE-2 zone; 2 lots
Private Well, Private Septic
Applicant: Benjamin Falls

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. 120080320 (MCPB Resolution 08-144 dated December 3, 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.

OWNER'S CERTIFICATE

Benjamin R. Falls & Amy C. Falls, owners of the property shown hereon, hereby certify that the plat shown hereon is correct; that it is a valid subdivision of the property shown hereon; that the plat shown hereon is in compliance with the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, and the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, as amended, and the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, as amended, and the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, as amended.

[Signature]
 Benjamin R. Falls
 By: Amy C. Falls
 Amy C. Falls

I hereby assent to this plat of subdivision.
[Signature]
 (Sandy Kelly Banks)
 Sandy Kelly Banks
 Director of Mortgage

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a valid subdivision of the property shown hereon; that the plat shown hereon is in compliance with the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, and the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, as amended, and the provisions of the Public Utility Easements Act, Article 46 of the Code of Maryland, Annotated, as amended.

[Signature]
 Donaldson H. Rogge III
 Donaldson H. Rogge III
 By: Douglas H. Rogge, III
 Douglas H. Rogge, III
 Professional Land Surveyor
 MD. Reg. No. 10712

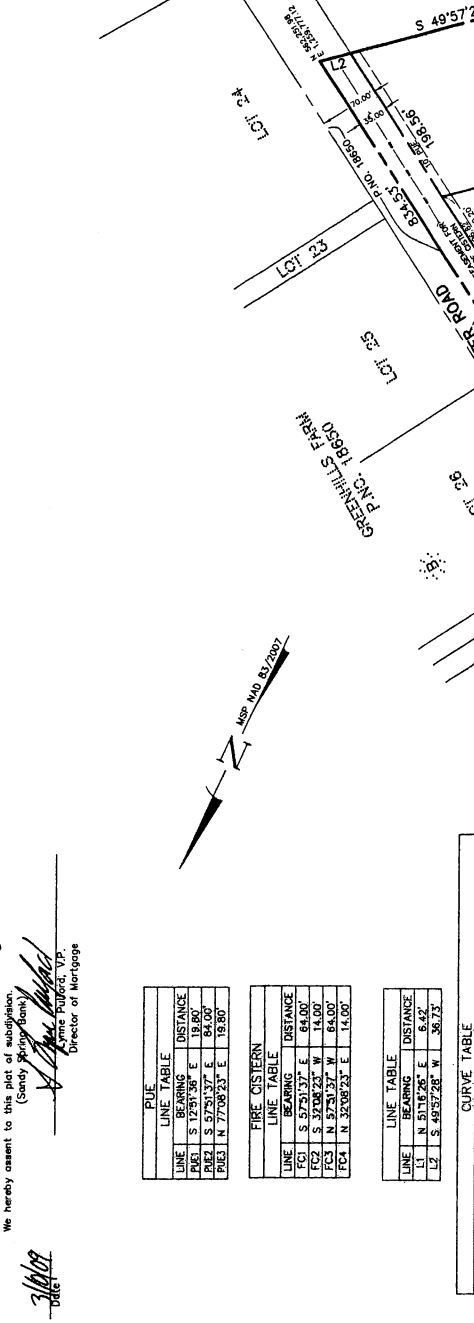
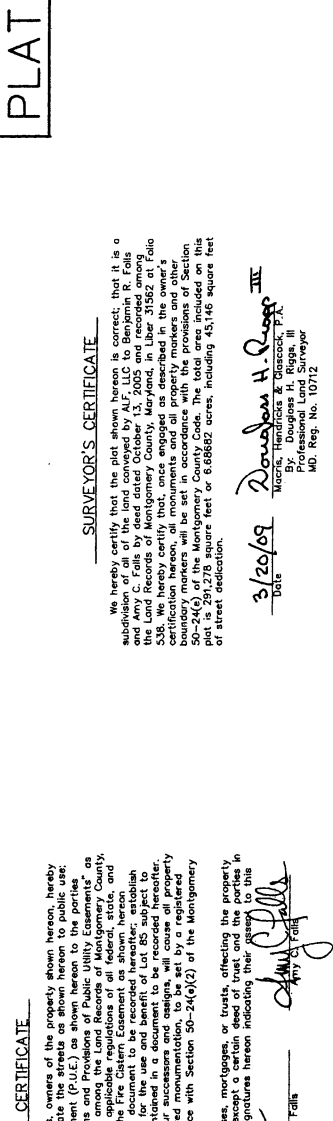
Date: 3/20/09

- Notes:
1. This property is zoned RE2.
 2. This plat is limited to uses and conditions as required by Preliminary Plan No. 1-20080250 entitled OAK GROVE.
 3. Septic Building Restriction Lines are subject to change only with Montgomery County Department of Permitting Services approval. Septic areas are designed for a 6 bedroom house.
 4. The property shown hereon is subject to the requirements of Chapter 22A of the Uniform Eminent Domain Code, which requires the owner to obtain a Preliminary Conservation Plan and appropriate agreements prior to issuance of a development control permit.
 5. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Department of Permitting Services shall apply to this property. Any other rules and regulations of the Planning Board and available for public review during normal business hours.
 6. This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 7. Coordinates shown hereon are based on the Maryland State MAG 83/2007 Datum as projected by NGS and are for Geographical Information Services (GIS) only. Stations used are NGS GAFF with grid coordinates of North 534457.86 feet and East 1249651.22 feet and are referred to as the datum station. The scale factor for this site is 0.99995248.

To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
 The distances shown on this plot are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

PLAT TABULATION

Number of Lots	= 2
Area of Lots	= 246,132 sq. ft.
Area of Street Dedication	= 45,148 sq. ft.
Total Area	= 291,278 sq. ft.
	or 6.68882 acres



PLAT TABULATION

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LINE TABLE

LINE	BEARING	DISTANCE
19/20	S 72°51'28" E	19.80'
20/21	N 77°28'23" E	18.80'

LINE TABLE

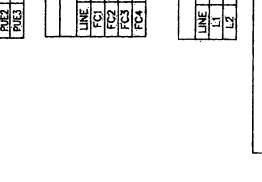
LINE	BEARING	DISTANCE
21/22	S 57°51'28" E	64.00'
22/23	S 32°28'23" W	14.00'
23/24	N 87°31'37" W	64.00'
24/25	N 32°28'23" E	14.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°16'28" E	6.42'
L2	S 49°57'28" W	36.73'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	500.00	174.97	116.34	147.25	147.25	S 24°12'05" E
C2	298.98	141.87	99.71	120.86	120.86	S 31°12'05" E
C3	635.00	234.28	151.20	118.94	118.94	S 48°45'11" E



SUBMISSION RECORD PLAT
 LOTS 84 & 85, BLOCK A
OVERLOOK HILL
 ELECTION DISTRICT NO. 1
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100'

MARCH, 2008

MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors
 9220 Wightman Road, Suite 120
 20894-1278
 Phone: 301.670.6840
 Fax: 301.948.0860
 www.mhgan.com

FOR PRIVATE WELL AND SEPTIC SYSTEMS ONLY 20-9024

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

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

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR _____

DATE: _____
 Plat. No.: _____

RECORD PLAT REVIEW SHEET

Plat Name: OVERLOOK HILL Plat Number: 220090640
 Plan Name: OAK GROVE Plan Number: 120080320
 Plat Submission Date: 12-12-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 1/23/09

Initial DRD Review:

Signed Preliminary Plan – Date 1-7-09 Checked: Initial SJS Date 1-15-09
 Planning Board Opinion – Date 12-3-08 Checked: Initial SJS Date 1-15-09
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

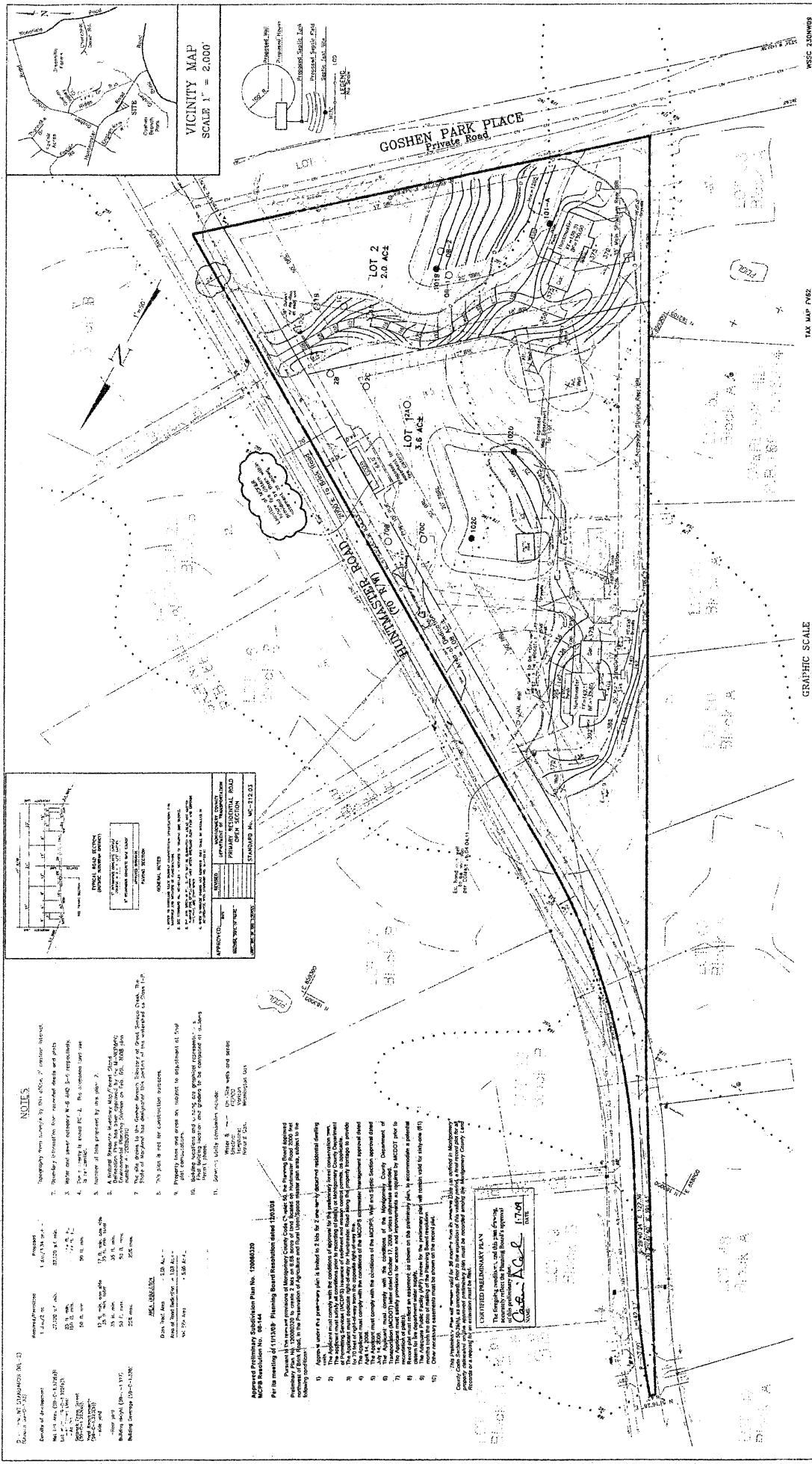
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths OK Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells OK
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>12-17-08</u>	<u>1-2-09</u>	<u>12/31/08</u>	<u>No REVISIONS</u>
Research	Bobby Fleury	↓	↓	<u>12-22-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete: Initial SJS Date 3/30/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 1-15-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 3-20-09
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 4-9-09
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____



APPROVED FOR:
Mr. & Mrs. Benjamin R. Falls
9110 Huntmaster Road
Gaithersburg, Maryland 20882-1324
PHONE: (240) 385-7073

PREPARED FOR:
Mr. & Mrs. Benjamin R. Falls
9110 Huntmaster Road
Gaithersburg, Maryland 20882-1324
PHONE: (240) 385-7073

PRELIMINARY PLAN OF SUBDIVISION
PARCEL 803
OAK GROVE
L.31562 F.538

1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Macris, Hendricks & Glascock, P.A.
Landscape Architects & Surveyors
5020 Washington Blvd, Suite 120
Bethesda, MD 20814
Phone: 301.702.8400
Fax: 301.702.8401

NOTES:
1. All dimensions are in feet and inches. All dimensions are to the centerline of the road unless otherwise noted.
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19. All dimensions are to the centerline of the road unless otherwise noted.
20. All dimensions are to the centerline of the road unless otherwise noted.

GENERAL NOTES:
1. This plan is not a construction contract.
2. Property lines and areas are subject to adjustment as they are determined by a survey.
3. All dimensions are to the centerline of the road unless otherwise noted.
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Gaithersburg, Maryland 20882-1324
PHONE: (240) 385-7073

PREPARED FOR:
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Gaithersburg, Maryland 20882-1324
PHONE: (240) 385-7073

PERCOLATION CERTIFICATE
I hereby certify that the following areas shown in correct location on the attached plan and as recorded on the Land Record Office records of Montgomery County, Maryland, are suitable for percolation in their natural condition and are suitable for the proposed subdivision.
DATE: 12/4/08
BY: [Signature]
MONTGOMERY COUNTY, MARYLAND

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I hereby certify that the following areas shown in correct location on the attached plan and as recorded on the Land Record Office records of Montgomery County, Maryland, are suitable for percolation in their natural condition and are suitable for the proposed subdivision.
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MONTGOMERY COUNTY, MARYLAND