

Plat Name: Saddle Ridge

Plat #: 220241170

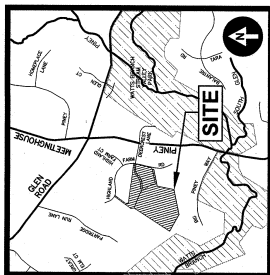
Location: Located on the west side of Highland Farm Road at the intersection of Deercrest Lane

Master Plan Potomac Sub-Region 2002 Master Plan

Plat Details: RE-2 zone; 3 lots

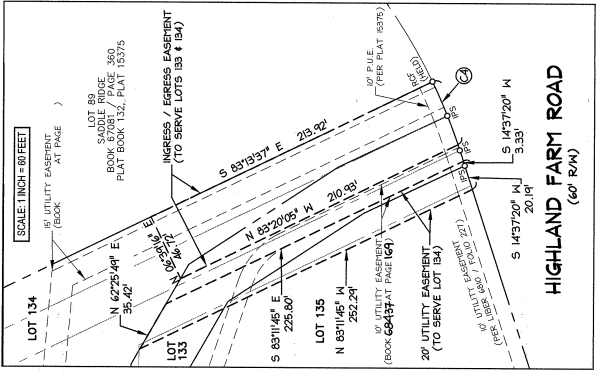
Owner: David and Mikel Blair

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620240040 (MCPB Resolution No. 24-052), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan. Staff notes that there are recordation blanks for a utility easement that will be filled in prior to obtaining the Chair's signature.



VICINITY MAP
SCALE: 1" = 200'

EASEMENT DETAIL
INGRESS / EGRESS EASEMENT (TO SERVE LOTS 133 & 134)
& 20' UTILITY EASEMENT (TO SERVE LOT 134)



CURVE TABLE

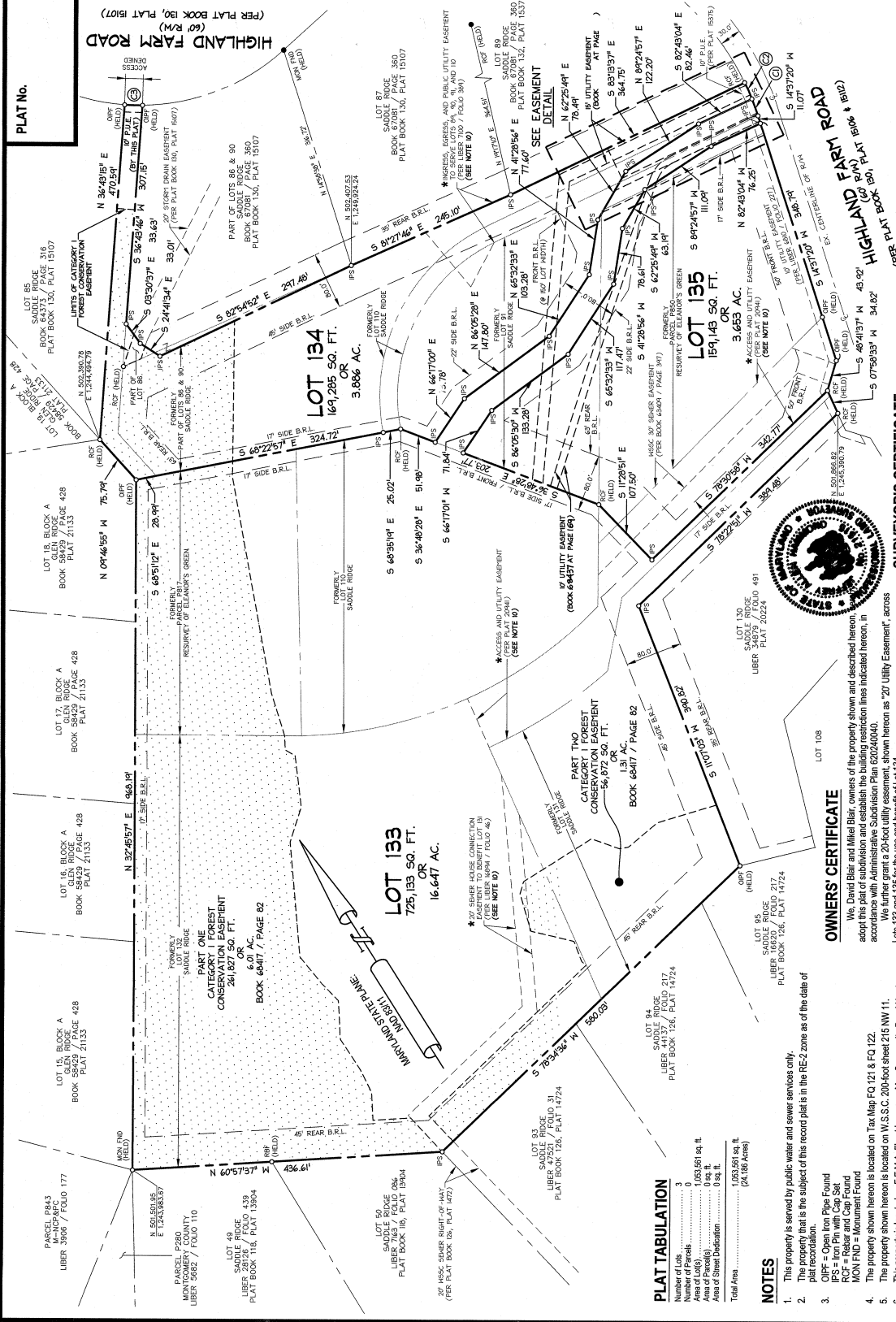
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
(1)	25.13'	365.00'	S 12°40'23" W	03°56'42"
(2)	25.46'	365.00'	S 08°42'08" W	03°59'48"
(3)	25.03'	300.00'	S 59°52'57" E	04°46'52"
(4)	46.41'	365.00'	S 10°25'57" W	07°17'26"

SUBDIVISION RECORD PLAT

LOTS 133, 134, AND 135
SADDLE RIDGE

A RESUBDIVISION OF LOTS 91, 110, 131, & 132,
AND PART OF LOTS 86 & 90

DARNESTOWN (6TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' JUNE, 2024



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief, that it is a resubdivision of Lots 131 & 132, Saddle Ridge, conveyed by Neath Samara and Martha Debeche unto David Blair and Mikal Blair, by a deed dated September 11, 2018, and recorded October 15, 2018, in Book 89236 at Page 263, also being recorded in Plat 20241 and a resubdivision of Parcel P417 and Parcel P450, Lot 91 and Part of Lots 86 & 90, Saddle Ridge, conveyed by David Blair and Mikal Blair, by a deed dated October 15, 2018, and recorded November 1, 2019, in Book 89414 at Page 87, also being recorded in Plat 15338 and Plat Book 130, Plat 15107, and a resubdivision of Lot 110, conveyed by David Blair and Mikal Blair unto David Blair and Mikal Blair, by a deed dated October 11, 2021, and recorded November 2, 2021, in Book 84480 at Page 34, as also recorded in Plat Book 131, Plat 15208, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 1,053,561 square feet, none of which is dedicated to public use, and that all property corners marked on this plat are shown in accordance with Section 36.4.3 of the Subdivision Regulations of Montgomery County, Maryland.

10/1/2024
Jelly Allen
Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2025

Recorded
Plat No.

OWNERS' CERTIFICATE

We, David Blair and Mikal Blair, owners of the property shown and described herein, in accordance with Administrative Subdivision Plan 620240040, do hereby certify that the plat shown herein is correct to the best of our knowledge and belief, that it is a resubdivision of Lots 133, 134, and 135, Saddle Ridge, conveyed by Neath Samara and Martha Debeche unto David Blair and Mikal Blair, by a deed dated September 11, 2018, and recorded October 15, 2018, in Book 89236 at Page 263, also being recorded in Plat 20241 and a resubdivision of Parcel P417 and Parcel P450, Lot 91 and Part of Lots 86 & 90, Saddle Ridge, conveyed by David Blair and Mikal Blair, by a deed dated October 15, 2018, and recorded November 1, 2019, in Book 89414 at Page 87, also being recorded in Plat 15338 and Plat Book 130, Plat 15107, and a resubdivision of Lot 110, conveyed by David Blair and Mikal Blair unto David Blair and Mikal Blair, by a deed dated October 11, 2021, and recorded November 2, 2021, in Book 84480 at Page 34, as also recorded in Plat Book 131, Plat 15208, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 1,053,561 square feet, none of which is dedicated to public use, and that all property corners marked on this plat are shown in accordance with Section 36.4.3 of the Subdivision Regulations of Montgomery County, Maryland.

9/28/24
David Blair
Mikal Blair
Witness
Date

Department of Permitting Services
Montgomery County, Maryland
Date: 10-7-2024
Approved: [Signature]
Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: [Signature]
Chair

M.N.C.P. & P.C. Record File No.

PLAT TABULATION

Number of Lots	3
Area of (Lot 133)	1,053,561 sq. ft.
Area of (Lot 134)	0 sq. ft.
Area of (Lot 135)	0 sq. ft.
Total Area	1,053,561 sq. ft. (24.186 Acres)

NOTES

- This property is served by public water and sewer services only.
- This property is the subject of this record plat is in the RE-2 zone as of the date of plat recordation.
- OFF = Open Iron Pipe Found
IPS = Iron Pin with Cap Set
MON = Monument
MON ENCL = Monument Enclosed
- The property shown herein is located on Tax Map FQ 121 & FQ 122.
- The property shown herein is located on W.S.S.C. 200-foot sheet 215 NW 11.
- 2403(C)2340 is located on T.C.M.A. Flood Insurance Map Community-Panel Number 2403(C)2340.
- The lots shown herein are limited to the use and conditions as required by the Administrative Subdivision Plan 620240040, Saddle Ridge and the Approved Forest Conservation Plan 2202400100.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
- 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. This note and record plat is not intended to replace an examination of title or to depict or
- Easements depicted * are to be abandoned immediately following plat recordation, as per Administrative Subdivision Plan 620240040.

