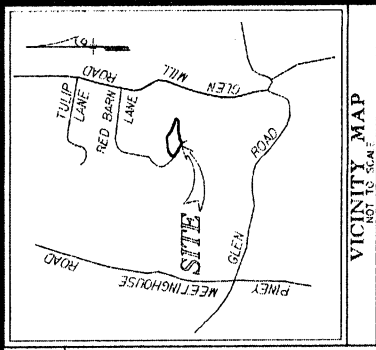


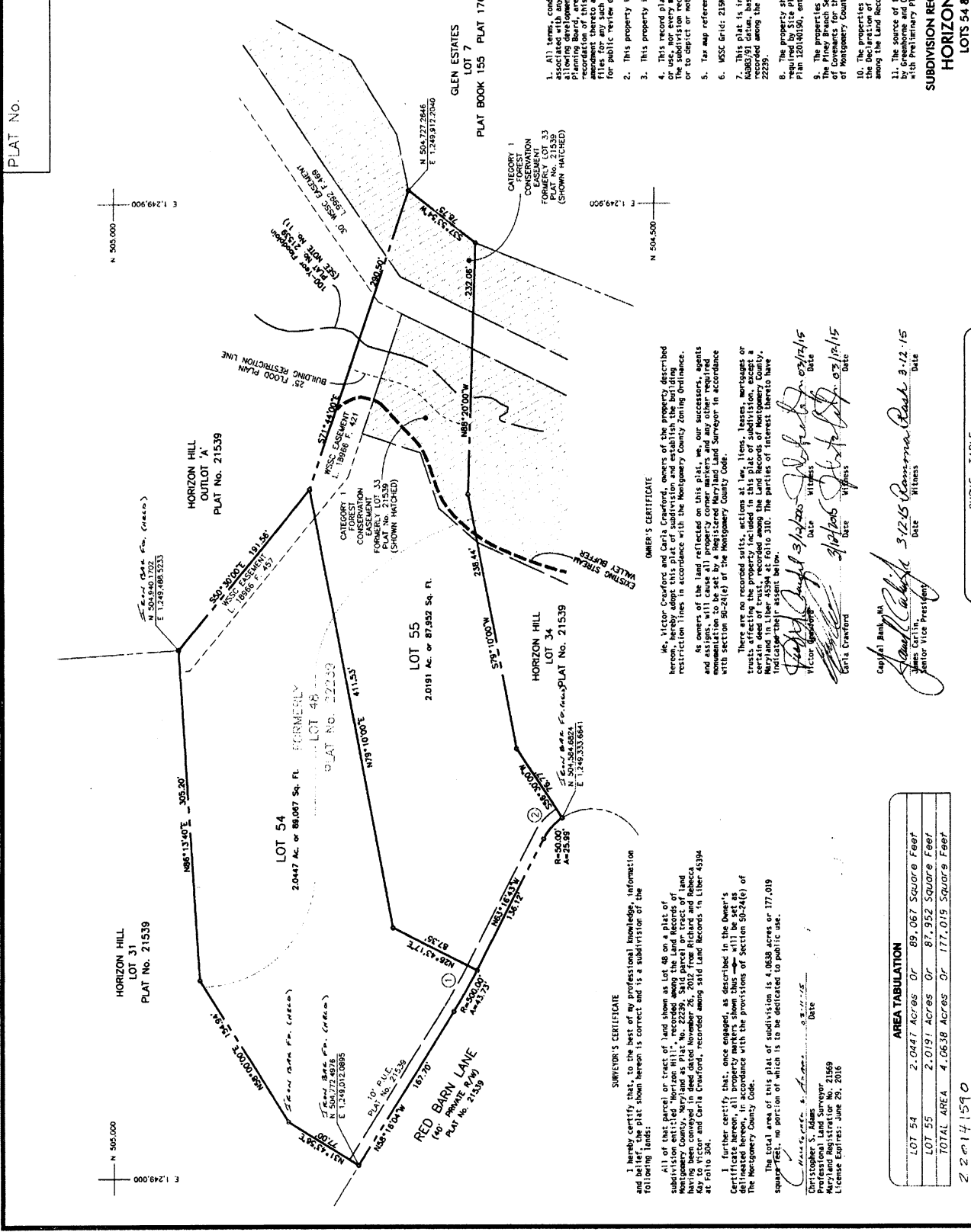
Plat Name: Horizon Hill
Plat #: 220141590

Location: Located at the terminus of Red Barn Lane.
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 2 lots
Owner: Victor Crawford

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120140190 (MCPB Resolution No. 15-26), 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.



VICINITY MAP
NOT TO SCALE



PLAT No.

PLAT No.

- SUBDIVISION NOTES**
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan recorded in the Land Records of Montgomery County, Maryland, and any Planning Board, are intended to survive and not be antedated by the recording of this plat, unless expressly contemplated by the plan or any other instrument recorded in the Land Records of Montgomery County, Maryland, and any Planning Board and are available for public review during normal business hours.
 - This property is served by public water and sewer systems only.
 - This property is zoned: RE-2
 - This record plat is not intended to show every water affecting ownership or use, nor every matter restricting the ownership or use of this property. The subdivision record plat is not intended to replace an examination of title or to depict or make all matters affecting title.
 - See map reference: Tax Map FQ22 and FQ42
 - MSSC Grid: 2156411
 - This plat is in the Maryland State Plane Coordinate System (NAD 83) and is recorded in the Land Records of Montgomery County, Maryland at Plat No. 22239.
 - The properties shown herein are subject to the terms and conditions as required by Site Plan 03990040, entitled "Lankier Property" and Preliminary Plan 120140350, entitled "Horizon Hill B, Lot 48 - Resubdivision".
 - The properties shown herein are subject to the terms and conditions of the Preliminary Subdivision Agreement, recorded in the Land Records of Montgomery County, Maryland at Liber 48250, Folio 139.
 - The properties shown herein are subject to the terms and conditions of the Declaration of Concessions, Restrictions and Easements recorded in the Land Records of Montgomery County, Maryland at Liber 18327, Folio 460.
 - The source of the 100 Year Floodplain, shown herein, is a Floodplain Study by Greenhouse and O'Mara, Inc. dated February, 1991 and approved by MDCPC with Preliminary Plan 1-31004.

OWNER'S CERTIFICATE

Ms. Victor Crawford and Carl Crawford, owners of the property described herein, hereby adopt this plat of subdivision and establish the building restriction lines in accordance with the Montgomery County Zoning Ordinance.

As owners of the land reflected on this plat, we, our successors, agents 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 3-2-1(c) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or other encumbrances, recorded in the Land Records of Montgomery County, Maryland, in Liber 45394 at folio 310. The parties of interest thereto have indicated their assent below.

Victor Crawford Date: 03/14/15
Carl Crawford Date: 03/14/15

Carol Bank, Inc. Date: 3-12-15
James Corbin Date: 3-12-15
Senior Vice President

SUBDIVISION'S CERTIFICATE

I hereby certify that, to the best of my professional knowledge, information and belief, the plat shown herein is correct and is a subdivision of the following lands:

All of that parcel or tract of land shown as Lot 48 on a plat of subdivision entitled "Horizon Hill", recorded among the Land Records of Montgomery County, Maryland at Plat No. 22239, said parcel or tract of land having been conveyed in deed dated November 26, 2011, to Victor and Carl Crawford, and Carl Crawford, recorded among said land records in Liber 45394 at folio 310.

I further certify that, once assented, as described in the Owner's Certificate herein, all property markers shown thereon will be set as delineated hereon, in accordance with the provisions of Section 3-2-1(c) of the Montgomery County Code.

The total area of this plat of subdivision is 4.0638 acres or 177,019 square feet, no portion of which is to be dedicated to public use.

James Corbin Date: 03/12/15
 Professional Land Surveyor
 Maryland Registration No. 21569
 License Expires: June 29, 2016

AREA TABULATION

LOT 54	2.0447 ACRES	OR	89,067 SQUARE FEET
LOT 55	2.0191 ACRES	OR	87,952 SQUARE FEET
TOTAL AREA	4.0638 ACRES	OR	177,019 SQUARE FEET

220141590

Maryland National Capital Park & Planning Commission
 Montgomery County Planning Board

Approved: *March 27, 2015*

James R. O'Spina
 Secretary/Treasurer

Montgomery County, Maryland
 Department of Permitting Services

Approved: *March 27, 2015*

James R. O'Spina
 Director

MDCPC File No.

SUBDIVISION RECORD PLAT

HORIZON HILL

LOTS 54 & 55

A RESUBDIVISION OF LOT 48

POTOMAC 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

STANTEC CONSULTING SERVICES
 FORMERLY GREENHOUSE & O'MARA
 2010 CENTURY BOULEVARD, SUITE 200
 GERMANTOWN, MARYLAND 20874
 (301) 444-8028

Scale: 1" = 60'
 Recorded
 File No.

03/09/15
 C.A. O'SA
 Comp. - Director
 File No.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	500.00'	32.80° 37'	41.77'	51.77'	51.77'	MAR 23 21'
2	25.00'	159.18° 15'	1.5313'	11.28'	25.00'	MAR 23 21'

GRAPHIC SCALE
 1" = 60'

PLAT No.

PLAT No.

