



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
9-4-2014

MEMORANDUM

DATE: August 18, 2014

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 4, 2014

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220140370 – 220140380 High Acres
220141370 Edgemoor
220141390 Chevy Chase, Section 5
220141400 National Chatauqua of Glen Echo
220141430 Fairland Gardens

Plat Name: High Acres
Plat #: 220140370 - 220140380

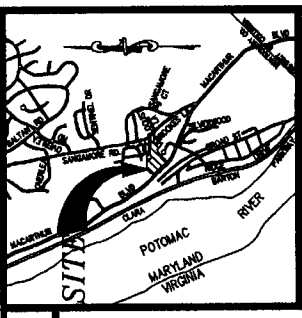
Location: Located on the west side of Brookes Lane, approximately 1,000 feet west of Sangamore Road.

Master Plan: Bethesda-Chevy Chase Master Plan

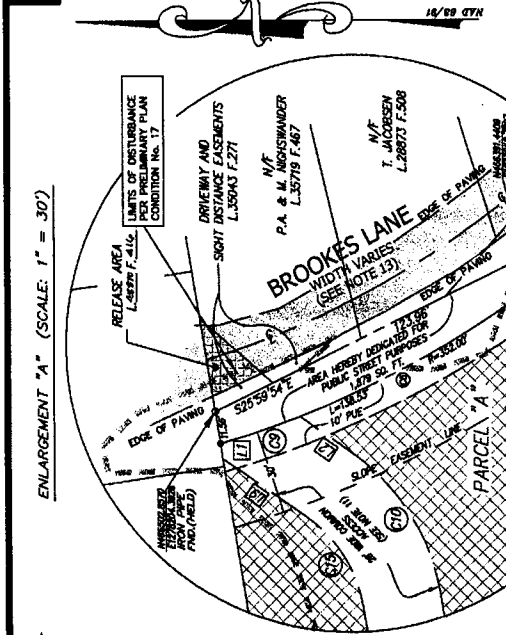
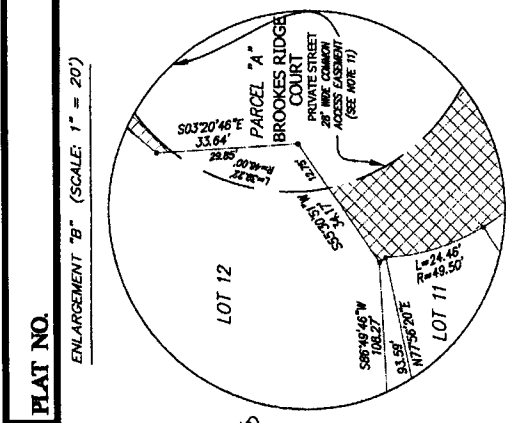
Plat Details: R-90 zone; 12 lots, 2 parcels
Community Water, Community Sewer

Owner: Brookes Lane Development Company, 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. 120050560 (MCPB Resolution No. 06-122) and with Site Plan No. 82006022A (Certified Site Plan dated October 9, 2013), 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.



VICINITY MAP
SCALE: 1" = 2000'



DATE	BY	REVISION
7-11-14	J. A. [Signature]	1.0
7-11-14	J. A. [Signature]	1.1
7-11-14	J. A. [Signature]	1.2
7-11-14	J. A. [Signature]	1.3
7-11-14	J. A. [Signature]	1.4
7-11-14	J. A. [Signature]	1.5
7-11-14	J. A. [Signature]	1.6
7-11-14	J. A. [Signature]	1.7
7-11-14	J. A. [Signature]	1.8
7-11-14	J. A. [Signature]	1.9
7-11-14	J. A. [Signature]	2.0

LEGEND

- LINE TABLE SYMBOL
- CURVE TABLE SYMBOL
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPERTY MARKER SET
- LIMIT OF DISTURBANCE (L.O.D.)
- CATEGORY 1 CONSERVATION EASEMENT LIBER 13178 FOLIO 412
- INGRESS / EGRESS & UTILITIES EASEMENT (SEE NOTE 16)
- BROOKES LANE PAVEMENT AS OF APRIL 2014
- RELEASE AREA FOR DISTURBANCE AND SIGHT DISTANCE EASEMENT L-10070 F-116

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 12 AND
PARCELS A & B

HIGH ACRES
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
MARCH, 2013

MADDOX
Engineers & Surveyors, Inc.
3200 Tower Oaks Boulevard, Suite 203-A, Rockville, MD 20852
(410) 762-9001
www.maddoxinc.com

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISHING THE MAXIMUM BUILDING RESTRICTIONS, DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE, AND GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO BROOKES LANE AND MACARTHUR BOULEVARD TO A DISTANCE OF THIRTY (30) FEET FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A PUBLIC ROAD. SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

FURTHERMORE, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MD, WASHINGTON GAS LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, IN AND THROUGH THE PROVISIONS OF SUCH A GRANT, BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3534 AT FOLIO 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE ESTABLISH A COMMON ACCESS EASEMENT OVER BROOKES RIDGE COURT PER NOTE 11.

FURTHERMORE, WE ESTABLISH AN INGRESS/EGRESS AND UTILITIES EASEMENT PER NOTE 16.

FURTHERMORE, WE GRANT THE CATEGORY 1 CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT, CATEGORY 1" AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AT LIBER 13178 AT FOLIO 412.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER MARKERS REQUIRED BY THE MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-25 (c) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT EXCEPT FOR A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED HEREIN THEIR ASSENT TO THIS SUBDIVISION.

[Signature] DATE 7-11-14 WITNESS
BROOKES LANE DEVELOPMENT COMPANY, LLC
WE, MONUMENT BANK, BENEFICIARY OF A DEED OF TRUST AND SECURITY AGREEMENT, LIBER 45500 FOLIO 480, HEREBY ASSENT TO THIS SUBDIVISION.
[Signature] DATE 7-11-14 WITNESS
H.L. WARD, TRUSTEE

- NOTES:**
- 1) THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 04062. THE PROPERTY IS ZONED R-90, AS OF THE DATE OF PLAT RECORDATION, WSSC SHEET 200906.
 - 2) THE HORIZONTAL DATUM IS BASED ON NAD83(91) MARYLAND STATE PLANE COORDINATES.
 - 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, BUT TO SHOW ONLY THOSE MATTERS WHICH ARE NECESSARY TO DEFINE THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, PREPARED BY OR FOR THE PROPERTY OWNER, AND ANY INSTRUMENTS, CONTRACTS, OR AGREEMENTS, INCLUDING BUT NOT LIMITED TO, THE OFFICIAL PUBLIC FILED FOR ANY SUCH PLAN, ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - 5) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE MDCGP-AP-C PRELIMINARY PLAN #2008060 AND SITE PLAN #2008062A, BOTH DATED HIGH ACRES.
 - 6) THE DRIVEWAY ACCESS EASEMENT SHOWN HEREON (SEE ENLARGEMENT "A") IS TO SERVE THE ADJOINING PROPERTY, PART OF PARCEL "A", BLOCK "A", BROOKES HILL PLAT NO. 10043, RECORDED IN LIBER 46344 FOLIO 285.
 - 7) PARCELS A AND B SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.).
 - 8) THE LAND CONTAINED HEREIN IS WITHIN AN APPROVED CLUSTER DEVELOPMENT, RESUBDIVISION IS STRICTLY CONTROLLED.
 - 9) AT THE TIME OF PLAT RECORDATION, THE LOTS SHOWN HEREON ARE LOCATED ADJACENT TO A FEDERAL INSTALLATION WHICH HAS THE POTENTIAL FOR 24 HOUR OPERATIONS THAT MAY INCLUDE, BUT NOT LIMITED TO, VEHICULAR AND PEDESTRIAN TRAFFIC, SECURITY LIGHTING, SECURITY PATROLS AND SECURITY CAMERAS ALONG THE PERIMETER.
 - 10) PARCELS A AND B, SHOWN HEREON, ARE SUBJECT TO A COMMON OPEN SPACE COVENANT WHICH IS LIBER 26045 AT FOLIO 576 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 11) PARCEL A IS SUBJECT TO A 30' WIDE COMMON ACCESS EASEMENT SHOWN HEREON OVER BROOKES RIDGE COURT, WHICH IS LIBER 13178 FOLIO 412, AND THROUGHOUT THE ROADS AND SIDEWALKS ACCESS TO THE GENERAL PUBLIC IN TOWN AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. LAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THIS PRIVATE STREET.
 - 12) THE RIGHT OF WAY FOR MACARTHUR BOULEVARD IS SHOWN ON A SET OF PLANS ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3534 AT FOLIO 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.
 - 13) NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE RIGHT OF WAY FOR BROOKES LANE. BROOKES LANE IS MAINTAINED BY MONTGOMERY COUNTY. THE CENTERLINE OF BROOKES LANE IS BASED ON THE LOCATION OF THE EXISTING ROADWAY.
 - 14) NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE RIGHT OF WAY FOR MARYLAND AVENUE. MARYLAND AVENUE IS UNIMPROVED AND NOT MAINTAINED BY MONTGOMERY COUNTY.
 - 15) PARCELS A AND B, SHOWN HEREON, ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND STORM DRAIN RECESSED HEREON, WHICH IS LIBER 46344 AT FOLIO 285, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 35068 AT FOLIO 485.
 - 16) THE INGRESS/EGRESS AND UTILITIES EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE THE INGRESS/EGRESS AND UTILITY SERVICES FOR LOTS 1-12.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY DESCRIBED IN THE CONVEYANCE RECORDS, AND THAT THE SAME HAS BEEN EXAMINED AND FOUND TO BE CORRECT. I HAVE BEEN EMPLOYED BY THE DEVELOPMENT COMPANY, LLC BY DEED DATED NOVEMBER 21, 2012 AND RECORDED IN LIBER 46600 AT FOLIO 484 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS' DECLARATION HEREON, ALL PROPERTY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-25 (c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 191,762 SQUARE FEET OR 4.4023 ACRES OF LAND, MORE OR LESS, OF WHICH 18,995 SQUARE FEET OR 0.4301 ACRES ARE DEDICATED TO PUBLIC USE.

[Signature] T-11-14
JULIUS A. MADDOX, JR.
PROFESSIONAL LAND SURVEYOR, MD NO. 11074
LICENSE EXPIRES AUGUST 24, 2014

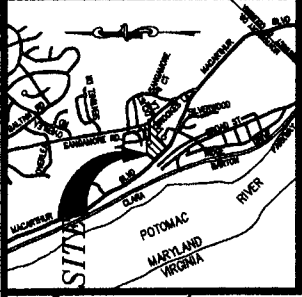
RECORDED DATE: _____
PLAT NO.: _____

FOR PUBLIC WATER AND SEWER ONLY

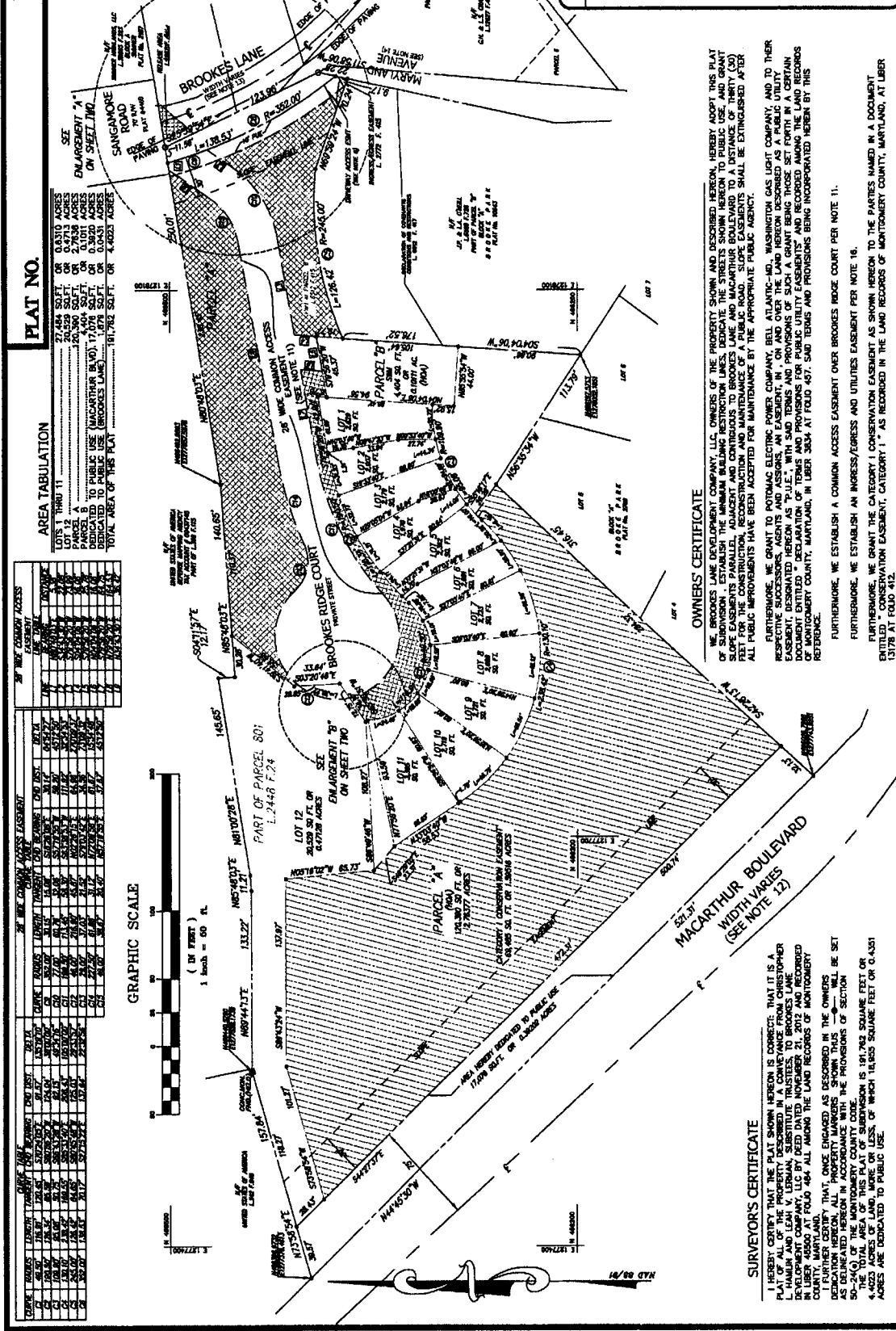
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED _____

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY
DEPARTMENT OF
PERMITTING SERVICES
APPROVED August 26, 2014
[Signature] DIRECTOR



VICINITY MAP
SCALE 1" = 200'



PLAT NO.

AREA TABULATION

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	1,177.00	0.0267
LOT 2	1,177.00	0.0267
LOT 3	1,177.00	0.0267
LOT 4	1,177.00	0.0267
LOT 5	1,177.00	0.0267
LOT 6	1,177.00	0.0267
LOT 7	1,177.00	0.0267
LOT 8	1,177.00	0.0267
LOT 9	1,177.00	0.0267
LOT 10	1,177.00	0.0267
LOT 11	1,177.00	0.0267
LOT 12	1,177.00	0.0267
LOT 13	1,177.00	0.0267
LOT 14	1,177.00	0.0267
LOT 15	1,177.00	0.0267
LOT 16	1,177.00	0.0267
LOT 17	1,177.00	0.0267
LOT 18	1,177.00	0.0267
LOT 19	1,177.00	0.0267
LOT 20	1,177.00	0.0267
LOT 21	1,177.00	0.0267
LOT 22	1,177.00	0.0267
LOT 23	1,177.00	0.0267
LOT 24	1,177.00	0.0267
LOT 25	1,177.00	0.0267
LOT 26	1,177.00	0.0267
LOT 27	1,177.00	0.0267
LOT 28	1,177.00	0.0267
LOT 29	1,177.00	0.0267
LOT 30	1,177.00	0.0267
LOT 31	1,177.00	0.0267
LOT 32	1,177.00	0.0267
LOT 33	1,177.00	0.0267
LOT 34	1,177.00	0.0267
LOT 35	1,177.00	0.0267
LOT 36	1,177.00	0.0267
LOT 37	1,177.00	0.0267
LOT 38	1,177.00	0.0267
LOT 39	1,177.00	0.0267
LOT 40	1,177.00	0.0267
LOT 41	1,177.00	0.0267
LOT 42	1,177.00	0.0267
LOT 43	1,177.00	0.0267
LOT 44	1,177.00	0.0267
LOT 45	1,177.00	0.0267
LOT 46	1,177.00	0.0267
LOT 47	1,177.00	0.0267
LOT 48	1,177.00	0.0267
LOT 49	1,177.00	0.0267
LOT 50	1,177.00	0.0267
LOT 51	1,177.00	0.0267
LOT 52	1,177.00	0.0267
LOT 53	1,177.00	0.0267
LOT 54	1,177.00	0.0267
LOT 55	1,177.00	0.0267
LOT 56	1,177.00	0.0267
LOT 57	1,177.00	0.0267
LOT 58	1,177.00	0.0267
LOT 59	1,177.00	0.0267
LOT 60	1,177.00	0.0267
LOT 61	1,177.00	0.0267
LOT 62	1,177.00	0.0267
LOT 63	1,177.00	0.0267
LOT 64	1,177.00	0.0267
LOT 65	1,177.00	0.0267
LOT 66	1,177.00	0.0267
LOT 67	1,177.00	0.0267
LOT 68	1,177.00	0.0267
LOT 69	1,177.00	0.0267
LOT 70	1,177.00	0.0267
LOT 71	1,177.00	0.0267
LOT 72	1,177.00	0.0267
LOT 73	1,177.00	0.0267
LOT 74	1,177.00	0.0267
LOT 75	1,177.00	0.0267
LOT 76	1,177.00	0.0267
LOT 77	1,177.00	0.0267
LOT 78	1,177.00	0.0267
LOT 79	1,177.00	0.0267
LOT 80	1,177.00	0.0267
LOT 81	1,177.00	0.0267
LOT 82	1,177.00	0.0267
LOT 83	1,177.00	0.0267
LOT 84	1,177.00	0.0267
LOT 85	1,177.00	0.0267
LOT 86	1,177.00	0.0267
LOT 87	1,177.00	0.0267
LOT 88	1,177.00	0.0267
LOT 89	1,177.00	0.0267
LOT 90	1,177.00	0.0267
LOT 91	1,177.00	0.0267
LOT 92	1,177.00	0.0267
LOT 93	1,177.00	0.0267
LOT 94	1,177.00	0.0267
LOT 95	1,177.00	0.0267
LOT 96	1,177.00	0.0267
LOT 97	1,177.00	0.0267
LOT 98	1,177.00	0.0267
LOT 99	1,177.00	0.0267
LOT 100	1,177.00	0.0267

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

- LINE TABLE SYMBOL
- CURVE TABLE SYMBOL
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPERTY MARKER SET
- LIMIT OF DISTURBANCE (L.O.D.)
- CATEGORY 1 CONSERVATION EASEMENT
- INGRESS / EGRESS & UTILITIES EASEMENT (SEE NOTE 16)
- RELEASE AREA FOR DRIVEWAY AND SIGHT DISTANCE EASEMENT L-15570 F-116

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 12 AND
PARCELS A & B
HIGH ACRES
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
MARCH, 2013
SCALE 1" = 50'

MADDOX
Engineers & Surveyors, Inc.
3304 Tower Oaks Boulevard, Suite 200-A, Rockville, MD 20852
(301) 768-8007
www.maddoxinc.com
H:\PROJECTS\12109\12109R.P.DMO

OWNERS' CERTIFICATE

WE, BROOKES LANE DEVELOPMENT COMPANY, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE, AND GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO BROOKES LANE AND MACARTHUR BOULEVARD TO A DISTANCE OF THIRTY (30) FEET. WE HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

WHEREFORE, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELT ATLANTIC-NEC, WASHINGTON GAS LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT, IN AND OVER THE LAND HEREON DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBERT 3834 AT FOLIO 457; SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE ESTABLISH A COMMON ACCESS EASEMENT OVER BROOKES RIDGE COURT PER NOTE 11.

FURTHERMORE, WE ESTABLISH AN INGRESS/EGRESS AND UTILITIES EASEMENT PER NOTE 16.

FURTHERMORE, WE GRANT THE CATEGORY 1 CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT, CATEGORY 1" AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AT LIBERT 13178 AT FOLIO 412.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-240 (a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SLOTS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT EXCEPT FOR A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED HEREON THEIR ASSENT TO THIS SUBDIVISION.

WITNESSES

DATE: 7-11-14
WITNESS: [Signature]
MICHAEL SCHREIBER, MANAGING MEMBER
BROOKES LANE DEVELOPMENT COMPANY, LLC
WE, MONUMENT BANK, BENEFICIARY OF A DEED OF TRUST AND SECURITY AGREEMENT, LIBERT 45400 FOLIO 489, HEREBY ASSENT TO THIS SUBDIVISION.

DATE: 7-11-14
WITNESS: [Signature]
H.L. WARD, TRUSTEE

APPROVED August 28, 2013
[Signature]
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE LAND SHOWN HEREON, AND THAT THE SAME IS THE PROPERTY OF L. HAMMILL AND LEAH V. LERMAN, SUBSTITUTION, TRUSTEES, TO BROOKES LANE DEVELOPMENT COMPANY, LLC BY DEED DATED NOVEMBER 21, 2012 AND RECORDED IN LIBERT 3834 AT FOLIO 457. ALL ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATE, I HAVE BEEN ENGAGED AS A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-240 (a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 191.762 SQUARE FEET OR 0.431 ACRES. THE TOTAL AREA OF THE SUBDIVISION IS 191.762 SQUARE FEET OR 0.431 ACRES ARE DEDICATED TO PUBLIC USE.

FOR PUBLIC WATER AND SEWER ONLY

RECORDED DATE: 7-11-14
PLAT NO. 12109
REGISTERED PROFESSIONAL LAND SURVEYOR, MD No. 11014
LICENSE EXPIRES AUGUST 24, 2014

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED

CHAIRMAN: [Signature]
ASST. SECRETARY - TREASURER: [Signature]
M.N.C.P. & P.C. RECORD FILE NO.

RECORD PLAT REVIEW SHEET

Plat Name: High Acres Plat Number: 220140370-220140380
 Plan Name: High Acres Plan Number: 120050560
 Plat Submission Date: 10/17/13
 DRD Plat Reviewer: H. Match / C. Bunnag
 DRD Prelim Plan Reviewer: R. Weaver Checked: WM Date 11/6/13

Background Review:

Signed Preliminary Plan - Date 11/1/07 Checked: Initial WM Date 11/6/13
 Planning Board Resolution No. 06-122 Resolution Mailing Date 4/3/07
 Site Plan Required? Yes No Verified By: WM (initial)
 Site Plan Name: High Acres Site Plan Number: 82006022A
 Site Plan Signature Set - Date 10/4/13 Checked: Initial WM Date 11/6/13
 Planning Board Resolution No. 13-62
 Site Plan Reviewer Check: Initial WM Date 11/6/13

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	10/18/13	11/1/13		
Research	Bobby Fleury			10/22/13	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

M. Folsen Area 1

Final DRD Review:

Consultant Notified (~~Final~~ Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial

CB/WM

CB

CB/SJS

Date

11-14-13

8-7-14

8-14-14

Board Approval of Plat:

Plat Agenda:

SS

9-4-14

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 of Division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in Hansen

No.

