

Plat Name: Brookeville Preserve
Plat #: 220130020 - 220130040

Location: Located in the southeast quadrant of the intersection of Georgia Avenue (MD 97) and Owens Road.

Master Plan: Olney

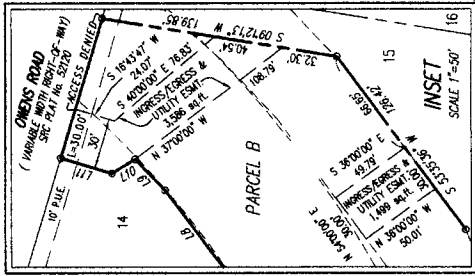
Plat Details: RE-2/TDR zone; 16 lots, 2 parcels
Community Water, Community Sewer

Owner: CMF Development, LLC

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120110070 (MCPB Resolution No. 12-40) and with Site Plan No. 820120030 (Certified Site Plan dated June 26, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

CURVE TABULATION			
CURVE	RADIUS	TANGENT	CHORD BEARING
1	2,500.00'	212.92'	106.56' N 70°58'31" E 04°52'32"
2	15,035.00'	85.46'	42.73' 85.46' S 72°26'00" E 00°19'32"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 14°00'00" W	75.13'
L2	N 29°00'00" W	73.11'
L3	N 53°09'00" W	30.04'
L4	N 60°06'45" W	42.15'
L5	S 11°00'00" E	48.10'
L6	N 69°00'00" E	47.94'
L7	N 62°00'00" E	88.23'
L8	N 53°09'34" E	71.25'
L9	N 46°00'00" E	25.34'
L10	N 37°00'00" W	16.00'
L11	N 16°43'47" E	31.26'



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANTS OF PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN HEREON, ADJACENT, CONTIGUOUS PARCELS AND CONSENTING TO THE RIGHT-OF-WAY, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 2848 AT FOLIO 157 AMONG THE LAND RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE LAND RECORDS OF THE MONTGOMERY COUNTY COURTHOUSE. WE HEREBY CERTIFY THAT WE ARE THE LEGAL AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNMENT. THE OWNERS GRANT INDEMNITY, EXPRESS AND UTILITY EASEMENTS, AS SHOWN HEREON TO BENEFIT THE LOTS REFERENCED IN THE GENERAL NOTES, AND WE AGREE TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A DOCUMENT TO BE RECORDED HEREON. WE, THE UNDERSIGNED, AND OUR SUCCESSORS AND ASSIGNS WILL MAINTAIN THE PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(C) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

FOR: CMF DEVELOPMENT L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
 BY: *Christopher B. Garland* DATE: *1/19/2013*
 CHRISTOPHER B. GARLAND, VICE PRESIDENT
 ATTEST: *Dorothy A. Houghton*

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

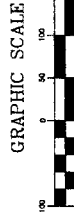
Approved _____ BY: _____
 CHAIRMAN ASST. SECRETARY/TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____
 PLAT NO.: _____
 DRAWN BY: WEG
 CHECKED BY: _____
 DATE: _____
 DIRECTOR: _____

04-077
 G.W. FILE NO.: _____

AREA TABULATION	
1 PARCEL	415,488 sq.ft.
DEDUCTION	0 sq.ft.
TOTAL AREA OF PLAT	415,488 sq.ft.

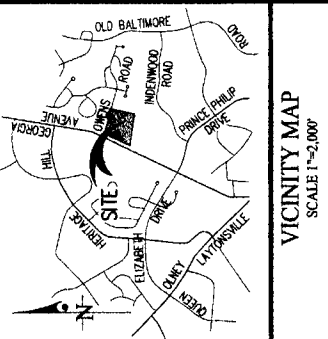


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO CMF DEVELOPMENT L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY A SPECIAL WARRANTY DEED DATED AUGUST 6, 2009 AND RECORDED AUGUST 14, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 27878 AT FOLIO 540.
 I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(C) OF THE MONTGOMERY COUNTY CODE.
 THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 415,488 SQUARE FEET OR 9.5303 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

1/9/2013 DATE
For: GLW Gutschick Little & Weber, P.A.
 WILLIAM E. GREENBERG, III
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21542 (Exp. DATE: 12/21/2013)

PLAT No.



GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EASEMENT, ENCUMBRANCE, TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REVISIONS OF THIS PLAN, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR REVIEW BY THE PUBLIC.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION PLAN OR TREE SHADE PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SETBACK CONTROL PERMIT.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS SHOWN BY PRELIMINARY PLAN 20100700 AND SITE PLAN 20100700, BOTH ENTITLED "BROOKVILLE PRESERVE". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED RS-2/70P-4 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON PLAT MAP #1 543 OF THE MONTGOMERY COUNTY RECORDS.
- CONVEYANCE FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED 11-2-2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 446653 AT FOLIO 4466.
- PARCEL B, AS SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M-HOPIC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28645 AT FOLIO 578.
- THE INDEMNITY, EXPRESS AND UTILITY EASEMENTS, SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DEED OF CONVEYANCE TO CMF DEVELOPMENT L.L.C., AS SHOWN HEREON.
- OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LOCATION, DEPTH AND MAINTENANCE OF ALL UTILITY EASEMENTS AND LOCATIONS.
- THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY GUTSCHICK, LITTLE & WEBER, P.A. DATED AUGUST 2012 (PP APPLICATION #238495), AND APPROVED BY M.C.O.L.P. (OP5) IN A LETTER DATED SEPTEMBER 22, 2010, SHOWN HEREON TRIMS.

SUBDIVISION RECORD PLAT
 PARCEL B
BROOKVILLE PRESERVE

OLNEY ELECTION DISTRICT NO. 8
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' JANUARY 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL CAPITAL PARKWAY, SUITE 1000
 BETHESDA, MARYLAND 20814
 TEL: 301-491-4024 FAX: 301-491-4186

CURVE TABULATION			
CURVE	RADIUS	LENGTH	TANGENT CHORD BEARING DELTA
1	15,035.00'	85.46'	42.73' 85.46' N 73°26'00" W 007°19'32"
2	15,035.00'	275.65'	137.93' 275.65' N 73°15'45" W 013°04'14"

THE TIES FOR THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE USE OF TRANSFER OF DEVELOPMENT RIGHTS WITH

No. OF TDRs	RECORDED BY	LIBER	FOLD	NO.
3		LIBER 4546	FOLD 197	
	AND TRANSFER OF DEVELOPMENT RIGHT EMT. RECORDED BY	LIBER 4832	FOLD 345	
	& DELETED BY	21-3304		
	THRU	21-3306		

OWNER'S CERTIFICATE			
WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, REMOVE THE STREET TO PUBLIC USE, GRANT TEMPORARY PUBLIC EASEMENTS TWENTY-FIVE (25) FEET WIDE ADJACENT PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE SLOPE EASEMENTS SHALL AUTOMATICALLY BE COMPLETED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJACENT THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY AND GRANTS A 10' PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAY TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3034 AT FOLD 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES, MAINTENANCE AND UTILITY EASEMENTS AS SHOWN HEREON TO BENEFIT THE LOTS REFERRED TO IN THE GENERAL NOTES AND ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE GENERAL NOTES AND ARE SUBJECT TOGETHER WITH THE CONDITIONS CONTAINED IN A DOCUMENT TO BE RECORDED HEREAFTER AS OWNER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-246) OF THE MONTGOMERY COUNTY CODE.			
THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.			
FOR: CMF DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY			
BY:	<i>Christoph B. Garland</i>	DATE:	1/6/2013
	CHRISTOPHER B. GARLAND, VICE PRESIDENT		
ATTEST:	<i>Suzanna M. Wright</i>		
	SUZANNA M. WRIGHT		

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: _____ DATE: _____ BY: _____

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. 04-077

RECORDED: _____ PLAT NO.: _____

DRAWN BY: WEG

CHECKED BY: _____

DATE: 1/6/2013

DATE: 1/6/2013

DATE: 12/21/2013

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

AREA TABULATION

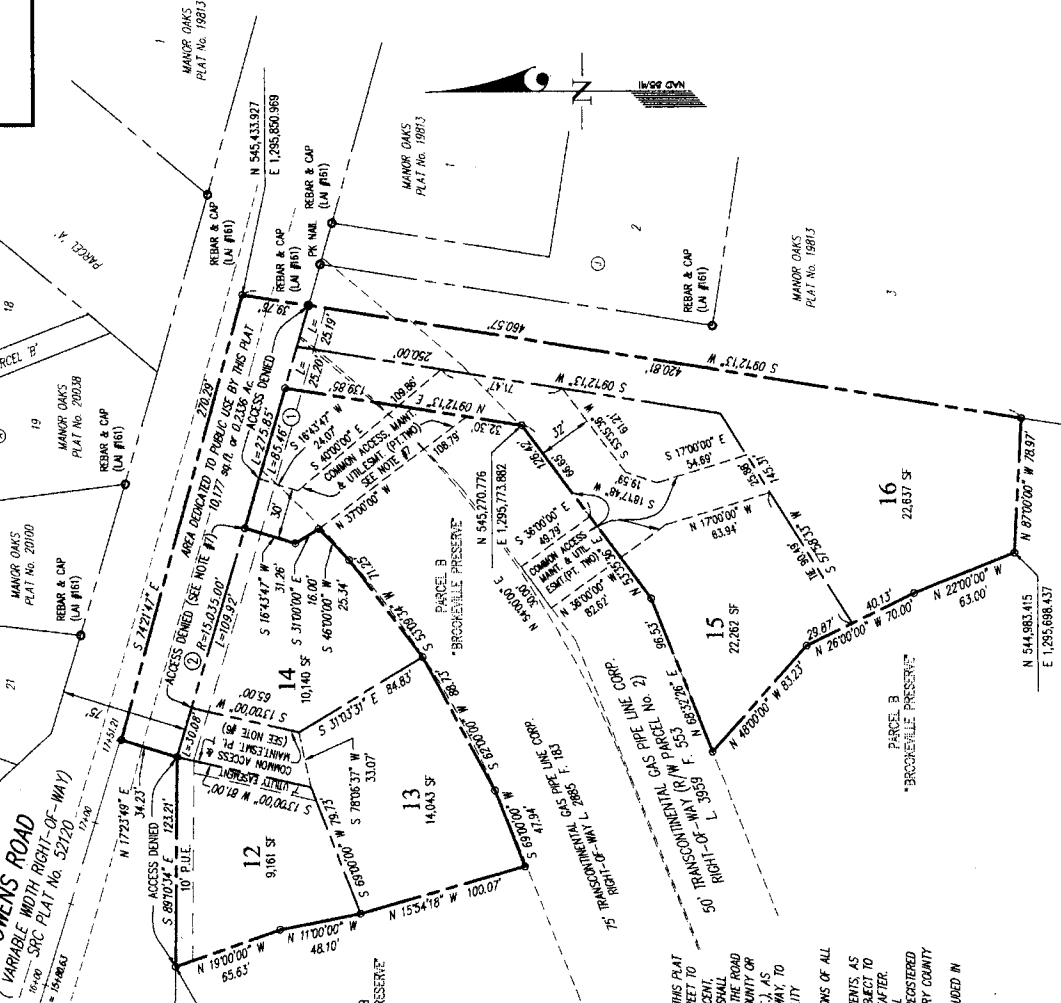
5 LOTS	78,143 sq. ft.
DEDICATION	10,722 sq. ft.
TOTAL AREA OF PLAT	88,865 sq. ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO CMF DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY BY A SPECIAL WARRANTY DEED DATED AUGUST 8, 2009 AND RECORDED AUGUST 14, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 37878 AT FOLD 340.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-246) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 88,865 SQUARE FEET OR 2.0298 ACRES OF LAND, OF WHICH 10,722 sq. ft. OR 0.2338 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE.

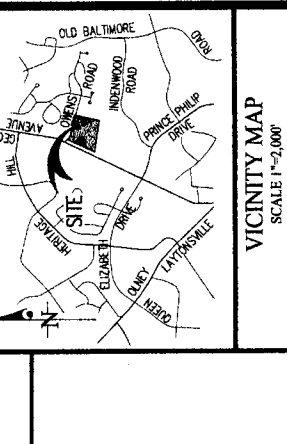


GENERAL NOTES

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE, EASEMENTS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REVISIONS OF THIS PLAT, UNLESS EXPRESSLY COMPLETED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE LOTS SHOWN HEREON ARE SUBJECT TO ALL FOREST CONSERVATION PLAN OR INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN OR PRELIMINARY PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEEDLING CONTROL PERMIT.
3. THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1201070 AND SITE PLAN 800120030, BOTH ENTITLED "BROOKEVILLE PRESERVE". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS ZONED RE-270R-4 AT THE TIME OF THIS SUBDIVISION. THE LOCATION OF THE PROPERTY SHOWN HEREON IS PART ONE AND CROSS LOT 11 IS TO BENEFIT LOTS 12 THRU 14 THE COMMON ACCESS, MAINTENANCE AND UTILITY EASEMENT, SHOWN HEREON AS PART TWO AND CROSS PARCEL B & LOT 15 IS TO BENEFIT LOTS 15 AND 16.
5. ACCESS IS DENIED ALONG OWENS ROAD, EXCEPT AT THE APPROVED LOCATIONS.

VICINITY MAP
SCALE: 1"=500'

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BETHESDA, MARYLAND 20814
TEL: 301-401-4024 FAX: 301-408-1880 DC/VA: 301-885-2624 FAX: 301-401-4186
MDDPCC P.L.E. No. 2201-90009



PLAT No. _____

MANOR OAKS PLAT No. 18813

MANOR OAKS PLAT No. 20038

MANOR OAKS PLAT No. 20100

MANOR OAKS PLAT No. 18813

MANOR OAKS PLAT No. 18813

MANOR OAKS PLAT No. 18813

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISHING THE BOUNDING RECORDING LINES, SHOWING THE LOCATION OF THE COMMON AREAS, AND THE RIGHTS OF WAY AND PROPERTY LINES, TO THE PROPERTY SHOWN HEREON, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND TO THE BEST OF OUR ABILITY, TO COMPLY WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. WE, THE UNDERSIGNED OWNERS, HEREBY GRANT A COMMON ACCESS EASEMENT, AS SHOWN HEREON (AE) TO BENEFIT THE LOTS REFERENCED IN THE GENERAL NOTES AND IS SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN THIS DOCUMENT TO THE RECORDED RESTRICTIONS AND ASSUMPTIONS SET FORTH IN THE RESTRICTIONS AND ASSUMPTIONS AND TOGETHER WITH THE RESTRICTIONS AND ASSUMPTIONS SET FORTH IN THE RESTRICTIONS AND ASSUMPTIONS AND TOGETHER WITH THE RESTRICTIONS AND ASSUMPTIONS SET FORTH IN THE RESTRICTIONS AND ASSUMPTIONS.

FOR: ONE DEVELOPMENT, L.L.C.
 A DELAWARE LIMITED LIABILITY COMPANY
 Christopher B. Garland, Vice President
 Date: 1/18/13
 Signature: *Christopher B. Garland*

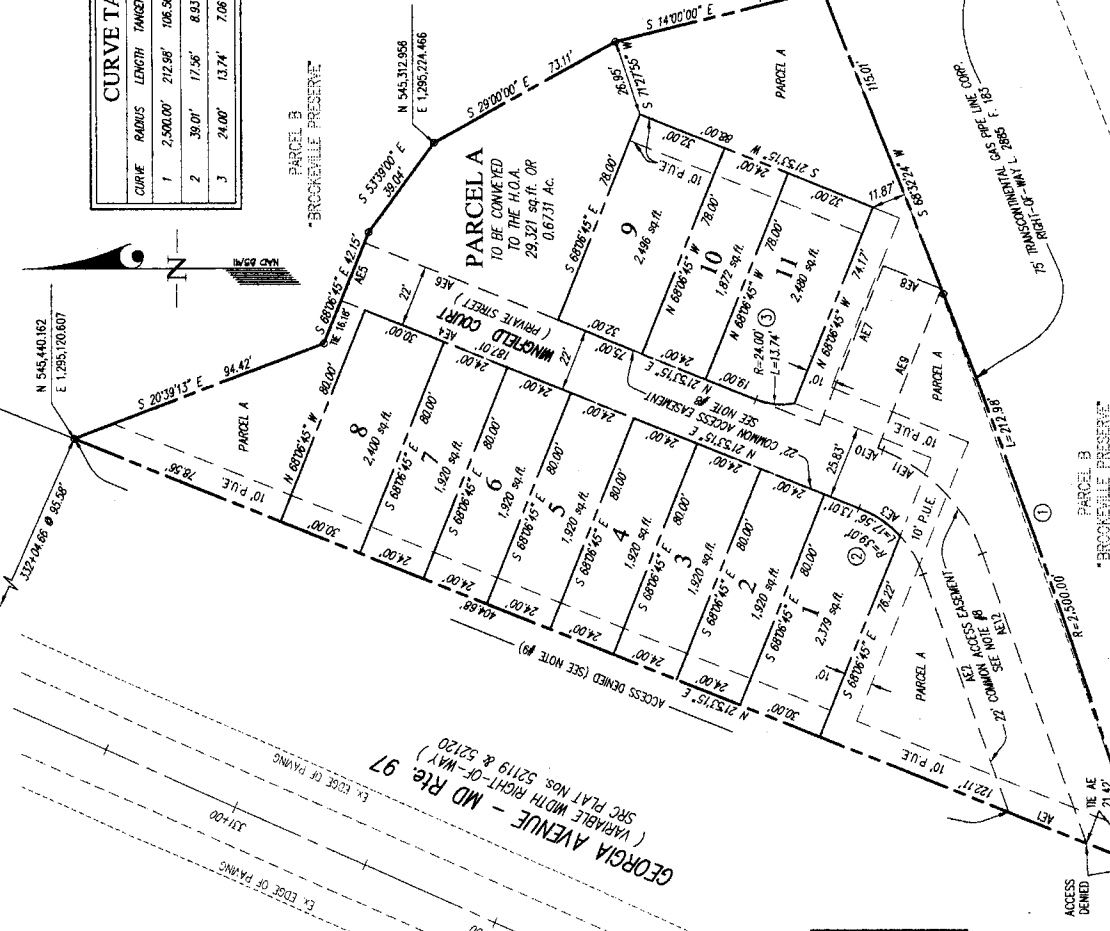
ATTEST:
 Signature: *Suzanne A. Wright*

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	2,500.00'	212.95'	106.56'	212.93'	S 70°58'51" W	04°52'32"
2	39.01'	17.36'	8.93'	17.41'	S 34°26'16" W	25°47'03"
3	24.00'	13.74'	7.06'	13.55'	N 05°29'20" E	32°47'50"

COMMON ACCESS ESTIM.

LINE	BEARING	LENGTH	AREA
AE1	N 70°29'45" E	29.33'	89.00'
AE2	N 70°29'45" E	89.00'	29.33'
AE3	R=39.01'	13.10'	33.10'
Chd=39.01'	N 46°11'30" E	32.11'	32.11'
AE4	N 21°37'15" E	196.23'	62.00'
AE5	S 68°08'45" E	22.00'	22.00'
AE6	S 21°37'15" E	172.35'	60.33'
AE7	S 68°08'45" E	60.33'	22.00'
AE8	S 21°37'15" E	22.00'	60.33'
AE9	N 68°08'45" W	60.33'	22.00'
AE10	S 21°37'15" E	1.80'	51.76'
AE11	R=61.01'	51.76'	1.80'
Chd=61.01'	S 46°11'30" W	50.22'	50.22'
AE12	S 70°29'45" W	108.41'	108.41'



SURVEYOR'S CERTIFICATE

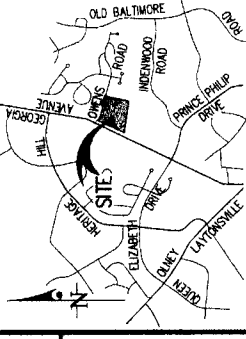
I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO ONE DEVELOPMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY A SPECIAL WARRANTY DEED DATED AUGUST 6, 2009 AND RECORDED AUGUST 14, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 17878 AT FOLIO 340.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-246(f) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 52,468 SQUARE FEET OR 1.2045 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

AREA TABULATION

11 LOTS	21,147 sq. ft.
1 PARCEL	29,321 sq. ft.
TOTAL AREA OF PLAT	52,468 sq. ft.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft



GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR ANY MATTER AFFECTING THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND UPON ANY MATTER AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO, ANY SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTINUED BY ANY SUCH PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEEDLING CONTROL PERMIT.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1201070 AND SITE PLAN 0202007, BOTH ENTITLED "BROOKEVILLE PRESERVE" AND WHICH ARE ON FILE WITH THE MONTGOMERY COUNTY PLANNING BOARD. THE PROPERTY SHOWN HEREON IS ZONED RS-2 (700-4) AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP HT 563.
- PARCEL 'A', AS SHOWN HEREON IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE & OPERATION OF PRIVATE OPEN SPACES & PRIVATE STORM DRAINS DATED 08-11-2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4046-7 AT FOLIO 460-2.
- PARCEL 'A', AS SHOWN HEREON IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M-HOPPE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3904-1 AT FOLIO 570.
- PARCEL 'A', AS SHOWN HEREON IS SUBJECT TO A COMMON ACCESS EASEMENT (AE) AS DEDICATED HEREON OVER ALL PRIVATE STREETS AND IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN OVER AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
- ACCESS IS DENIED ALONG GEORGIA AVENUE (MD ROUTE 97) EXCEPT AT THE APPROVED LOCATIONS.

SUBDIVISION RECORD PLAT
LOTS 1-11 AND PARCEL A
BROOKEVILLE PRESERVE
 OLNEY ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30'
 JANUARY, 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3800 NATIONAL CAPITAL PARKWAY, SUITE 400, BETHESDA, MARYLAND 20814
 TEL: 301-421-0024 FAX: 301-989-2524 FAX 301-421-4108
 MOBILE: 301-421-0024

1/18/2013
 DATE
 FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GREENINGER, III
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21542 (Exp. DATE: 12/21/2013)

RECORDED:	PLAT NO.:	DATE:	APPROVED BY:
	WEG		WEG
DRAWN BY:	CHECKED BY:	DATE:	APPROVED BY:
DIR.	ASST. SECRETARY/TREASURER		
CHAIRMAN			
M.N.C.P. & P.C. RECORD FILE NO.			
04-077			

RECORD PLAT REVIEW SHEET

Plat Name: Brookville Preserve Plat Number: 220130020-220130040
 Plan Name: Brookville Preserve Plan Number: 120110070
 Plat Submission Date: 7/9/12
 DRD Plat Reviewer: W. Mylar
 DRD Prelim Plan Reviewer: R. Weaver Checked: WM Date 8/16

Background Review:

Signed Preliminary Plan - Date 6/21/12 Checked: Initial WM Date 8/16/12
 Planning Board Resolution No. 12-40 Resolution Mailing Date _____
 Site Plan Required? Yes x No _____ Verified By: WM (initial)
 Site Plan Name: Brookville Preserve Site Plan Number: 820120030
 Site Plan Signature Set - Date 6/28/2012 Checked: Initial WM Date 8/16/12
 Planning Board Resolution No. 12-41
 Site Plan Reviewer Check: Initial WM Date 8/16

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/12/12	7/27/12	8/3/12	FCE Note Plat 3
Research	Bobby Flaury			7/16/12	OK
SHA	Corren Giles				
PEPCO	Jack Chu			7/27/12	Showy POE
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 9/18/12
 Final Mylar & DXF/DWG Received: WM 1/16/13
 Final Mylar Review Complete: WM 2/11/13

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 Plat Books for Rest. Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

