

Plat Name: Palatine Subdivision
Plat #: 220141250

Location: Located on the west side of Noble Court, 575 feet south of Palatine Drive.
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Community Water, Community Sewer
Applicant: Shakuntala Malik and Rajat Malik

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. 11988094A (MCPB Resolution No. 13-169), 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 NO.

OWNER'S CERTIFICATE:

WE, SHAKUNTALA M. MALIK AND RAJAT MALIK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE CATEGORY I CONSERVATION EASEMENT AS RECORDED IN LIBER 18175 AT FOLIO 412 AND CATEGORY II CONSERVATION EASEMENT AS RECORDED IN LIBER 18175 AT FOLIO 421 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THREE ARE NO LIENES, CLAIMS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT EXCEPT FOR A MORTGAGE LEND OF TRUST HELD BY SUNTRUS BANK RECORDED IN LIBER 18641 AND FOLIO 504 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST HERETO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

DATE: 6/24/2014
 DATE: June 25, 2014
 DATE: 6/24/14
 DATE: 6/24/14

Shakuntala M. Malik
 SHAKUNTALA M. MALIK
 WITNESS
Rajat Malik
 RAJAT MALIK
 WITNESS

Joseph M. Teller, Coordinator
 Vice President
 SUNTRUS
Joseph M. Hartwig
 SUNTRUS

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

VICINITY MAP

ADC MAP 37 TH EDITION
 ADC MAP PAGE: 27; GRID J-10
 SCALE: 1" = 2000'

06/24/2014

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
4. THIS PROPERTY IS CURRENTLY ZONED RE-2.
5. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID FO-18 AND M.S.S.C. SHEET# 216 NW 11.
6. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 119880941C, ENTITLED "PALATINE IN POTOMAC" AND AMENDED PRELIMINARY PLAN NO. 119880944A, ENTITLED LOT 5, BLOCK C, PALATINE.
7. PURPOSE OF THIS PLAT IS TO REMOVE AN EXISTING CONSERVATION EASEMENT AND ESTABLISH A CATEGORY I & CATEGORY II CONSERVATION EASEMENT.
8. UPON RECORDATION OF THIS PLAT, THE CONSERVATION EASEMENT PREVIOUSLY ESTABLISHED BY PLAT #17709 UPON THIS PROPERTY (LOT 5, BLOCK C) IS EXTINGUISHED BY THE MONTGOMERY COUNTY PLANNING BOARD AND REPLACED BY THE CATEGORY I AND II EASEMENTS ESTABLISHED HEREON.
9. THIS PROPERTY IS SUBJECT TO A FLOOD PLAIN AS SHOWN ON THE FIRM (FLOOD INSURANCE RATE MAP) NUMBER 24031C0340D TITLED "MONTGOMERY COUNTY, MARYLAND, EFFECTIVE DATE SEPTEMBER 29, 2006.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED TO SHAKUNTALA M. MALIK AND RAJAT MALIK, BY SHAKUNTALA M. MALIK BY DEED DATED DECEMBER 15, 2006 AS RECORDED IN LIBER 33557, AS FOLIO 97; SAID PROPERTY ALSO BEING KNOWN AS LOT 5, BLOCK C IN THE SUBDIVISION KNOWN AS PALATINE SUBDIVISION AS RECORDED IN PLAT BOOK 156 PLAT 17705. ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 87,071 SQUARE FEET OR 1.99888 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

Ally A. Catf.
 ALYNE F. AUBERTIN
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES 01-07-2015

22011250

CURVE TABLE			CURVE TABLE			
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	330.00'	24°53'08"	143.24'	72.76'	142.11'	S 39°09'04"W
(CURVE TABLE (PER PLAT #17705)) NO. RADIUS DELTA ARC TANGENT CHORD BEARING 1 330.00' 24°53'45" 143.39' 72.85' 142.27' S 39°14'16"W						
AREA TABLE LOT 20 = 87,071 S.F. OR 1.99888 ACRES DEDICATION AREA = N/A						TOTAL AREA = 87,071 S.F. OR 1.99888 ACRES

LEGEND:

RB&CF. INDICATES REBAR AND CAP FOUND
 R.F. INDICATES REBAR FOUND

GRAPHIC SCALE



PREPARED BY

SNIDER & ASSOCIATES
LAND SURVEYORS

20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20876
 301/948-5100 Fax 301/948-1286

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 DIRECTOR: Joseph Teller
 DATE: July 1, 2014

RECORDED: _____
 CHECKED: M.F.A.
 JOB NO.: 12-25101RP
 PLAT NO.: _____

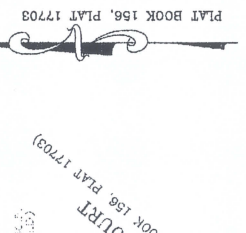
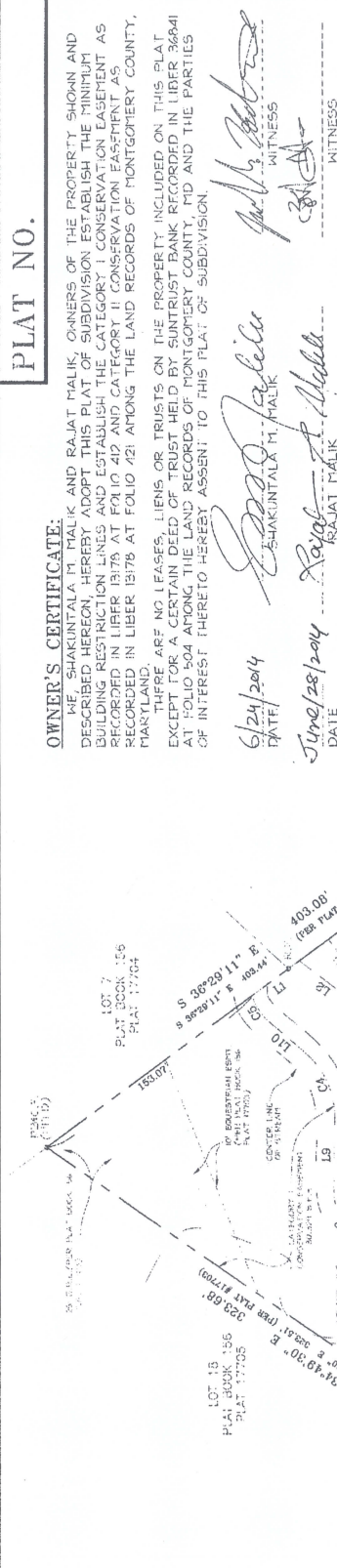
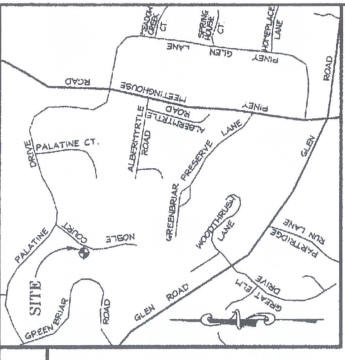
APPROVED: _____
 DATE: _____
 CHAIRMAN: _____
 ASSIST. SECRETARY - TREASURER: _____

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

CATEGORY II CONSERVATION EASEMENT

LINE	LENGTH	BEARING
L1	95.17	S 36°29'11"E
L2	43.10	S 37°22'43"W
L3	30.23	S 66°57'46"W
L4	105.32	S 35°50'19"W
L5	60.04	S 26°48'41"W
L6	64.61	N 63°16'28"W
L7	35.23	N 32°19'08"E
L8	16.80	N 02°18'35"E
L9	43.93	S 85°13'34"E
L10	28.87	N 40°41'42"E

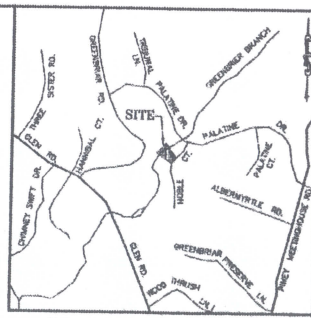
CURVE	LENGTH	RADIUS	CHDBRG	CHD
C1	30.54	79.68	N 21°14'16"E	30.40
C2	40.82	77.45	N 17°18'51"E	40.35
C3	40.28	26.12	N 46°23'20"E	36.40
C4	45.38	52.03	N 65°40'54"E	43.96
C5	18.12	30.17	N 57°54'12"E	17.85



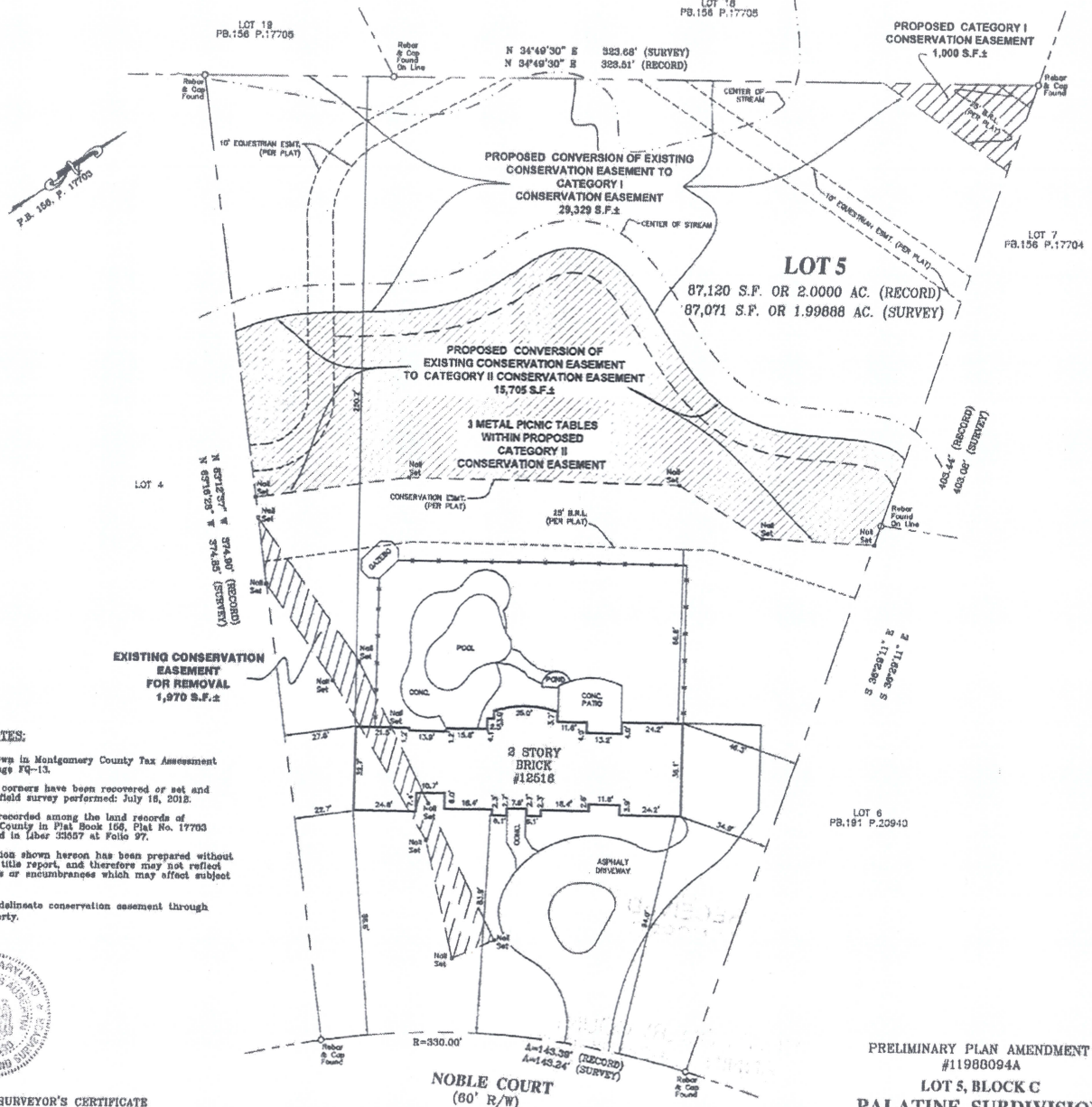
Paul Hoff 12/9/13

SUPPLEMENTAL CONSERVATION EASEMENT PLANTING		
REFORESTATION PLANT LIST BEHIND STREAM		
	SIZE	QTY.
CORNUS FLORIDA	1" CALIPER	10
CORNUS AMOMUM	3 GALLON	10
VIBURNUM DENTATUM	3 GALLON	10
PLATANUS OCCIDENTALIS	2" CALIPER	4
QUERCUS ALBA	8" CALIPER	3
CERCIS CANADENSIS	1" CALIPER	10
QUERCUS PALAESTRIS	1" CALIPER	10

MARYLAND TREE EXPERT
 MEL DOMINGO, LICENSE No. 001146



VICINITY MAP
 ADC MAP 37TH EDITION
 PAGE 27, GRID J-10
 SCALE: 1" = 1000'



GENERAL NOTES:

- Property shown in Montgomery County Tax Assessment Map Book page TQ-13.
- All property corners have been recovered or set and verified per field survey performed July 16, 2013.
- Property is recorded among the land records of Montgomery County in Plat Book 166, Plat No. 17703 and described in Liber 33567 at Folio 97.
- The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
- Nails set to delineate conservation easement through subject property.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN ON THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND.

W. J. M. [Signature]

MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 81330
 EXPIRES: 01-07-2016

REVISION #	REMARKS	DATE
0		12/31/1908
2	ADDRESS MNCPPC COMMENTS	10/15/2013
1	ADDRESS MNCPPC COMMENTS	1/31/2013

REFERENCES PLAT BK 166 PLAT NO. 17703	<p>SNIDER & ASSOCIATES LAND SURVEYORS 30270 Goldenrod Lane, Suite 110 Greenbelt, Maryland 20778 301/948-5100 Fax 301/948-1486</p>
DATE OF LOCATIONS WALL CHECK HWM. LOC. PROP. CORN.: 07-16-12	

PRELIMINARY PLAN AMENDMENT
 #11988094A
 LOT 5, BLOCK C
 PALATINE SUBDIVISION
 MONTGOMERY COUNTY, MARYLAND

FILE PATH: Z:\pda-12\MC\Projects\12-280101\12-280101P-3.dwg
 PLOT DATE: 12/31/2013

