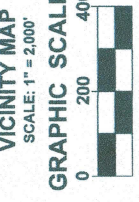


**Plat Name:** Sugarland  
**Plat #:** 220160170

**Location:** Located at the southwesterly terminus of Sugarland Lane  
**Master Plan:** Agricultural and Rural Open Space Master Plan  
**Plat Details:** R-200 zone; 2 lots  
**Applicant:** Robert, Jane and Jacob Kinzie

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120130140 (MCPB Resolution No. 15-21), 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.



PLAT TOTALS	2
NUMBER OF LOTS	49,524 ACS
AREA OF LOTS	3,200 S.F. or 0.074 ACS
AREA OF DEDICATION	43,588 ACS
TOTAL AREA SHOWN ON PLAT	43,588 ACS

CURVE DATA				
NO.	RADIUS	CHD. BRC.	CHD. DIST.	ARC DELTA
1	15.00'	N84°45'20"E	24.26'	28.28'
2	15.00'	S35°14'11"E	17.62'	18.83'

**OWNERS CERTIFICATION**

We, the undersigned, owners of the property shown herein, hereby adopt this plat of subdivision, dedicate the street shown herein to the public use, grant a temporary slope easement, 40' wide, adjacent to Sugarland Lane, to Montgomery County, Maryland. Such slope easements shall be automatically extinguished following the completion of all public improvements and acceptance by Montgomery County, Maryland and Grants to Montgomery County, Maryland an Easement for Installation of a Fire Protection System as shown hereon, and adopt the terms and conditions of the Easement as recorded in Liber 52868 at Folio 362. The undersigned also grants a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a 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.

The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, or liens affecting the subject property.

**PLAT NO.**

**WITNESSES:**

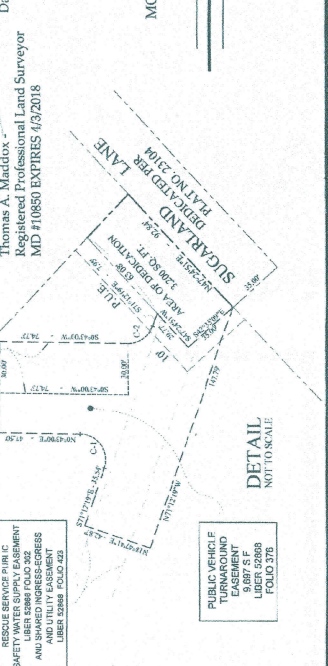
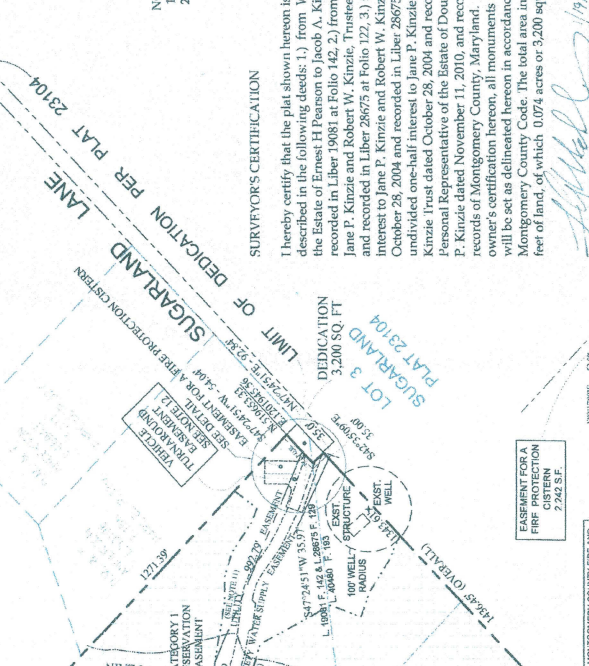
Witness: *[Signature]* Date: 1/24/17  
 Witness: *[Signature]* Date: 1/24/17  
 Witness: *[Signature]* Date: 1/24/17

**TRUSTEES:**

Robert W. Kinzie, as an individual and as Trustee of the Jane P. Kinzie Trust  
 Date: 1/24/17

Jane P. Kinzie, as an individual and as Trustee of the Jane P. Kinzie Trust  
 Date: 1/24/17

Jacob A. Kinzie, as an individual  
 Date: 1/24/17



**NOTES**

- PROPERTY ZONED R-20.
- SYSTEMS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS INCLUDING SEWER AND WATER UTILITIES SA W-6, L-5451 F. 876
- THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.
- PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING AND REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING AN APPROVED FINAL FOREST CONSERVATION PLAN.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, INCLUDING ANY EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS, SHALL BE DEEMED TO BE A PART OF THIS PLAT. ANY SUCH PLAN, EASEMENT, ENCUMBRANCE, OR OTHER INTEREST SHALL BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW EVIDENCE AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DIRECTOR OR NOTE AS TO ANY AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP CK, W.55.C. 21(WV).
- SEPTIC BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
- SAUNDOWN SEPTIC SYSTEMS ONLY.
- LOTS 5 AND 6 APPROVED FOR A 6 BEDROOM HOUSE LOTS SERVED BY SAUNDOWN SEPTIC SYSTEMS ONLY.
- THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN STUDY PERFORMED BY JAE ENGINEERING AND APPROVED BY DPS IN A LETTER DATED MAY 7, 2013.
- THIS SHARED INCURSES - DEGREE AND UTILITY EASEMENT SHOWN HEREON IS RECORDED IN LIBER 9868 AT FOLIO 423.
- THE PUBLIC VEHICLE TURNAROUND EASEMENT IS RECORDED IN LIBER 2264 AT FOLIO 376.
- MONTGOMERY COUNTY FIRE AND RESCUE SERVICE PUBLIC SAFETY WATER SUPPLY EASEMENT SHOWN HEREON IS RECORDED IN LIBER 52868 AT FOLIO 362.
- THE CATEGORY 1 CONSERVATION EASEMENTS ARE RECORDED IN LIBER 3941 AT FOLIO 297 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE EXISTING WELL ON LOT 6 IS TO BE USED FOR AGRICULTURAL PURPOSES ONLY.
- THE EXISTING STRUCTURE ON LOT 6 SHALL REMAIN AS A NON-HABITABLE STRUCTURE FOR STORAGE ONLY.

**SANDDOWN NOTES:**

A. SAND MOUNDS (non-enclosed) on this site are intended for the initial and future use of the dwelling to be served. It is imperative that all sand mound sites be protected from physical damage until such time, if ever, that the property is served by a public sewer system. There must be no disturbance of the surface soil, including but not limited to compaction, grading, cut or fill, etc., for the area of the mounds and the area within 25 feet of each mound. Any such disturbance may cause sand mounds to be destabilized and may result in sand mounds that do not meet the design criteria. Sand mound sites must be maintained with an approved vegetative cover such as grass, wild flowers, or a fully groundcover. No trees or shrubs are allowed. In cases where sand mounds have been approved on wooded sites, the trees must remain undisturbed until such time that the sand mound needs to be constructed. At that time, the trees must be cut flush with the ground and the stumps removed to remain. Vehicle traffic over the mound sites is to be limited to moving equipment only.

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land described in the following deeds: 1.) from W. Jerome Offutt, successor Personal Representative of the Estate of Ernest H Pearson to Jacob A. Kinzie and Jane P. Kinzie dated January 4th, 2001 and recorded in Liber 19081 at Folio 142. 2.) from Jane P. Kinzie, as to an undivided one-half interest and Jane P. Kinzie and Robert W. Kinzie, Trustees under the Jane P. Kinzie Trust dated October 28, 2004 and recorded in Liber 28675 at Folio 122. 3.) from Jane P. Kinzie, as to an undivided one-half interest and recorded in Liber 28675 at Folio 129. 4.) from Jane P. Kinzie, as to an undivided one-half interest in Liber 28675 at Folio 129. 5.) from John M. Ross, Personal Representative of the Estate of Douglas Maples Burgess, Jr., to Robert W. Kinzie and Jane P. Kinzie dated November 11, 2010, and recorded in Liber 40480 at Folio 193 all among 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 markers will be set as delineated hereon in accordance with the provisions of Section 90-24(e) of Montgomery County Code. The total area included on this plat is 43,598 acres or 1,899,105 square feet of land, of which 0.074 acres or 3,200 square feet of land is dedicated to the public use.

**THOMAS A. MADDOX**  
 Registered Professional Land Surveyor  
 MD 910850 EXPIRES 4/30/2018  
 Date: 1/24/17

**SUBDIVISION RECORD PLAT**  
**LOTS 5 & 6**  
**BLOCK A**  
**SUGARLAND**  
 ELECTION DISTRICT 3  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 200' JANUARY 2017

**THOMAS A. MADDOX**  
 PROFESSIONAL LAND SURVEYOR  
 8555 BERGWAY DRIVE, SUITE 100  
 CATHERSBURG, MARYLAND 20877  
 (301) 984-5804

PLAT	DATE
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
APPROVED: <i>[Signature]</i> DATE: 2.3.2017	
Diana Jones, DATE DIRECTOR	
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
APPROVED:	
CHAIRMAN	DATE
ASST. SECRETARY-TREASURER	

M.N.C.P. & P.C. RECORDED FILE NO.



