

Plat Name: Kruhm's Addition to Burtonsville
Plat #: 220131370

Location: Located along Kruhm Road, approximately 1,750 feet northeast of Belle Cote Drive.
Master Plan: Fairland Master Plan
Plat Details: RC zone; 1 parcel
Private Well, Private Septic
Owner: Foxhall Fairview, LLC

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060940 (MCPB Resolution 07-75), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE, GRANT A TEMPORARY SLOPE EASEMENT, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL, AND CONTIGUOUS TO THE EASTERN BOUNDARY OF THE ROAD, HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, 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 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

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 90-246(f) OF THE MONTGOMERY COUNTY, MARYLAND, SUBDIVISION RECORD PLAT.

FOR: FORUM FARMVIEW, LLC, A MARYLAND LIMITED LIABILITY COMPANY

BY: *James H. Prohams* DATE: **8-7-13**

JAMES H. PROHAMS, PRESIDENT

ATTEST: *Glenn H. Giesinger*

Glenn H. Giesinger

PLAT NO.

GRAPHIC SCALE

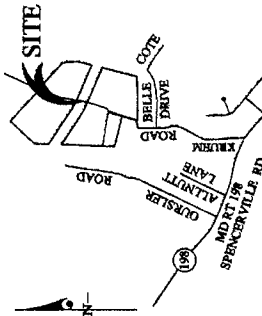


CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT CHORD	BEARING	DELTA
1	980.00'	36.46'	18.24'	N 12°08'22" E	02°08'40"
2	1,050.00'	48.82'	24.81'	S 12°24'15" W	02°42'27"
3	1,075.00'	55.09'	27.55'	S 12°31'06" W	02°56'09"

VICINITY MAP

SCALE 1"=2,000'



GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE CONVEYANCE AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 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 RECOMMENDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAT. ANY MATTER NOT SPECIFICALLY SET FORTH IN ANY SUCH PLAN ARE INTENDED TO BE CONTAINED IN THE RECORDS OF THE PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES, AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAT 12009040, ENTITLED "KRUHM'S ADDITION TO BURTONSVILLE" PLAT NO. 24397.
- KRUHM PROPERTY, ANY PROPOSED CHANGES IN USE, WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER ZONING DISTRICT. ANY PROPOSED CHANGES IN ZONING OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
- THE PROPERTY SHOWN HEREON IS ZONED AS (RURAL CLUSTER) Z-1. THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP AS 343.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND AND INTEREST THEREIN, ACCORDING TO THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED MAY 9, 2013 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED MAY 9, 2013 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, 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 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

DATE: **8/7/13**
FOR: *Glenn H. Giesinger*
GLENN H. GIESINGER, II
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21542 (Exp./RENEWAL DATE: 12/31/2013)

SUBDIVISION RECORD PLAT PARCEL 'A' AND KRUHM ROAD DEDICATION KRUHM'S ADDITION TO BURTONSVILLE

COLUMBIA ELECTRIC DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50'
JULY 2013

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3500 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20808
TEL: 301-421-4004 FAX: 301-421-4108
BURL: 410-680-1888 FAX: 410-680-2504 FAX: 301-421-4108

AREA TABULATION

1 PARCEL	6,303 sq ft
STREET DEDICATION	15,348 sq ft
TOTAL AREA OF PLAT	21,742 sq ft

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
RECORDED:	PLAT NO.:
APPROVED _____ DATE _____	
CHARTMAN _____	ASST. SECRETARY TREASURER _____
BY: _____ DIRECTOR _____	
M.C.P. & P.C. RECORD FILE NO. _____	

Plat Name: Krueger's Add'n to Bartonville Plat Number: 220121370
 Plan Name: Krueger Property Plan Number: 120060940
 Plat Submission Date: 3/6/2012
 DRD Plat Reviewer: W. Myer
 DRD Prelim Plan Reviewer: N. Blonstein Checked: WM Date 4/6/12

Background Review:

Signed Preliminary Plan - Date 10/5/07 Checked: Initial WM Date 4/6/12
 Planning Board Resolution No. 07-75 Resolution Mailing Date 7/2/2007
 Site Plan Required? Yes No X Verified By: WM (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.
 Site Plan Reviewer Check: Initial Date

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	3/8/12	3/23/12	3/13/12	OK
Research	Bobby Fleury	"	"	3/12/12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 7/24/12
 Final Mylar & DXF/DWG Received: WM 8/9/13
 Final Mylar Review Complete: WM 8/16/13

Board Approval of Plat:

Plat Agenda: WM 2/5/13-9-4-13

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 Resubdivision:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

No.

