

Plat Name: Brooke Grove
Plat #: 220140590

Location: Located at the intersection of Brooke Knolls Road and Barton Manor Lane.

Master Plan: Upper Rock Creek Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Teresa Ramson, et al

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120110210 (MCPB Resolution No. 13-116), 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 CERTIFICATION

We the undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision and establish the building restriction lines. The plat is intended to be recorded in accordance with the provisions of the Maryland Land Surveyor's Act, in accordance with Section 50-24(a) of the Montgomery County Code. The instrument is intended to be a deed in fee simple, for ingress, egress and utilities as shown hereon, over former Outlot C and the owner of Lot 41, their successors and assigns.

There are no suits, liens, or mortgages, affecting the property included in this plat of subdivision. There is a certain trust, and the party in interest thereto has hereon indicated as assent.

Cheryl Christina Kelly 2/18/2015 Date
 Witness
Sam Mij Soen Min 2/18/2015 Date
 Witness
Terese Ramson
 Terese Ramson
Willa Ramson
 Willa Ramson

Block/T Block as signer and holder of Deed of Trust securing entire property as subdivided. (Liber 44538 at Folio 379).

DAVID WILLIAMS 02/18/2015 Date
 Witness
 David Grayson
 Title: VP

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the land described in a deed from Jason Huff and Joseph E. Huff to Terese Ramson and Willa Ramson, dated May 24, 2012, and recorded in Liber 44538 at Folio 373, among the land records of Montgomery County, Maryland, including "Brooke Grove", Outlot C, as shown on Plat 17715, recorded in 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 matters will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of Montgomery County Code. The total area included on this plat is 2.548 acres of land. There is no new dedication to public use.

Thomas A. Maddox 2/23/2015 Date
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850 - Expires 4/03/2016

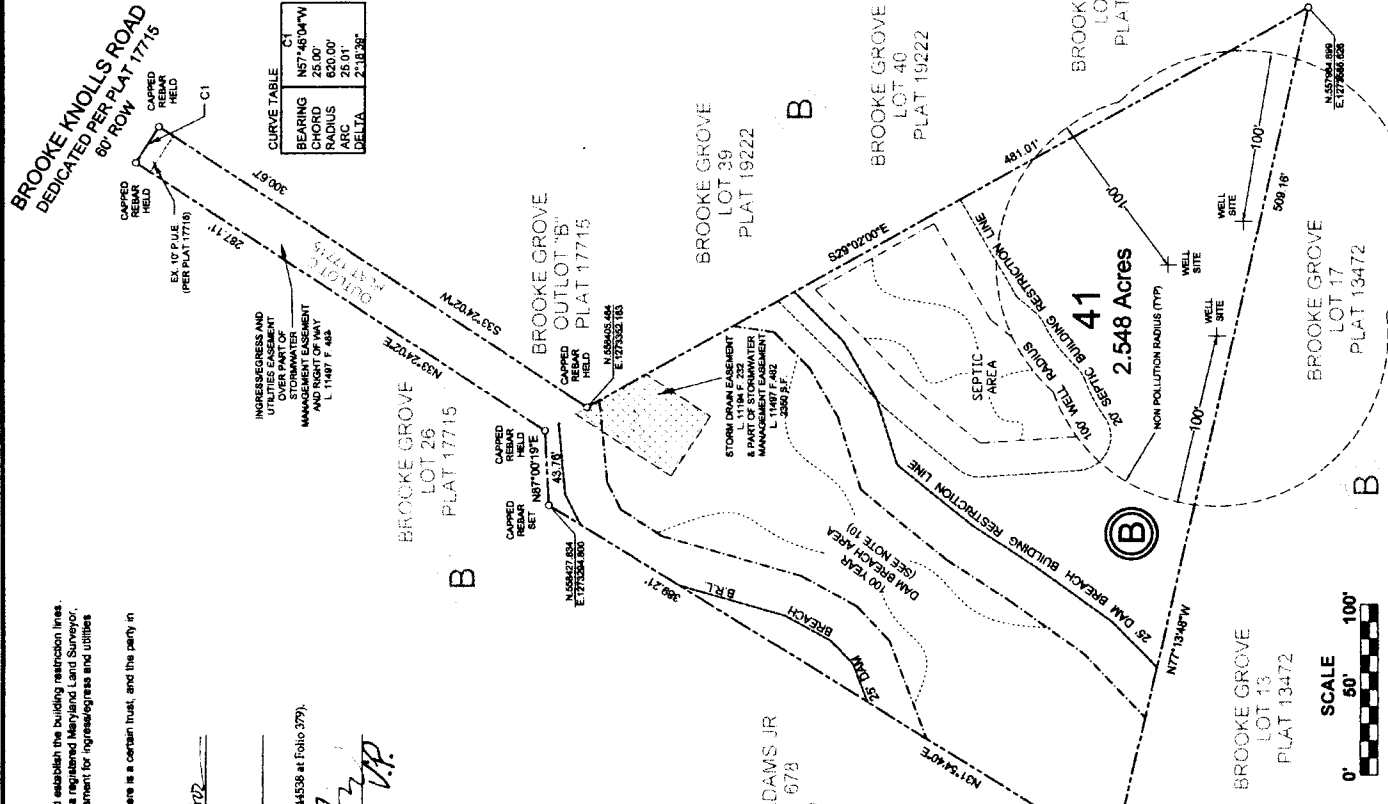
GALVERN ADAMS JR
 L 6093 F 678
 1790

PLAT TOTALS	1
NUMBER OF LOTS	2.548 Acres
AREA OF LOTS	NONE
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	2.548 Acres

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *Richard J. [Signature]* 2/23/2015 Date
 Director

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE _____
 CHAIRMAN ASST.-SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO.

PLAT NO. _____
 RECORDED DATE _____



PLAT NO.

MARYLAND STATE
 NAD83/91 DATUM

VICINITY MAP
 SCALE: 1" = 2,000'

- NOTES**
1. SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NO. 120110210, MCPB RESOLUTION 13-116 ENTITLED "BARTON FOREST CONSERVATION BOARD RESOLUTION DATED 06/07/2013 AT ITS MEETING OF 06/07/13. ALL PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 3. LOT 41 TO BE SERVED BY PRIVATE WATER AND SEWER ONLY. EXISTING SEWER AND WATER CATEGORIES: S-4, W-6.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR PERMIT SHALL APPLY TO THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECOGNITION 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.
 6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID 01 41, W 5 S C GRID 228W07.
 8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 9. SEPTIC AREA SERVING LOT 41 IS APPROVED FOR A 4 BEDROOM HOUSE.
 10. 100 YEAR DAM BREACH AREA SHOWN PER DAM BREACH FLOODPLAIN MAP PREPARED BY JAS ENGINEERING DESIGN LLC DATED JANUARY 18, 2013 AND APPROVED BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED JANUARY 23, 2013 (DAM BREACH PERMIT #24861).

SUBDIVISION RECORD PLAT
 LOT 41 BLOCK B
BROOKE GROVE
 BEING IN PART A RESUBDIVISION OF
 OUTLOT "C" BLOCK B
 & ADJACENT PARCEL
 ELECTION DISTRICT 1
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'
 DECEMBER 2013

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8553 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-5604



