MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 2
5/21/09

MEMORANDUM

DATE: May 7, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor CRC
Development Review Division
(301) 495-4542

FROM: Stephen Smith SS
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for May 21, 2009

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220080810 - 220080930 **The Reserve at Black Rock**

Plat Name: **The Reserve at Black Rock**
Plat #: **220080810 – 220080930**

Location: Located in the northwest quadrant of the intersection of Darnestown Road (MD 28) and Berryville Road
Master Plan: Potomac
Plat Details: RC zone; 43 lots, 8 parcels
Private Well, Private Septic
Applicant: Thompson Butz, et al

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 120061230 (MCPB Resolution 07-049 dated June 27, 2007), as approved by the Board, and that any minor modifications on the plats do not alter the intent of the Board's previous approval the aforesaid plan.

PB date: 5/21/09

RECORD PLAT REVIEW SHEET

Plat Name: The Reserve at Black Rock Plat Number: 220080810 - 220080930
Plan Name: Butz Property Plan Number: 120061230
Plat Submission Date: 11-16-07
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 5/7/09

Initial DRD Review:
Signed Preliminary Plan – Date 11-8-07 Checked: Initial SJS Date 12/31/07
Planning Board Opinion – Date 6-27-07 Checked: Initial SJS Date 12/31/07
Site Plan Req'd for Development? Yes___ No X Verified By: SJS (initial)
Site Plan Name: — Site Plan Number: —
Planning Board Opinion – Date — Checked: Initial — Date —
Site Plan Signature Set – Date — Checked: Initial — Date —
Site Plan Reviewer Plat Approval: Checked: Initial — Date —

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements OK Open Space OK ✓
Non-standard BRLs OK Adjoining Land ✓ Vicinity Map ✓ Septic/Wells ✓
TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J. Pan	12/3/07	12/21/07		Easements ok
Research	Bobby Fleury	↓	↓	12-5-07	OK
SHA	Doug Mills				
PEPCO	Steve Baxter			1-28-09	Revisions OK
Parks	Doug Powell			12-27-07	OK
DRD	Nellie Carey			12/12/07	Revise - Add Name

Final DRD Review:	Initial	Date
DRD Review Complete:	SJS	5-5-09
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	SJS	11-5-08
Final Mylar w/Mark-up & PDF Rec'd:	SJS	4-23-09
Board Approval of Plat:		
Plat Agenda:	SJS	5/21/09
Planning Board Approval:		
Chairman's Signature:		
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:		
Final Mylar for Reproduction Rec'd:		
Plat Reproduction:		
Addressing:		
File Card Update:		
Final Zoning Book Check:		
Update Address Books with Plat #:		No._____
Update Green Books for Resubdivision:		
Notify Engineer to Seal Plats:		
Engineer Seal Complete:		
Complete Reproduction:		
Sent to Courthouse for Recordation:		

PLAT NO.

GENERAL NOTES:

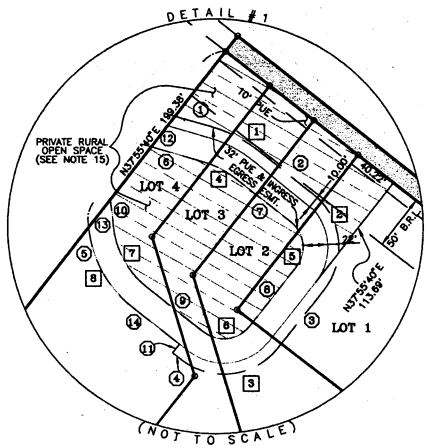
1. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 1–4 are designed for a 6 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".

GENERAL NOTES (Con't.):

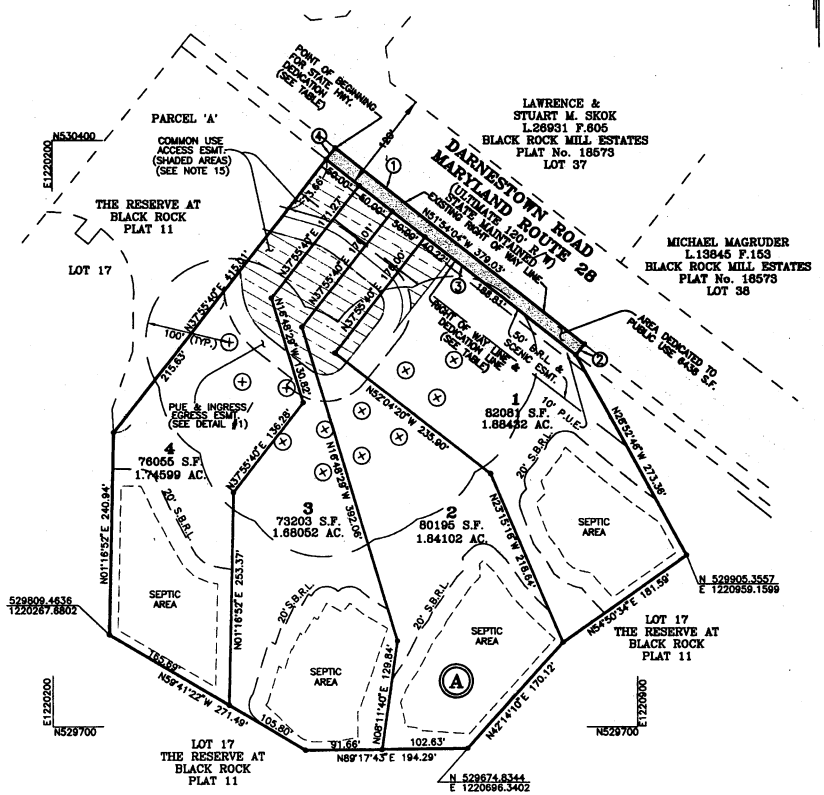
9. This property is shown on Tax Map Grid DS53.
10. Uses within the Rural Open Space must be in accordance with approved Preliminary Plan 120061230 and with the provisions of Section 59–C–9.5 of the Montgomery County, Maryland Zoning Ordinance.
11. The 100–year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001. The 100–year floodplain shown hereon is fully contained within the Category I Conservation Easement and as such no DPS Floodplain Study was required under SWM Concept No. 226544 issued 7–13–2006.
12. No structures are allowed within the fifty foot (50') Scenic Easement / Building Restriction Line established hereon.
13. Access is denied except at approved locations along Darnestown Road (Maryland Route 28).
14. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
15. A common use easement for the benefit of Lots 1–4, Block A is established over the Private Rural Open Space shown on this plat.
16. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.

#20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT

LINE TABLE		
LINE	BEARING	LENGTH
1	N74°05'43"W	34.47'
2	N51°40'24"W	61.48'
3	N38°19'36"E	68.00'
4	N51°40'24"W	10.00'
5	S06°31'03"E	3.12'
6	N74°05'43"W	47.42'
7	N51°40'24"W	61.48'
8	N38°19'36"E	68.00'
9	N51°40'24"W	64.81'
10	N06°31'03"W	25.56'
11	N38°19'36"E	10.00'
12	N37°55'40"E	23.73'
13	N37°55'40"E	31.42'
14	N51°40'24"W	54.81'



AREA DEDICATED TO PUBLIC USE		
1	S 51°54'04" E	379.03'
2	S 38°05'56" W	16.42'
3	N 52°04'20" W	379.03'
4	N 38°05'56" E	17.55'
AREA = 6438 SQ.FT. OR 0.148 ACRES± SHOWN THUS:		



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	121.00'	47.35'	23.98'	47.05'	N62°53'04"W	22°25'19"
2	61.00'	95.82'	61.00'	86.27'	N06°40'24"W	90°00'00"
3	61.00'	95.82'	61.00'	86.27'	N83°19'36"E	90°00'00"
4	89.00'	34.83'	17.64'	34.61'	N62°53'04"W	22°25'19"
5	29.00'	45.55'	29.00'	41.01'	N06°40'24"W	90°00'00"
6	29.00'	45.55'	29.00'	41.01'	N83°19'36"E	90°00'00"
7	79.00'	62.28'	32.85'	60.66'	N29°05'43"W	45°09'22"
8	101.00'	79.60'	42.00'	77.58'	N29°05'43"W	45°09'22"

AREA TABULATION:

AREA OF LOTS	–	311534 S.F. OR	7.15185 ACRES
AREA OF PARCELS	–	N/A S.F. OR	N/A ACRES
STREET DEDICATION	–	6438 S.F. OR	0.14780 ACRES
TOTAL AREA OF PLAT	–	317972 S.F. OR	7.29965 ACRES
TOTAL NO. OF LOTS	–	4 LOT(S)	0 PARCEL(S)

GRAPHIC SCALE (IN FEET): 0, 25, 50, 100, 200

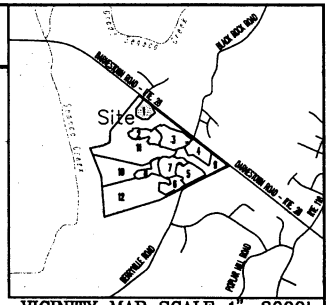
LEGEND

APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)

SEPTIC BUILDING RESTRICTION LINE — S.B.R.L. —

BUILDING RESTRICTION LINE — B.R.L. —

PRIVATE RURAL OPEN SPACE & COMMON USE EASEMENT



VICINITY MAP SCALE: 1" –3000'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the 50 foot scenic easement and building restriction line along Darnestown Road, the public utility & ingress/egress easement and common use easement for the mutual benefit of Lots 1–4, Block A, the 20 foot septic building restriction lines, and guarantee compliance with the provisions of Section 50–24 of the subdivision regulations.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50–24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON BUTZ, ROBERT BUTZ, THEODORE BUTZ & JEREMY BUTZ from THOMPSON BUTZ, ROBERT BUTZ, THEODORE BUTZ, JEREMY BUTZ AND ROBERT TRULAND by a deed dated October 6, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28647 at Folio 25; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ● – will be set as delineated hereon in accordance with the provisions of Section 50–24 (e) of the Montgomery County Code. The total area included on this plat is 317972 square feet or 7.29965 acres of land, 6438 square feet or 0.14780 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

SUBDIVISION RECORD PLAT
LOTS 1 – 4
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2008

PLAT NO.: 01
JOB NO.: 08254A

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD

Approved _____

CHAIRMAN — ASST. SECRETARY–TREASURER

MNCP&PC Record File No.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved _____

DIRECTOR

DRAWN MNB
COMPUTED MNB
CHECKED TPQ
RECORDED
PLAT BOOK
PLAT NO.

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Fx: 301.948.6256
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2–08081

PLAT NO.

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 10, 12, 14 are designed for a 6 bedroom house. The septic areas shown on this plat for Lots 11 and 13 are designed for a 5 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS53 and Tax Map Grid DS52.
10. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001. The 100-year floodplain shown hereon is fully contained within the Category I Conservation Easement and as such no DPS Floodplain Study was required under SWM Concept No. 226544 issued 7-13-2006.

GENERAL NOTES:

11. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
12. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.

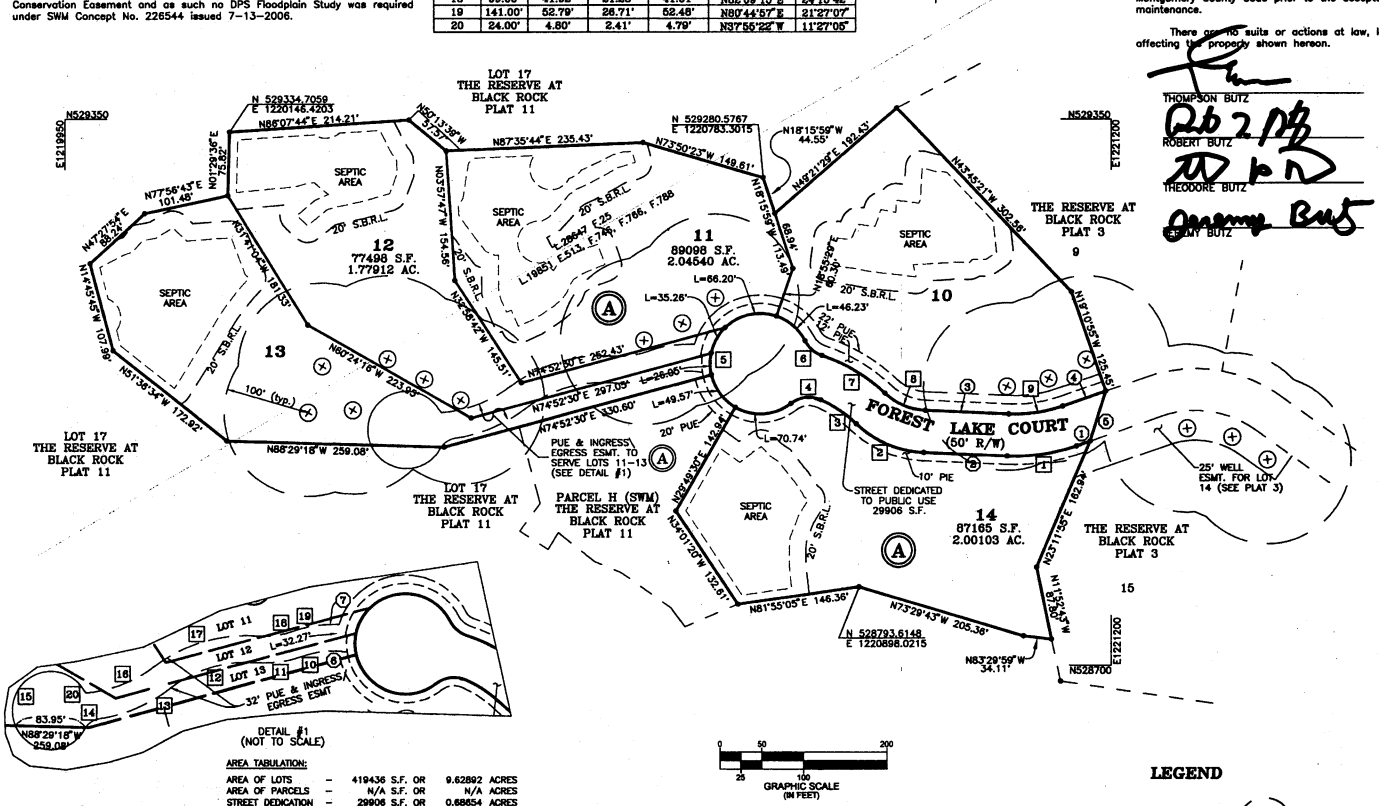
#20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT

LINE TABLE

LINE	BEARING	LENGTH
1	N70°49'05"E	17.15'
2	N87°35'47"W	100.00'
3	N87°35'47"W	100.00'
4	N70°49'05"E	54.47'
5	N17°33'20"E	62.39'
6	N85°31'29"W	1.96'
7	N85°31'29"W	3.95'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	225.00'	84.77'	42.89'	84.27'	N81°36'39"E	21°35'06"
2	125.00'	89.60'	46.82'	87.70'	N67°03'40"W	41°04'14"
3	150.00'	51.37'	25.94'	51.12'	N56°20'10"W	19°37'14"
4	35.00'	37.62'	20.85'	35.83'	N83°03'54"E	61°34'36"
5	60.00'	294.04'	49.64'	76.50'	N12°40'16"E	280°47'26"
6	35.00'	27.46'	14.48'	26.76'	N49°24'29"W	44°56'59"
7	200.00'	88.51'	44.99'	87.79'	N59°12'16"W	25°21'25"
8	75.00'	53.76'	28.09'	52.62'	N67°03'40"W	41°04'14"
9	175.00'	65.93'	33.38'	65.54'	N81°36'39"E	21°35'06"
10	109.00'	40.81'	20.65'	40.57'	N80°44'57"E	21°27'07"
11	131.00'	55.47'	28.18'	55.06'	N82°09'15"E	24°15'42"
12	149.00'	108.22'	56.62'	105.85'	N73°28'42"E	41°36'47"
13	186.00'	93.56'	47.79'	92.58'	N67°04'56"E	28°49'15"
14	24.00'	20.08'	10.68'	19.48'	N57°32'36"E	47°53'51"
15	46.00'	137.03'	564.53'	91.70'	N62°27'40"E	170°41'00"
16	154.00'	88.91'	45.73'	87.68'	N69°12'43"E	33°04'49"
17	181.00'	131.46'	68.78'	128.59'	N73°28'42"E	41°36'47"
18	99.00'	41.92'	21.28'	41.61'	N82°09'15"E	24°15'42"
19	141.00'	52.79'	26.71'	52.48'	N80°44'57"E	21°27'07"
20	24.00'	4.80'	2.41'	4.79'	N37°55'22"W	11°27'05"



DETAIL #1
(NOT TO SCALE)

AREA TABULATION:

AREA OF LOTS	–	419436 S.F. OR	9.62892 ACRES
AREA OF PARCELS	–	N/A S.F. OR	N/A ACRES
STREET DEDICATION	–	29906 S.F. OR	0.68654 ACRES
TOTAL AREA OF PLAT	–	449342 S.F. OR	10.31546 ACRES
TOTAL NO. OF LOTS	–	5 LOT(S)	0 PARCEL(S)

0 50 200
25 100
GRAPHIC SCALE
(IN FEET)

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the 32 foot public utility & ingress/egress easement for the benefit of Lots 11, 12, 13 and 17, the 20 foot septic building restriction lines, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30' slope easements, adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36948 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

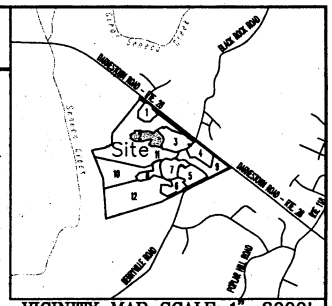
THOMPSON BUTZ — Date: 4.13.09
ROBERT BUTZ — Date: 4.13.09
THEODORE BUTZ — Date: 4.13.09
JEREMY BUTZ — Date: 4.13.09

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON BUTZ, ROBERT BUTZ, THEODORE BUTZ & JEREMY BUTZ from THOMPSON BUTZ, ROBERT BUTZ, THEODORE BUTZ, JEREMY BUTZ AND ROBERT TRULAND by a deed dated October 6, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28647 at Folio 25; and part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ● – will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 449342 square feet or 10.31546 acres of land, 29906 square feet or 0.68654 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002



VICINITY MAP SCALE: 1"=3000'

LEGEND

APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)

SEPTIC BUILDING RESTRICTION LINE — S.B.R.L. —

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P I A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.
Approved / CHAIRMAN / ASST. SECRETARY–TREASURER		Approved / DIRECTOR	
MNCP&PC Record File No.			

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Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

2-08082

SUBDIVISION RECORD PLAT
LOTS 10 – 14
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2008

PLAT NO.: 02
JOB NO.: 082544

PLAT NO.

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 5–9 and 15 are designed for a 6 bedroom house. The septic area shown on this plat for Lot 16 is designed for a 4 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.

GENERAL NOTES (Con't.):

8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. There are no FEMA mapped 100–year Floodplains for the subject property. The 100–year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001. The 100–year floodplain shown hereon is fully contained within the Category I Conservation Easement and as such no DPS Floodplain Study was required under SWM Concept No. 226544 issued 7–13–2006.
11. Access is denied except at approved locations along Darnestown Road (Maryland Route 28).
12. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
13. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.

#20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, 50' scenic easement and building restriction line from Darnestown Road, the 20 foot septic building restriction lines, the 25' well easement across Lot 15 for the benefit of Lot 14, and guarantee compliance with the provisions of Section 50–24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30 foot slope easements, adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36948 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50–24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

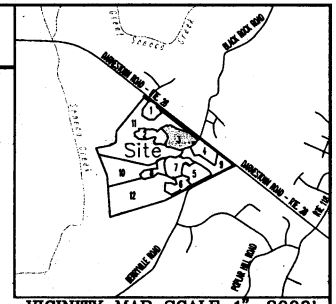
There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

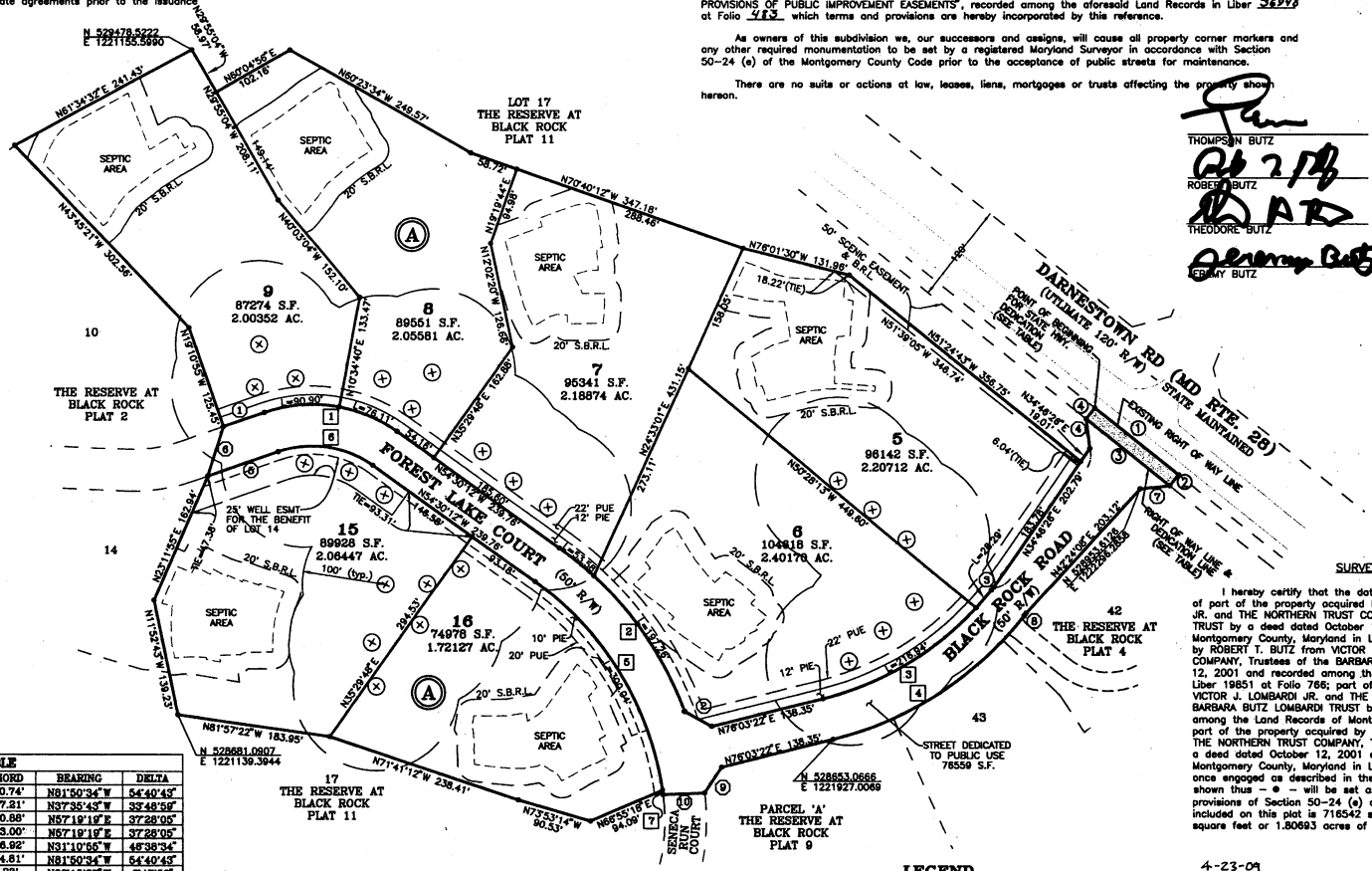
ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09



VICINITY MAP SCALE: 1"–3000'



LINE TABLE		
LINE	BEARING	LENGTH
1	N70°49'05"E	52.30'
2	N61°28'22"W	36.88'
3	N36°35'17"E	4.05'
4	N07°07'01"W	35.64'
5	N70°49'05"E	89.62'
6	N17°33'20"E	62.39'
7	N84°01'43"E	35.77'
8	N36°35'17"E	4.05'
9	N33°38'09"E	36.89'
10	N87°44'01"E	50.20'

AREA DEDICATIED TO PUBLIC USE		
1	S 51°37'46" E	128.00'
2	S 38°22'14" W	16.78'
3	N 51°39'05" W	128.00'
4	N 38°22'14" E	16.83'
FEE SIMPLE AREA 2151 SQ.FT. OR 0.049 ACRES± SHOWN THUS:		

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	175.00'	167.01'	90.48'	160.74'	N81°50'34"W	54°40'43"
2	425.00'	250.84'	129.19'	247.21'	N37°35'43"W	33°48'59"
3	375.00'	245.23'	127.18'	240.88'	N57°19'19"E	37°28'05"
4	425.00'	277.92'	144.14'	273.00'	N57°19'19"E	37°28'05"
5	375.00'	305.28'	161.67'	296.92'	N31°10'55"W	46°38'34"
6	125.00'	119.29'	64.63'	114.81'	N81°50'34"W	54°40'43"
7	375.00'	5.23'	2.62'	5.23'	N06°15'37"W	0°47'59"

AREA TABULATION:

AREA OF LOTS	–	637832 S.F. OR	14.64263	ACRES
AREA OF PARCELS	–	N/A S.F. OR	N/A	ACRES
STREET DEDICATION	–	76559 S.F. OR	1.75755	ACRES
SHA DEDICATION	–	2151 S.F. OR	0.04938	ACRES
TOTAL AREA OF PLAT	–	716542 S.F. OR	16.44956	ACRES
TOTAL NO. OF LOTS	–	7 LOT(S)	0 PARCEL(S)	

FOR PRIVATE WELL AND SEPTIC ONLY

GRAPHIC SCALE (IN FEET) 0 25 50 100 200

LEGEND

APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)

SEPTIC BUILDING RESTRICTION LINE — S.B.R.L. —

BUILDING RESTRICTION LINE — B.R.L. —

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ⊕ – will be set as delineated hereon in accordance with the provisions of Section 50–24 (e) of the Montgomery County Code. The total area included on this plat is 716542 square feet or 16.44956 acres of land, 78710 square feet or 1.80693 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

SUBDIVISION RECORD PLAT
LOTS 5–9 & 15–16
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2008

PLAT NO.: 03
JOB NO.: 082544

THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P I A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.	RODGERS CONSULTING — Knowledge • Creativity • Enduring Values	19847 Century Boulevard Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 (Main) Ph: 301.253.6608 (Frederick) Fx: 301.948.6256 www.rodgers.com
Approved / CHAIRMAN / ASST. SECRETARY–TREASURER		Approved / DIRECTOR			
MNCP&PC Record File No.					2–08083

M:\Jobs–Montgomery\Butz (Darnestown)\Acad\Surveying and Computing\PLAT\TVSEC-PLAT-02.dwg 4/9/2009 10:11:20 AM EDT

PLAT NO.

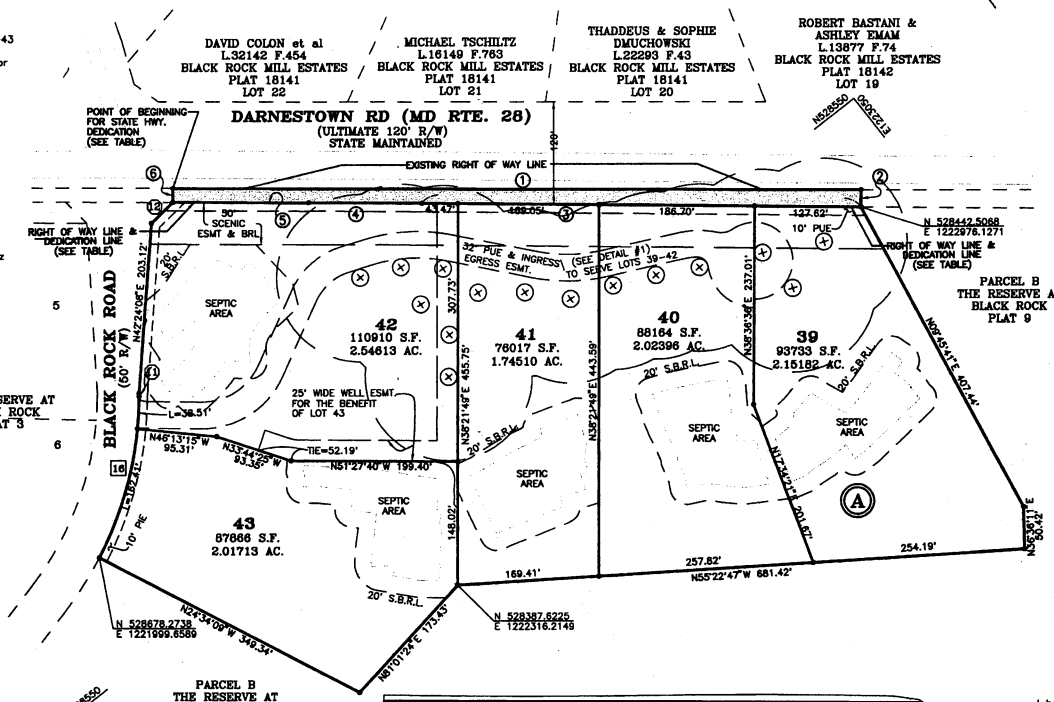
GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 42–43 are designed for a 6 bedroom house. The septic area shown on this plat for Lot 41 is designed for a 5 bedroom house. The septic areas shown on this plat for Lots 39–40 are designed for a 4 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.

GENERAL NOTES (Con't.):

10. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
11. Access is denied except at approved locations along Darnestown Road (Maryland Route 28).
12. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
13. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.

#20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT



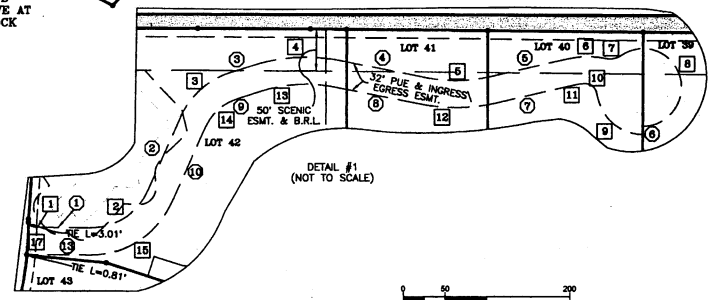
LEGEND

APPROVED WELL LOCATION
LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
SEPTIC BUILDING RESTRICTION LINE — S.B.R.L. —
BUILDING RESTRICTION LINE — B.R.L. —

LINE TABLE		
LINE	BEARING	LENGTH
1	N51°17'36"W	63.54'
2	N62°30'45"E	97.74'
3	N69°10'48"W	29.45'
4	N40°38'28"W	104.44'
5	N64°41'44"W	93.60'
6	N38°42'56"E	10.00'
7	N64°41'44"W	93.60'
8	N40°38'28"W	104.44'
9	N69°10'48"W	29.45'
10	N62°30'45"E	97.74'
11	N36°35'17"E	4.06'
12	N84°01'43"E	35.77'
13	N51°17'36"W	76.07'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	24.00'	11.36'	5.79'	11.25'	N37°43'56"W	27°07'16"
2	74.00'	85.49'	48.23'	80.82'	N84°23'25"W	66°11'40"
3	96.00'	80.94'	43.05'	78.56'	N86°39'56"E	48°18'27"
4	211.00'	105.10'	53.66'	104.01'	N54°54'36"W	28°32'19"
5	189.00'	79.35'	40.27'	78.77'	N52°40'06"W	24°03'16"
6	111.00'	47.14'	23.93'	46.78'	N52°31'50"W	24°19'49"
7	24.00'	19.28'	10.19'	18.78'	N65°22'26"W	46°01'01"
8	46.00'	172.69'	145.46'	87.72'	N21°10'00"E	215°05'53"
9	56.00'	79.64'	48.23'	73.09'	N10°32'44"W	81°28'40"
10	14.00'	20.64'	12.71'	18.82'	N12°02'52"W	84°28'56"
11	79.00'	14.35'	7.19'	14.33'	N59°29'32"W	10°24'24"
12	221.00'	92.78'	47.08'	92.10'	N52°40'06"W	24°03'16"
13	179.00'	89.16'	45.52'	88.24'	N54°54'36"W	28°32'19"
14	64.00'	53.98'	28.70'	52.38'	N86°39'56"E	48°18'27"
15	106.00'	122.46'	69.09'	115.76'	N84°23'25"W	66°11'40"
16	425.00'	200.92'	102.37'	199.05'	N52°07'53"E	27°05'12"
17	425.00'	34.68'	17.35'	34.68'	N41°19'53"E	4°40'34"

FOR PRIVATE WELL AND SEPTIC ONLY



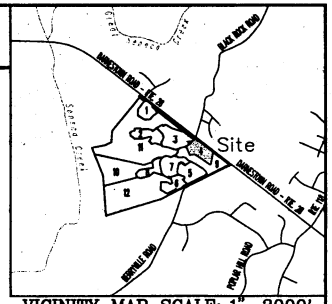
DETAIL #1
(NOT TO SCALE)

AREA TABULATION:

AREA OF LOTS	–	456690 S.F. OR	10.48414	ACRES
AREA OF PARCELS	–	N/A S.F. OR	N/A	ACRES
STREET DEDICATION	–	N/A S.F. OR	N/A	ACRES
SHA DEDICATION	–	14908 S.F. OR	0.34225	ACRES
TOTAL AREA OF PLAT	–	471598 S.F. OR	10.82639	ACRES
TOTAL NO. OF LOTS	–	5 LOT(S)	0 PARCEL(S)	

GRAPHIC SCALE (IN FEET)
0 50 200
25 100

AREA DEDICATED TO PUBLIC USE		
1	S 51°37'46" E	824.69'
2	S 38°22'14" W	20.49'
3	N 51°15'49" W	526.85'
4	R=19955.00 CHD. N 51°27'27" W	L=135.08' 135.08'
5	N 51°39'05" W	162.77'
6	N 38°22'14" E	16.78'
AREA= 14908 SQ.FT. OR 0.342 ACRES± SHOWN THUS:		



VICINITY MAP SCALE: 1"=3000'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the 32 foot public utility & ingress/egress easement for the benefit of Lots 39–42, the 25' well easement over Lot 42 for the benefit of Lot 43, the 20 foot septic building restriction lines, the 50' scenic easement and building restriction line, and guarantee compliance with the provisions of Section 50–24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30' slope easements adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36992 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50–24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09
ROBERT BUTZ — Date: 4.13.09
THEODORE BUTZ — Date: 4.13.09
JEREMY BUTZ — Date: 4.13.09

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ● – will be set as delineated hereon in accordance with the provisions of Section 50–24 (e) of the Montgomery County Code. The total area included on this plat is 471598 square feet or 10.82639 acres of land, 14908 square feet or 0.34225 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
Approved
CHAIRMAN — ASST. SECRETARY–TREASURER
MNCP&PC Record File No.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
Approved
DIRECTOR

DRAWN MNB
COMPUTED MNB
CHECKED TPQ
RECORDED
PLAT BOOK
PLAT NO.

RODGERS CONSULTING
Knowledge · Creativity · Enduring Values
19847 Century Boulevard Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 (Main) Ph: 301.253.6609 (Frederick) Fx: 301.948.8256 www.rodgers.com

2–08084

SUBDIVISION RECORD PLAT
LOTS 39–43
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2008

PLAT NO.: 04
JOB NO.: 0825A4

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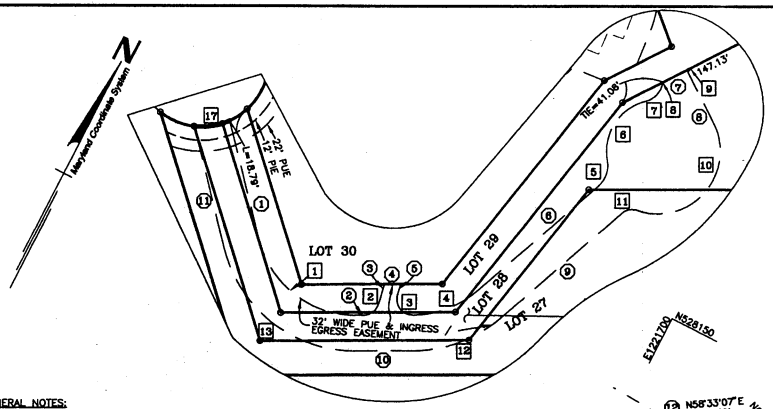
PLAT NO.



DETAIL #1
SCALE: 1"=75'

LINE TABLE		
LINE	BEARING	LENGTH
1	N41°10'23"W	108.82'
2	N82°32'55"E	7.16'
3	N10°59'16"W	18.24'
4	N82°33'18"E	14.60'
5	N10°59'16"W	9.96'
6	N21°59'16"E	142.88'
7	N35°52'41"E	30.69'
8	N54°07'19"W	50.96'
9	N21°59'18"E	142.88'
10	N82°32'55"E	50.90'
11	N41°10'23"W	111.60'
12	N86°38'42"W	15.45'
13	N82°48'40"W	80.01'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, establish the minimum building restriction lines, the 20 foot septic building restriction lines, the 25 foot well easement across Lot 32 for the benefit of Lot 37, the ingress-egress and Public Utility Easement as shown hereon for the use and benefit of Lots 27, 28, 29 and 30, the 1' ingress/egress easement and Public Utility Easement to serve Lot 38, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

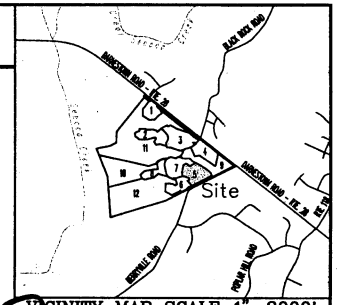
Further, we grant to Montgomery County, Maryland 30' slope easements adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 3629 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.



VICINITY MAP SCALE: 1"=3000'

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

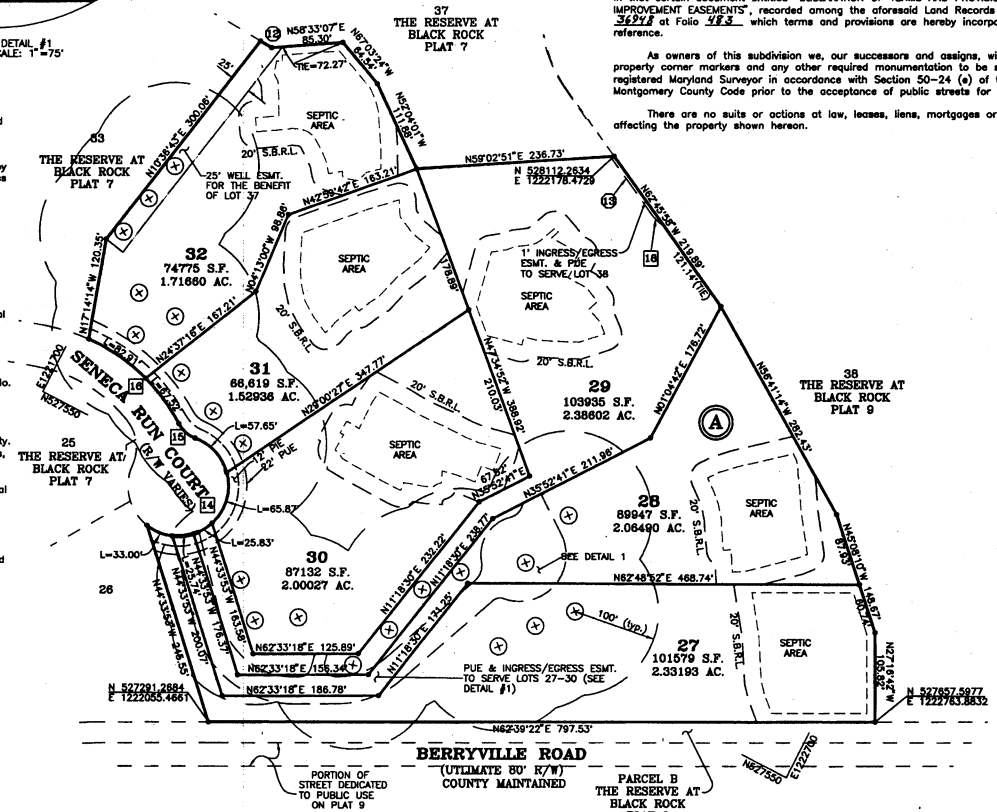
THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 27-32 are designed for a 6 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. There are no FEMA mapped 100-year Floodplains for the subject property. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
11. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.

    #20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT
12. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	89.00'	118.49'	69.88'	109.93'	N79°18'44"W	76°16'42"
2	14.00'	17.97'	10.46'	16.78'	N25°46'50"E	73°32'11"
3	14.00'	26.02'	18.75'	22.44'	N64°14'27"W	106°30'22"
4	89.00'	62.94'	32.85'	61.63'	N42°14'50"E	40°31'04"
5	24.00'	25.13'	13.86'	24.00'	N06°00'42"W	60°00'00"
6	46.00'	70.29'	44.07'	63.65'	N05°45'46"E	87°32'57"
7	19.00'	19.47'	10.69'	18.63'	N20°10'31"E	58°43'26"
8	62.00'	4.72'	2.36'	4.72'	N07°00'27"W	4°21'35"
9	46.00'	7.23'	3.62'	7.22'	N19°50'47"E	8°37'55"
10	56.00'	133.03'	138.99'	103.88'	N13°56'00"E	136°06'36"
11	14.00'	14.66'	8.08'	14.00'	N51°59'18"E	60°00'00"
12	121.00'	85.66'	44.71'	83.88'	N42°16'06"E	40°33'37"
13	121.00'	181.09'	95.01'	149.45'	N79°18'44"W	76°16'42"
14	60.00'	208.08'	364.30'	118.40'	N01°43'36"E	198°42'19"
15	35.00'	26.06'	13.67'	25.46'	S76°17'51"E	42°39'25"
16	225.00'	150.43'	78.15'	147.64'	N74°07'20"W	38°18'23"
17	60.00'	32.52'	16.67'	32.12'	N53°47'19"E	31°03'05"
18	221.00'	19.33'	9.67'	19.33'	N65°19'02"W	5°00'46"

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus — ● — will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 523987 square feet or 12.02908 acres of land, none of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

LEGEND

APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)

SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.

AREA TABULATION:

AREA OF LOTS	–	523987 S.F. OR	12.02908 ACRES
AREA OF PARCELS	–	N/A S.F. OR	N/A ACRES
STREET DEDICATION	–	N/A S.F. OR	N/A ACRES
TOTAL AREA OF PLAT	–	523987 S.F. OR	12.02908 ACRES
TOTAL NO. OF LOTS	–	6 LOT(S)	0 PARCEL(S)

GRAPHIC SCALE (IN FEET) 0 25 50 100 200

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P I A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.	RODGERS CONSULTING — Enhancing the value of land assets	Rodgers Consulting, Inc. 19847 Century Blvd., Suite 200 Germantown, MD 20874 301.948.4700 301.948.6256 (fax) 301.253.6609 www.rodgers.com
Approved / CHAIRMAN / ASST. SECRETARY-TREASURER / MNCP&PC Record File No.		Approved / DIRECTOR			

2-08085

SUBDIVISION RECORD PLAT
LOTS 27-32
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2008

PLAT NO.: 05
JOB NO.: 082544

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 23–26 are designed for a 6 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. The 100–year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
11. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
12. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.
    #20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	125.00'	96.40'	50.74'	94.03'	N65°08'39"W	44°11'11"
2	225.00'	205.26'	110.39'	198.21'	N81°06'12"W	52°16'06"
3	50.00'	26.06'	13.67'	25.46'	N76°17'51"W	42°39'25"
4	60.00'	293.39'	50.19'	77.00'	N42°27'35"E	280°10'13"
5	35.00'	39.08'	21.86'	37.08'	N29°26'40"W	63°58'40"
6	175.00'	139.90'	73.93'	136.20'	N84°20'07"W	45°48'14"
7	175.00'	134.96'	71.04'	131.64'	N85°08'39"W	44°11'11"
8	255.16'	117.16'	59.63'	116.14'	N46°53'52"E	26°18'34"
9	175.00'	106.16'	54.77'	104.54'	N80°25'45"W	34°45'23"
10	60.00'	208.08'	364.30'	118.40'	N01°43'36"E	198°42'19"
11	175.00'	12.56'	6.29'	12.56'	N80°08'00"E	4°07'07"
12	24.00'	7.39'	3.72'	7.36'	N00°33'29"E	17°38'14"
13	189.00'	74.89'	37.94'	74.40'	N19°36'45"W	22°42'14"
14	211.00'	94.71'	48.17'	93.92'	N18°06'17"W	25°43'09"
15	211.00'	14.20'	7.10'	14.19'	N03°19'04"W	3°51'16"
16	49.00'	36.05'	18.88'	35.24'	N22°27'54"W	42°06'56"
17	46.00'	159.57'	278.62'	90.77'	N55°50'06"E	198°44'58"
18	56.00'	79.53'	48.14'	73.01'	N15°53'46"E	81°22'20"
19	39.00'	42.08'	23.35'	40.07'	N25°40'06"E	61°49'39"
20	158.94'	39.93'	20.07'	39.82'	N11°56'04"W	14°23'40"

N

Maryland Coordinate System

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the 20 foot septic building restriction lines, the P.U.E. and Ingress/Egress easement as shown hereon to serve Lots 23 and 24, and guarantee compliance with the provisions of Section 50–24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30 foot slope easements, adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36293 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50–24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

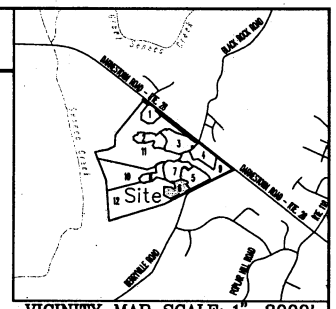
There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

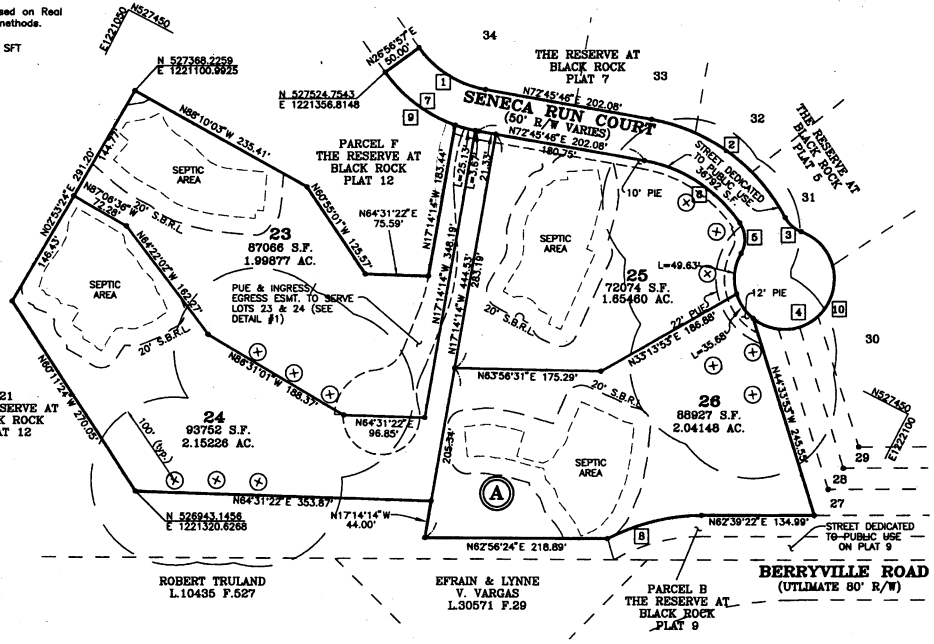
ROBERT BUTZ — Date: 4.13.09

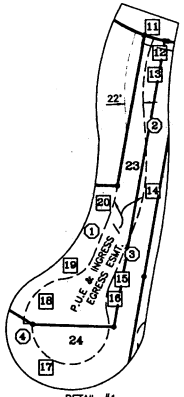
THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09



VICINITY MAP SCALE: 1"–3000'





DETAIL #1
SCALE: 1" =100'

LEGEND

APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)

SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.

LINE TABLE		
LINE	BEARING	LENGTH
1	N05°14'43"W	52.87'
2	N30°57'52"W	54.43'
3	N05°14'43"W	60.27'
4	N65°12'35"E	10.00'

GRAPHIC SCALE (IN FEET)

AREA TABULATION:

AREA OF LOTS	–	341819 S.F. OR	7.84711 ACRES
AREA OF PARCELS	–	N/A S.F. OR	N/A ACRES
STREET DEDICATION	–	36792 S.F. OR	0.84464 ACRES
TOTAL AREA OF PLAT	–	378611 S.F. OR	8.69175 ACRES
TOTAL NO. OF LOTS	–	4 LOT(S)	0 PARCEL(S)

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ● – will be set as delineated hereon in accordance with the provisions of Section 50–24 (e) of the Montgomery County Code. The total area included on this plat is 378611 square feet or 8.69175 acres of land, 36792 square feet or 0.84464 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P.I.A.	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
Approved		Approved
CHAIRMAN / ASST. SECRETARY–TREASURER		DIRECTOR
MNCP&PC Record File No.		

DRAWN MNB
COMPUTED MNB
CHECKED TPQ
RECORDED
PLAT BOOK
PLAT NO.

RODGERS CONSULTING
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Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

2–08086

SUBDIVISION RECORD PLAT
LOTS 23–26
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2008

PLAT NO.: 06
JOB NO.: 0825A4

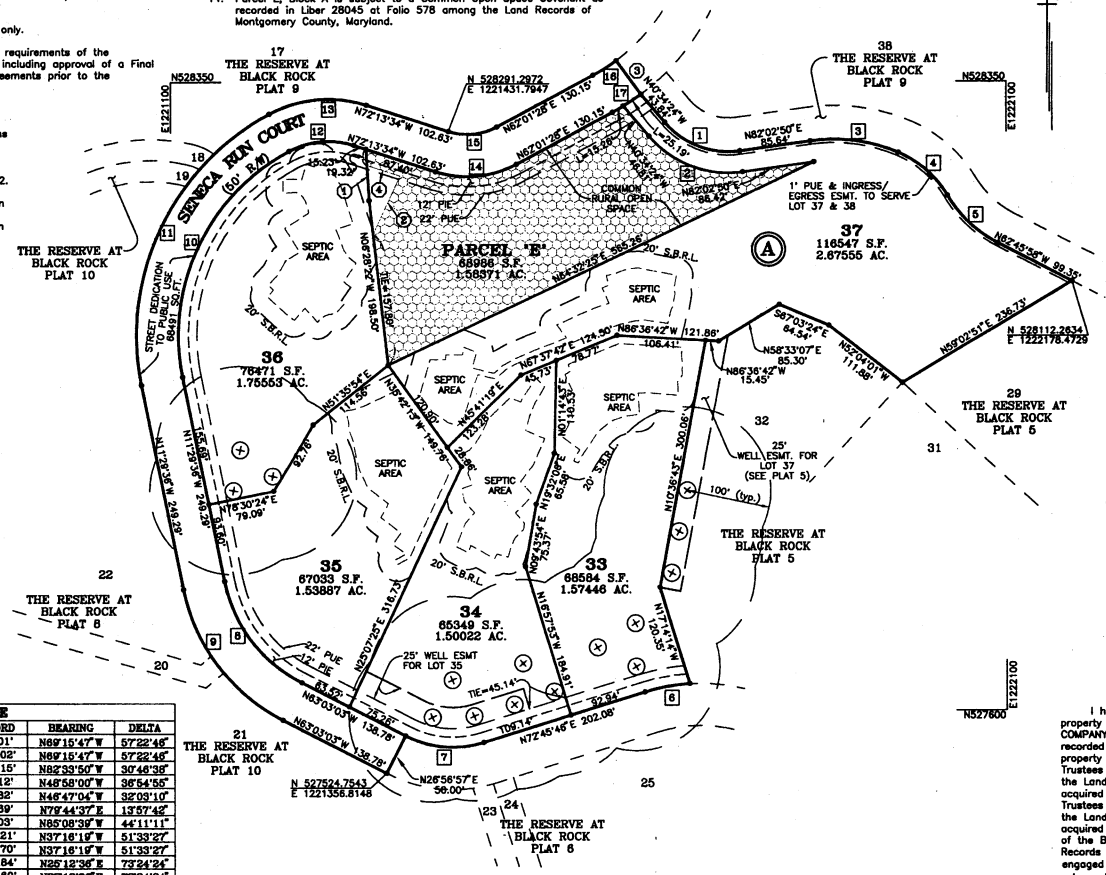
PLAT NO.

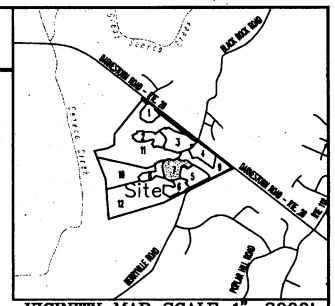
GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lots 33–35 & 37 are designed for a 6 bedroom house. The septic area shown on this plat for Lot 36 is designed for a 4 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. Uses within the Rural Open Space must be in accordance with approved Preliminary Plan 120061230 and with the provisions of Section 59-C-9.5 of the Montgomery County, Maryland Zoning Ordinance.

GENERAL NOTES (con't):

9. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
10. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
11. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302. #20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT
12. Parcel E shall be conveyed to the HOA.
13. The property shown hereon is subject to a "Declaration of Covenants" for Private Open Space recorded in Liber 36948 at Folio 477 among the Land Records of Montgomery County, Maryland.
14. Parcel E, Block A is subject to a Common Open Space Covenant as recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.





VICINITY MAP SCALE: 1" = 3000'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the 20 foot septic building restriction lines, the 1 foot P.U.E. and Ingress/Egress easement shown hereon for the use and benefit of Lot 37 and 38, the 25 foot well easement across Lot 34 for the benefit of Lot 35, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30 foot slope easements, adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36948 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – e – will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 531461 square feet or 12.20068 acres of land, 68491 square feet or 1.57234 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

LINE TABLE

LINE	BEARING	LENGTH
1	N03°31'25"W	61.43'
2	N24°47'26"E	76.92'
3	N36°24'10"W	50.00'
4	N72°13'34"W	41.40'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	100.00'	100.15'	54.72'	96.01'	N69°15'47"W	57°22'46"
2	125.00'	125.18'	68.41'	120.02'	N69°15'47"W	57°22'46"
3	200.00'	107.43'	55.05'	106.15'	N82°33'50"W	30°46'38"
4	123.37'	79.49'	41.18'	76.12'	N46°58'00"W	36°54'55"
5	150.00'	83.91'	43.09'	82.82'	N46°47'04"W	32°03'10"
6	225.00'	54.83'	27.55'	54.69'	N79°44'37"E	13°57'42"
7	125.00'	96.40'	50.74'	94.03'	N85°08'39"W	44°11'11"
8	175.00'	157.47'	84.52'	152.21'	N37°16'19"W	51°33'27"
9	225.00'	202.47'	108.67'	195.70'	N37°16'19"W	51°33'27"
10	250.00'	320.30'	186.37'	298.84'	N25°12'36"E	73°24'24"
11	300.00'	384.36'	223.64'	358.60'	N25°12'36"E	73°24'24"
12	100.00'	80.04'	42.30'	77.92'	N84°50'37"E	45°51'38"
13	150.00'	120.06'	63.46'	116.88'	N84°50'37"E	45°51'38"
14	125.00'	99.81'	52.74'	97.18'	N84°53'57"E	45°44'59"
15	75.00'	59.89'	31.64'	58.31'	N84°53'57"E	45°44'59"
16	225.00'	33.09'	16.58'	33.06'	N57°48'39"E	5°25'37"
17	275.00'	40.45'	20.26'	40.41'	N57°48'39"E	5°25'37"

AREA TABULATION:

AREA OF LOTS	–	393984 S.F. OR	9.04463	ACRES
AREA OF PARCELS	–	68986 S.F. OR	1.58371	ACRES
STREET DEDICATION	–	68491 S.F. OR	1.57234	ACRES
TOTAL AREA OF PLAT	–	531461 S.F. OR	12.20068	ACRES
TOTAL NO. OF LOTS	–	5 LOT(S) 1 PARCEL(S)		

LEGEND

APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
SEPTIC BUILDING RESTRICTION LINE — S.B.R.L. —
BUILDING RESTRICTION LINE — B.R.L. —
COMMON RURAL OPEN SPACE

GRAPHIC SCALE (IN FEET) 0 25 50 100 200

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P 1 A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.
Approved / CHAIRMAN / ASST. SECRETARY–TREASURER		Approved / DIRECTOR	
MNCP&PC Record File No.			

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Ph: 301.948.4700 (Main)
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Fx: 301.948.6256
www.rodgers.com

2-08087

SUBDIVISION RECORD PLAT
LOTS 33–37 & PARCEL E
BLOCK A

THE RESERVE AT BLACK ROCK

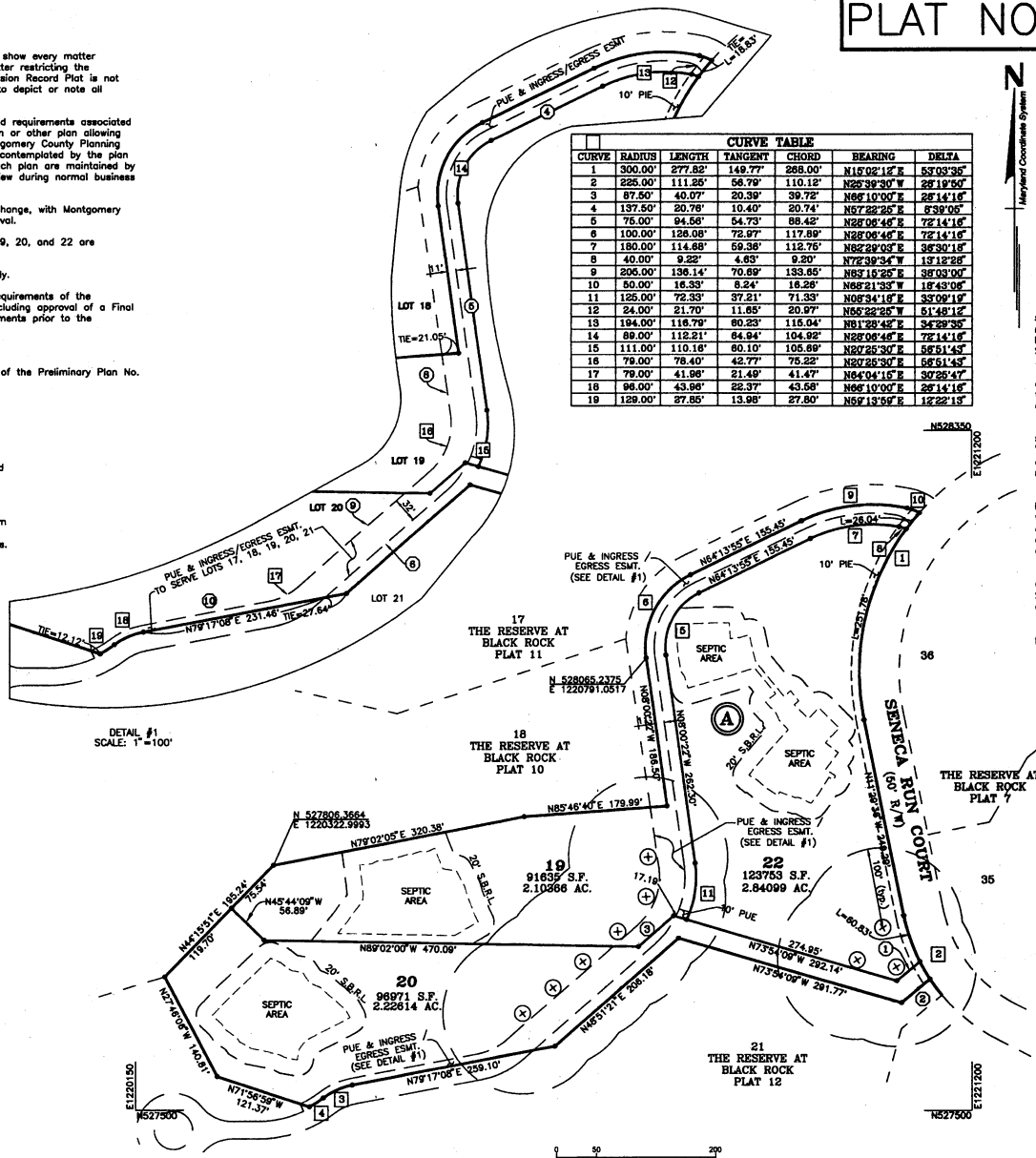
DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER, 2007

PLAT NO.: 07
JOB NO.: 0825A4

PLAT NO.

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services approval.
4. The septic areas shown on this plat for Lots 19, 20, and 22 are designed for a 5 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
11. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
12. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.
    #20302 NORTHING: 526912.775 SFT
    EASTING: 1224936.235 SFT

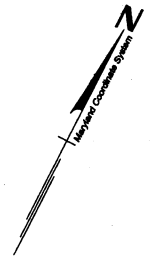

PUE & INGRESS/EGRESS ESMT.
10' PIE
LOT 18
LOT 19
LOT 20
LOT 21
PUE & INGRESS/EGRESS ESMT. TO SERVE LOTS 17, 18, 19, 20, 21
N79°17'08"E 231.48'
17
THE RESERVE AT BLACK ROCK PLAT 11
18
THE RESERVE AT BLACK ROCK PLAT 10
19
91635 S.F.
2.10366 AC.
20
96971 S.F.
2.22614 AC.
21
THE RESERVE AT BLACK ROCK PLAT 12
22
123753 S.F.
2.84099 AC.
SEPTIC AREA
PUE & INGRESS EGRESS ESMT. (SEE DETAIL #1)
N84°13'55"E 155.45'
SENECA RUN COURT (60' R/W)
THE RESERVE AT BLACK ROCK PLAT 7
N85°46'40"E 179.99'
N79°02'05"E 320.38'
N89°02'00"W 470.09'
N79°17'08"E 259.10'
N71°56'58"W 121.37'
N27°48'08"W 140.81'
N45°51'21"E 206.18'
N73°54'09"W 291.77'
N73°54'09"W 292.14'
N73°54'09"W 274.95'
N45°44'09"W 56.89'
N45°15'51"E 185.24'
119.70'
75.54'
N79°17'08"E 231.48'
TIE=12.12'
TIE=27.64'
TIE=21.05'
TIE=16.83'
L=26.04'
L=60.83'
N528350
E1221200
E1220150
N527500
N 528065.2375
E 1220791.0517
N 527806.3664
E 1220322.9993
N 527500.7
E 1220322.9993
N 527500.7
E 1221200.7
N 528350.7
E 1221200.7
N 528350.7
E 1220150.7
N 527500.7
E 1220150.7

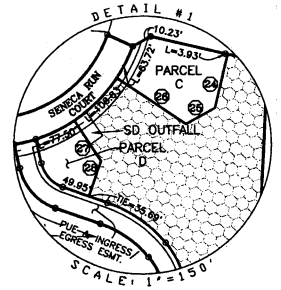
PLAT NO.

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat for Lot 38 are designed for a 6 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. Uses within the Rural Open Space must be in accordance with approved Preliminary Plan 120061230 and with the provisions of Section 59-C-9.5 of the Montgomery County, Maryland Zoning Ordinance.
11. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
12. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
13. Vehicular access is denied except at approved locations along Darnestown Road (Maryland Route 28). Access is denied at all locations along Berryville Road.
14. The property shown hereon is subject to a "Declaration of Covenants" for Private Open Space recorded in Liber 36948 at Folio 477 among the Land Records of Montgomery County, Maryland.
15. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.

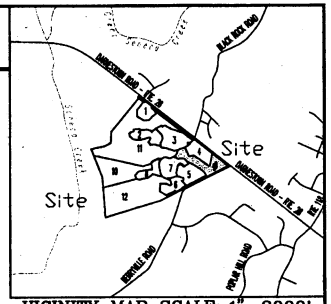
    #20302 NORTHING: 526912.775 SFT
    EASTING: 1224936.235 SFT
16. Parcels B, C, D, Block A are to be conveyed to the Homeowners Association.
17. The 25 foot Trail Access easement shown hereon is intended to provide unobstructed access to the general public throughout said easement. Montgomery County, Maryland will not participate in the maintenance of any facilities within the easement area.
18. Parcels B, C, & D, Block A are subject to a Common Open Space Covenant as recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.





LINE TABLE		
LINE	BEARING	LENGTH
1	N87°44'01"E	50.20'
2	N33°36'09"E	36.89'
3	N36°36'11"E	50.42'
4	N05°41'47"E	27.26'
5	N62°56'24"E	40.16'
6	N43°38'07"W	26.08'
7	N82°02'50"E	85.64'
8	N40°34'24"W	43.84'
9	N40°34'24"W	43.84'
10	N82°02'50"E	85.64'
11	N36°24'10"W	50.00'
12	NOT USED	
13	NOT USED	
14	NOT USED	
15	NOT USED	
16	NOT USED	
17	NOT USED	
18	N82°22'14"W	27.11'
19	N26°30'22"E	14.31'
20	N61°07'31"E	36.21'
21	N51°04'25"W	10.74'
22	N36°55'37"E	10.00'
23	N82°22'14"W	27.11'
24	N13°56'38"W	99.09'
25	N34°06'40"E	59.45'
26	N63°33'53"W	149.76'
27	N80°53'25"W	86.94'
28	N07°57'10"W	66.67'
29	N51°15'49"W	55.47'

AREA DEDICATED TO PUBLIC USE		
1	S 51°37'46" E	725.17
2	S 62°39'22" W	27.48'
3	N 51°15'49" W	713.89'
4	N 38°22'14" E	20.49'
AREA = 16394 SQ.FT. OR 0.376 ACRES± SHOWN THUS:		



VICINITY MAP SCALE: 1" -3000'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the 20 foot septic building restriction lines, the 31 foot P.U.E. and Ingress/Egress easement shown hereon for the use and benefit of Lots 37 and 38, the 25' trail access easement along Berryville Road, establish the 50 foot scenic easement and building restriction line along Darnestown Road, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30' slope easements adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36948 at Folio 483 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

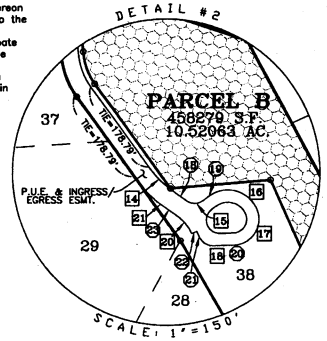
There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

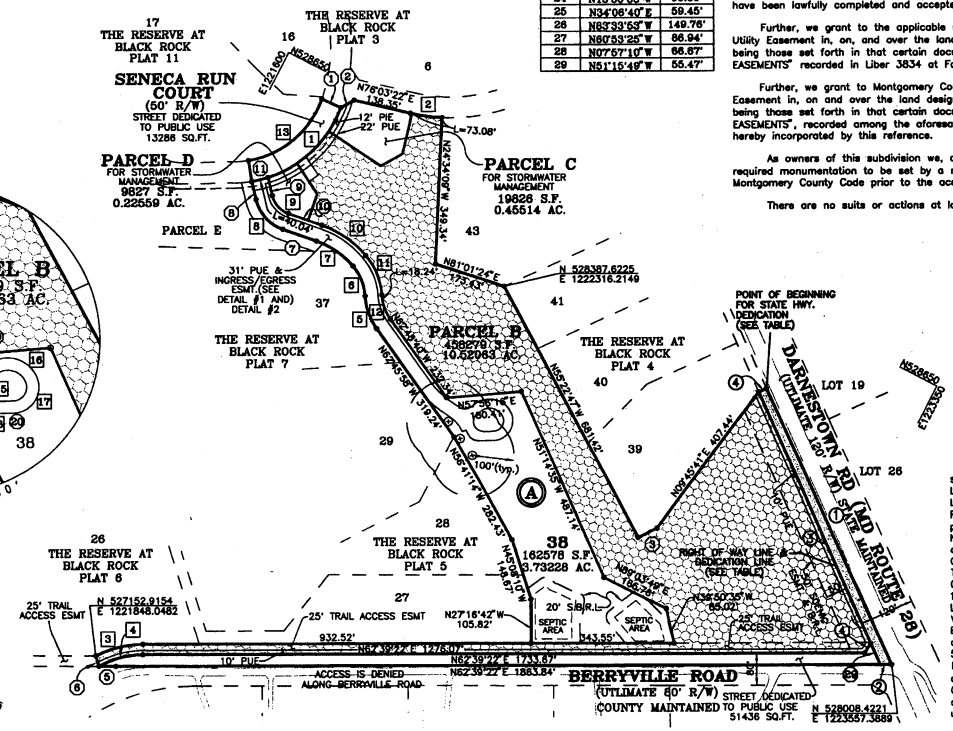
THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date:



LEGEND

- APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
- SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.
- BUILDING RESTRICTION LINE — B.R.L.
- COMMON RURAL OPEN SPACE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	275.00'	290.08'	160.16'	276.82'	N23°22'42"E	60°26'16"
2	425.00'	77.01'	38.61'	76.90'	N70°51'55"E	10°22'53"
3	255.16'	117.16'	59.63'	116.14'	N48°53'52"E	26°18'34"
4	215.00'	110.26'	56.37'	109.05'	N47°57'53"E	29°22'56"
5	150.00'	83.91'	43.09'	82.82'	N46°47'04"W	32°03'10"
6	123.37'	79.49'	41.18'	78.12'	N48°58'00"W	36°54'55"
7	200.00'	107.43'	55.05'	106.15'	N82°33'50"W	30°46'38"
8	100.00'	100.15'	54.72'	96.01'	N69°15'47"W	57°22'46"
9	60.00'	60.09'	32.83'	57.61'	N69°15'47"W	57°22'46"
10	240.00'	128.92'	66.06'	127.38'	N82°33'50"W	30°46'38"
11	165.00'	104.87'	54.28'	103.12'	N48°58'00"W	36°25'02"
12	110.00'	61.54'	31.60'	60.74'	N46°47'04"W	32°03'10"
13	225.00'	241.34'	133.75'	229.94'	N22°52'06"E	61°27'28"
14	189.00'	84.52'	32.58'	84.21'	N72°30'27"W	19°33'34"
15	24.02'	30.46'	17.66'	28.46'	N82°50'59"E	72°39'29"
16	57.00'	98.69'	66.98'	86.82'	N76°06'34"E	99°12'25"
17	47.00'	94.67'	74.36'	79.46'	N03°25'09"E	115°24'44"
18	27.00'	31.95'	18.14'	30.12'	N84°56'26"W	67°48'06"
20	79.00'	43.15'	22.13'	42.62'	N86°43'18"W	31°17'51"
21	221.00'	56.11'	28.21'	55.96'	N75°05'49"W	14°32'48"

AREA TABULATION:

AREA OF LOTS	–	162578 S.F. OR	3.73228	ACRES
AREA OF PARCELS	–	487932 S.F. OR	11.20136	ACRES
STREET DEDICATION	–	64722 S.F. OR	1.48581	ACRES
SHA DEDICATION	–	16394 S.F. OR	0.37639	ACRES
TOTAL AREA OF PLAT	–	731626 S.F. OR	16.79584	ACRES
TOTAL NO. OF LOTS	–	1 LOT(S)	3 PARCEL(S)	

0 50 100 200 400
GRAPHIC SCALE (IN FEET)

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of the property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 748; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513;and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ● – will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 731626 square feet or 16.79584 acres of land, 81116 square feet or 1.86217 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

SUBDIVISION RECORD PLAT
LOT 38 AND PARCELS B, C & D
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' APRIL, 2008

PLAT NO.: 09
JOB NO.: 082544

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P I A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.	RODGERS CONSULTING — Knowledge • Creativity • Enduring Values	2-08089
Approved / CHAIRMAN / ASST. SECRETARY-TREASURER		Approved / DIRECTOR		19847 Century Boulevard Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 (Main) Ph: 301.253.6609 (Frederick) Fx: 301.948.6256 www.rodgers.com	
MNCP&PC Record File No.					

PLAT NO.

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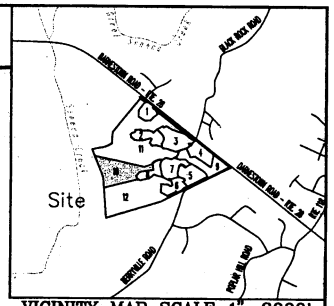
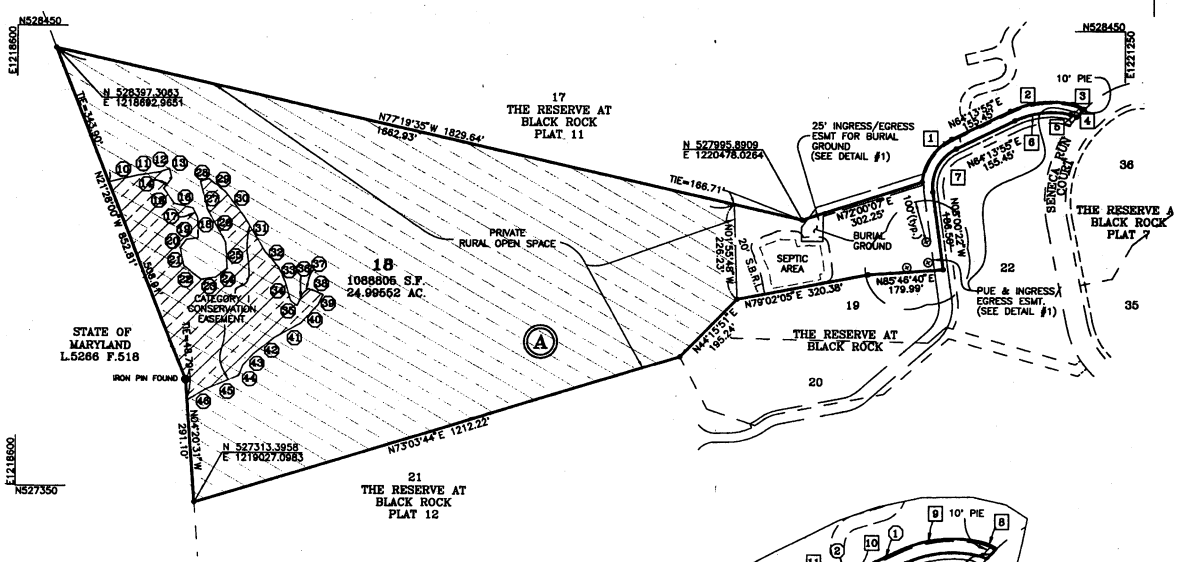
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic area shown on this plat for Lot 18 is designed for a 6 bedroom house.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.

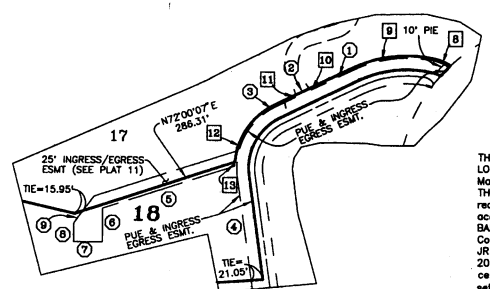
GENERAL NOTES (Con't.):

8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.
10. Uses within the Rural Open Space must be in accordance with approved Preliminary Plan 120061230 and with the provisions of Section 59-C-9.5 of the Montgomery County, Maryland Zoning Ordinance.
11. There are no FEMA mapped 100-year Floodplains for the subject property. The 100-year Floodplain shown hereon (if any) is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
12. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
13. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302. #20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT



VICINITY MAP SCALE: 1"=3000'





DETAIL #1 - NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
1	N64°13'55"E	83.08'
2	N64°13'55"E	28.37'
3	N64°13'55"E	39.36'
4	N08°00'22"W	185.11'
5	N72°12'13"E	248.60'
6	N00°00'00"W	60.72'
7	N90°00'00"E	51.75'
8	N00°00'00"W	33.96'
9	N37°14'29"E	27.32'
10	N76°17'18"E	69.99'
11	N81°40'57"E	51.76'
12	N71°34'51"E	27.65'
13	N11°54'05"W	24.23'
14	N38°18'57"E	30.22'
15	N34°37'07"W	43.98'
16	N75°58'35"W	46.35'
17	N25°21'59"W	26.24'
18	N01°30'36"W	47.44'
19	N82°14'40"E	27.74'
20	N36°53'37"E	24.97'
21	N11°59'03"W	42.10'
22	N50°56'00"W	51.49'
23	N82°09'18"E	36.57'
24	N52°19'44"E	34.72'
25	N03°30'24"W	61.27'
26	N29°28'02"W	88.87'
27	N14°17'42"W	70.83'
28	N72°39'41"E	20.94'
29	N52°01'43"W	50.71'
30	N37°04'55"W	76.65'
31	N31°14'30"W	96.34'
32	N42°06'52"W	47.78'
33	N24°35'22"W	37.99'
34	N15°47'35"W	47.19'
35	N53°09'16"W	19.75'
36	N24°19'44"E	33.58'
37	N49°48'59"E	16.82'
38	N68°46'02"W	38.16'
39	N25°39'43"E	27.38'
40	N43°03'01"E	60.76'
41	N80°16'43"E	71.67'
42	N52°04'17"E	62.63'
43	N41°41'47"E	40.10'
44	N19°48'52"E	26.23'
45	N67°20'49"E	84.57'
46	N59°34'06"E	52.76'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	125.00'	130.00'	71.57'	124.22'	N34°28'14"E	59°35'22"
2	230.00'	152.74'	79.31'	149.95'	N83°15'25"E	38°03'00"
3	75.00'	30.23'	15.32'	30.02'	N66°10'20"W	23°05'30"
4	300.00'	25.44'	12.73'	25.43'	N43°59'45"E	4°51'32"
5	50.00'	16.33'	8.24'	16.26'	N66°21'33"W	18°43'06"
6	205.00'	136.14'	70.69'	133.65'	N83°15'25"E	38°03'00"
7	100.00'	126.08'	72.97'	117.89'	N28°06'46"E	72°14'16"
8	71.00'	27.86'	14.11'	27.68'	N66°28'35"W	22°29'00"
9	226.00'	150.09'	77.93'	147.34'	N83°15'25"E	38°03'00"
10	24.00'	4.63'	2.32'	4.63'	N55°55'23"W	11°03'40"
11	24.00'	4.63'	2.32'	4.63'	N04°23'12"E	11°03'40"
12	121.00'	152.56'	86.30'	142.65'	N28°06'46"E	72°14'16"
13	125.00'	7.49'	3.74'	7.48'	N02°55'37"E	3°25'52"

LEGEND

- APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
- SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.
- BUILDING RESTRICTION LINE — B.R.L.
- PRIVATE RURAL OPEN SPACE
- CATEGORY 1 CONSERVATION EASEMENT

AREA TABULATION:

AREA OF LOTS	1088805 S.F. OR	24.99552 ACRES
AREA OF PARCELS	N/A S.F. OR	N/A ACRES
STREET DEDICATION	N/A S.F. OR	N/A ACRES
TOTAL AREA OF PLAT	1088805 S.F. OR	24.99552 ACRES
TOTAL NO. OF LOTS	1 LOT(S)	0 PARCEL(S)

0 100 200 400
50
GRAPHIC SCALE (IN FEET)

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, establish the minimum building restriction lines, grant the P.U.E. and Ingress/Egress easement as shown hereon to serve Lots 17, 18, 19, 20 and 21, the 25 foot ingress egress and access easement to serve the burial ground, the 20 foot septic building restriction lines, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30' slope easements adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 3691E at Folio 483 which terms and provisions are hereby incorporated by this reference.

Further, we establish the Category I Conservation Easement as shown hereon and subject to the terms and conditions as set forth in that certain document recorded among said Land Records in Liber 13178 at Folio 412.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513. and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus - e - will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code; The total area included on this plat is 1088805 square feet or 24.99552 acres of land, none of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P I A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.	RODGERS CONSULTING — Knowledge • Creativity • Enduring Values	2-08090
Approved / CHAIRMAN / ASST. SECRETARY-TREASURER / MNCP&PC Record File No.		Approved / DIRECTOR		19847 Century Boulevard Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 (Main) Ph: 301.353.6508 (Frederick) Fx: 301.948.6256 www.rodgers.com	

SUBDIVISION RECORD PLAT
LOT 18
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' APRIL, 2008

PLAT NO.: 10
JOB NO.: 082544

N:\Job-Montgomery\Butz (Darnestown)\Survey\Surveyor and Computer\PLAT\18DC-PLAT-10.dwg 4/9/2008 10:06:20 AM EDT

PLAT NO.

AREA DEDICATED TO PUBLIC USE		
1	S 51°54'04" E	219.85'
2	S 38°05'56" W	17.55'
3	N 52°04'20" W	220.14'
4	N 39°00'51" E	18.21'
AREA = 3933 SQ.FT. OR 0.090 ACRES± SHOWN THUS:		

AREA DEDICATED TO PUBLIC USE		
5	S 51°54'04" E	735.86'
6	S 51°37'46" E	1053.02'
7	S 38°22'14" W	16.83
8	N 51°39'05" W	1389.41'
9	R=19955.00' CH=N 51°51'42" W	L=146.55' 146.55'
10	N 52°04'20" W	252.84'
11	N 38°05'56" E	16.42'
AREA = 29829 SQ.FT. OR 0.685 ACRES± SHOWN THUS:		

OWNER'S CERTIFICATE

SEE SHEET 2 OF 2:

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09

SURVEYOR'S CERTIFICATE

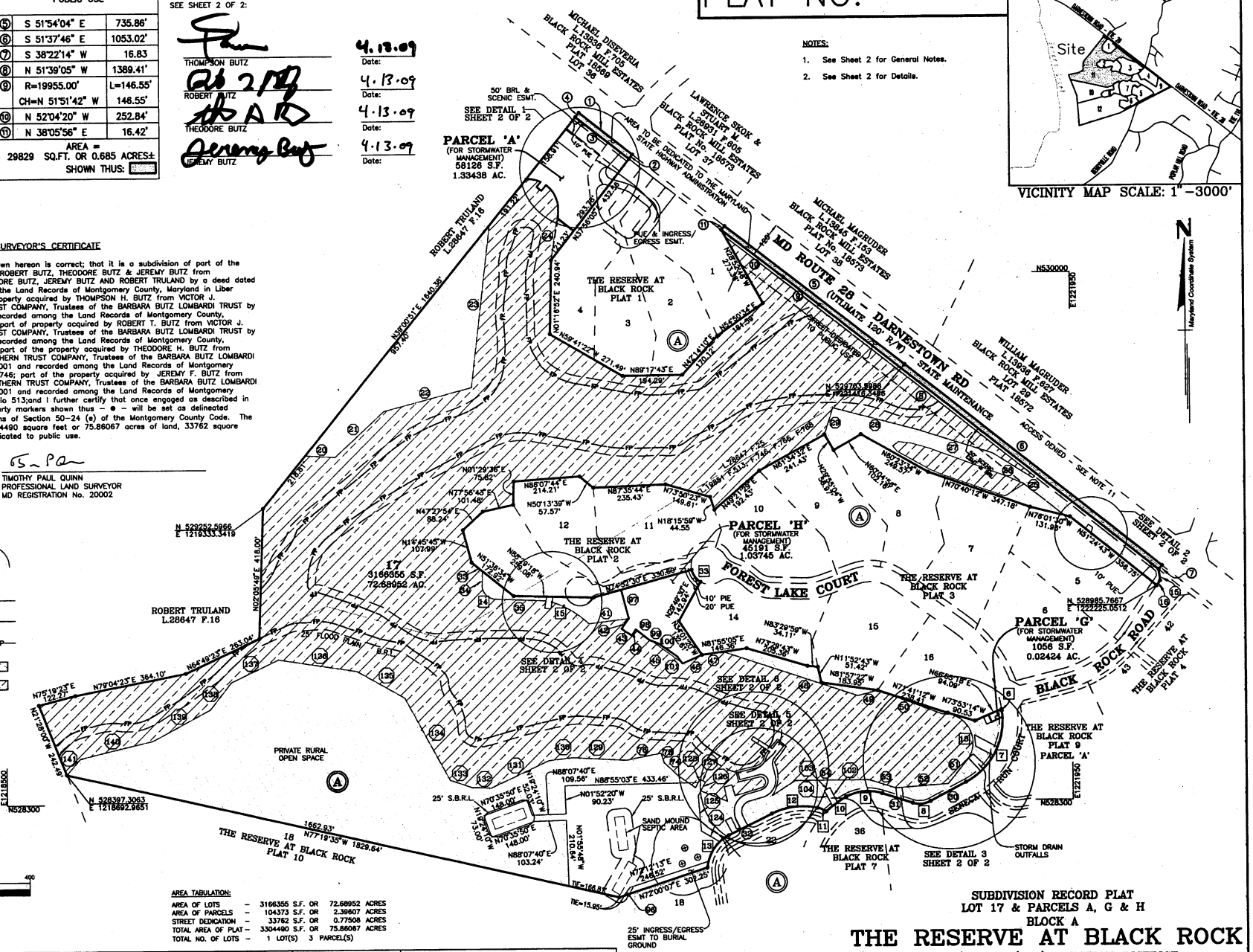
I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON BUTZ, ROBERT BUTZ, THEODORE BUTZ & JEREMY BUTZ from THOMPSON BUTZ, ROBERT BUTZ, THEODORE BUTZ, JEREMY BUTZ AND ROBERT TRULAND by a deed dated October 8, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28647 at Folio 25; and part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 766; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513;and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus — ● — will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 3304490 square feet or 75.86067 acres of land, 33762 square feet or 0.77508 acres of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

LEGEND

- APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
- SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.
- 25' FLOODPLAIN BUFFER LINE
- 100-YEAR FLOODPLAIN LIMIT — FP — FP
- PRIVATE RURAL OPEN SPACE
- CATEGORY I CONSERVATION EASEMENT



NOTES:

1. See Sheet 2 for General Notes.
2. See Sheet 2 for Details.

GRAPHIC SCALE (IN FEET): 0, 50, 100, 200, 400

AREA TABULATION:

AREA OF LOTS	3166355 S.F. OR	72.68952	ACRES
AREA OF PARCELS	104373 S.F. OR	2.39607	ACRES
STREET DEDICATION	33762 S.F. OR	0.77508	ACRES
TOTAL AREA OF PLAT	3304490 S.F. OR	75.86067	ACRES
TOTAL NO. OF LOTS	1 LOT(S)	3 PARCEL(S)	

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.
Approved		Approved	
CHAIRMAN / ASST. SECRETARY-TREASURER		DIRECTOR	
MNCP&PC Record File No.			

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard Suite 200 Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

2-08091

SUBDIVISION RECORD PLAT
LOT 17 & PARCELS A, G & H
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' NOVEMBER, 2007

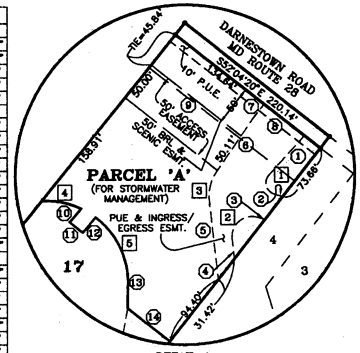
SHEET 1 OF 2
PLAT NO.: 11
JOB NO.: 0825A4

PLAT NO.

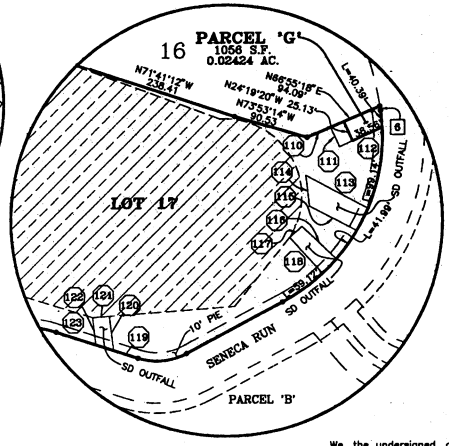
LINE TABLE		
LINE	BEARING	LENGTH
1	N42°08'26"E	63.70'
2	N74°05'43"W	10.33'
3	N74°05'43"W	9.42'
4	N06°31'03"W	24.09'
5	N06°31'03"W	94.35'
6	N34°30'45"E	78.38'
7	N38°19'36"E	20.13'
8	N52°04'20"W	61.40'
9	N51°40'24"W	136.96'
10	N40°43'10"E	21.38'
11	N51°04'39"W	20.26'
12	N39°29'38"E	24.02'
13	N00°54'26"E	33.69'
14	N51°53'00"W	64.48'
15	N07°07'01"W	35.64'
16	N34°46'26"E	19.01'
17	N34°23'57"E	16.68'
18	N53°59'57"W	17.39'
19	N16°21'56"E	18.82'
20	N86°33'07"W	96.71'
21	N47°16'41"E	216.18'
22	N75°18'59"E	294.47'
23	N06°44'39"E	532.08'
24	N11°02'06"E	136.48'
25	N60°31'24"E	8.43'
26	N57°50'50"W	152.16'
27	N72°15'30"W	258.27'
28	N75°25'36"W	278.35'
29	N17°33'42"E	89.55'
30	N62°01'28"E	130.15'
31	N72°13'34"W	102.63'
32	N64°13'55"E	155.45'
33	N51°36'34"W	46.80'
34	N00°56'27"E	51.21'
35	N87°39'06"W	165.53'
36	N10°08'22"E	23.80'
37	N62°10'21"W	19.73'
38	N10°34'36"E	21.99'
39	N10°08'22"E	37.24'
40	N10°34'36"E	39.48'
41	N82°58'38"E	130.88'
42	N36°35'40"E	40.67'
43	N57°25'45"W	40.06'
44	N32°13'31"E	23.24'
45	N53°38'30"W	187.83'
46	N66°50'35"E	68.86'
47	N81°55'05"E	69.70'
48	N71°37'53"W	458.22'
49	N75°19'04"E	66.72'
50	N69°34'06"W	222.48'
51	N38°32'55"E	105.43'
52	N85°43'27"E	170.54'
53	N72°48'30"W	91.24'
54	N89°41'14"E	238.55'
55	N57°02'11"E	88.46'
56	N36°52'59"E	63.77'
57	N50°29'40"W	36.80'
58	N40°12'01"E	35.20'
59	N57°14'56"W	65.82'
60	N30°49'49"E	11.87'
61	N56°56'56"W	63.77'
62	N76°23'59"E	70.60'
63	N13°17'07"W	37.32'
64	N76°36'26"E	70.10'
65	N73°27'52"E	86.15'
66	N17°08'12"W	36.75'
67	N75°09'14"E	25.39'
68	N12°14'04"W	47.45'
69	N86°20'56"W	92.65'
70	N28°46'55"E	31.51'
71	N61°13'07"W	20.00'
72	N28°46'53"E	30.99'
73	N54°57'56"W	65.03'
74	N46°13'51"W	62.18'
75	N18°18'11"W	33.12'
76	N78°35'16"E	113.93'
82	N25°46'05"W	25.77'
83	N73°44'26"E	48.35'
84	N13°35'13"W	32.96'
85	N39°36'56"E	44.85'
86	N50°23'02"W	24.00'
87	N39°36'56"E	29.12'
88	N57°04'29"W	50.57'
89	N22°21'09"E	12.10'
90	N56°55'21"W	46.95'
91	N76°24'47"E	63.32'
92	N13°35'13"W	24.00'
93	N76°24'47"E	64.80'
94	N73°44'26"E	48.35'
95	N25°46'05"W	25.77'
96	N37°14'29"E	33.17'
97	N15°04'47"W	95.06'
98	N51°55'26"W	54.53'

LINE TABLE		
LINE	BEARING	LENGTH
99	N67°26'44"W	34.67'
100	N54°46'21"W	72.66'
101	N37°02'55"W	12.80'
102	N25°30'03"W	53.06'
103	N62°49'51"E	20.24'
104	N27°46'59"W	56.26'
105	N64°01'44"E	12.49'
106	N25°10'11"W	37.91'
107	N63°06'55"E	20.94'
108	N28°28'26"W	47.50'
109	N64°13'55"E	12.32'
110	N66°55'16"E	30.23'
111	N24°55'30"W	25.60'
112	N65°40'40"E	56.54'
113	N61°51'22"W	83.89'
114	N06°39'53"W	36.96'
115	N62°05'03"W	63.72'
116	N46°18'29"W	56.72'
117	N48°07'10"E	20.00'
118	N42°28'45"W	58.30'
119	N72°13'34"W	30.65'
120	N07°00'57"W	40.74'
121	N85°43'27"E	20.02'
122	N07°00'57"W	32.46'
123	N72°13'34"W	49.95'
124	N59°28'19"W	68.18'
125	N04°48'18"W	112.95'
126	N28°50'15"E	49.73'
127	N61°13'07"W	20.00'
128	N28°46'44"E	11.54'
129	N87°05'40"W	175.71'
130	N83°09'25"E	76.68'
131	N64°54'40"E	206.85'
132	N88°28'38"W	62.90'
133	N71°07'33"W	74.62'
134	N28°34'47"W	303.60'
135	N60°44'00"W	178.45'
136	N51°15'39"W	255.96'
137	N64°28'43"E	169.01'
138	N38°05'19"E	111.57'
139	N61°52'06"E	211.75'
140	N76°38'31"E	240.53'
141	N40°10'02"E	68.90'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	14.00'	28.40'	22.51'	23.78'	N15°58'39"W	116°14'10"
2	24.00'	47.09'	35.87'	39.89'	N49°41'37"E	112°25'19"
3	52.43'	37.55'	19.62'	36.75'	N13°59'51"E	41°01'47"
4	98.12'	48.79'	24.91'	48.29'	N76°46'23"W	28°29'26"
5	98.12'	88.11'	47.27'	85.18'	N27°05'58"W	51°27'03"
6	375.00'	5.23'	2.62'	5.23'	N06°15'37"W	0°47'59"
7	225.00'	274.44'	157.21'	257.74'	N27°04'55"E	69°53'05"
8	75.00'	59.89'	31.64'	58.31'	N84°53'57"E	45°44'59"
9	150.00'	120.06'	63.46'	116.88'	N84°50'37"E	45°51'38"
10	300.00'	81.10'	40.80'	80.85'	N54°10'10"E	15°29'17"
11	75.00'	30.23'	15.32'	30.02'	N66°10'20"W	23°05'30"
12	230.00'	152.74'	79.31'	149.95'	N83°15'25"E	38°03'00"
13	125.00'	130.00'	71.57'	124.22'	N34°28'14"E	59°35'22"
14	44.09'	60.94'	36.47'	56.21'	N47°22'44"W	79°11'36"
15	301.16'	137.29'	69.86'	136.11'	N59°49'07"W	26°07'13"
16	46.00'	103.28'	95.67'	82.91'	N87°12'01"W	128°38'23"
17	24.00'	2.14'	1.07'	2.14'	N31°02'15"E	5°06'55"
18	92.88'	204.19'	182.15'	165.48'	N30°16'17"W	125°58'01"
19	109.43'	113.42'	62.40'	108.41'	N04°09'42"E	59°23'00"
20	74.76'	22.38'	11.27'	22.29'	N33°42'13"E	17°09'04"
21	34.59'	40.54'	22.96'	38.26'	N38°14'05"E	67°08'55"
22	18.11'	54.99'	342.23'	36.18'	N04°43'08"W	173°56'27"
23	24.00'	10.31'	5.24'	10.24'	N38°04'49"W	24°37'28"
24	33.00'	57.31'	38.99'	50.38'	N23°59'11"E	99°30'34"
25	57.00'	86.88'	54.40'	78.71'	N30°04'38"E	87°19'42"
26	33.00'	30.64'	16.53'	29.55'	N13°00'53"E	53°12'12"
27	58.78'	27.89'	14.21'	27.63'	N29°01'14"E	27°11'24"
28	39.00'	41.84'	23.05'	39.89'	N45°49'36"E	61°10'21"
29	23.00'	53.17'	52.23'	42.10'	N37°21'16"W	132°27'53"
30	33.00'	25.84'	13.62'	25.18'	N51°18'34"E	44°51'46"
31	57.00'	99.00'	67.34'	87.01'	N23°59'11"E	99°30'34"
32	24.00'	10.31'	5.24'	10.24'	N13°27'22"W	24°37'28"
33	60.00'	49.57'	26.30'	48.17'	N36°30'29"W	47°20'01"



DETAIL 1
NOT TO SCALE



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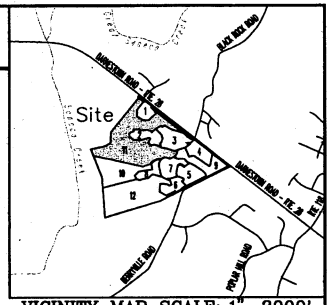
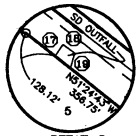
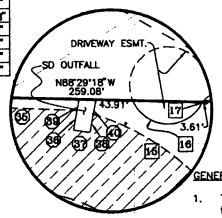
NOT TO SCALE



VICINITY MAP SCALE: 1"=3000'



DETAIL 2
NOT TO SCALE



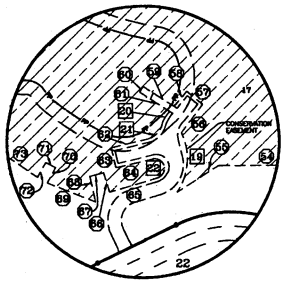
DETAIL 4
NOT TO SCALE

SURVEYOR'S CERTIFICATE

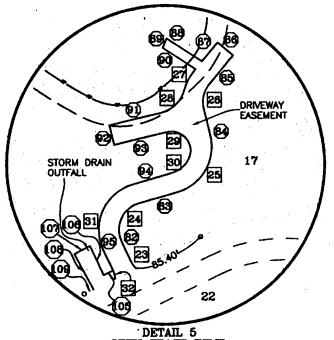
See sheet 1 of 2 for certificate.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002



DETAIL 6
CONSERVATION ESMT.
NOT TO SCALE



DETAIL 5
OPEN SPACE ESMT.
NOT TO SCALE

LEGEND

- APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
- SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.
- 25' FLOODPLAIN BUFFER LINE
- 100-YEAR FLOODPLAIN LIMIT — FP — FP
- PRIVATE RURAL OPEN SPACE
- CATEGORY I CONSERVATION EASEMENT

SAND MOUND NOTES:

The sand mound septic area(s) shown on this plat are intended for the initial and future use of the dwelling to be served. It is imperative that all the 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 native 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 render the septic approval of the lot void; or may revoke the property owner's ability to expand the use of the property. Each sand mound site must be maintained with an approved vegetative cover such as grass, wild flowers, or a leafy 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 surface and the stumps allowed to remain.) Vehicle traffic over the mound sites is to be limited to mowing equipment only.

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Montgomery County Department of Permitting Services Well and Septic approval.
4. The septic area shown on this plat for Lot 17 is designed for a six-bedroom house using a sandmound septic system only.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS53.
10. Uses within the Rural Open Space must be in accordance with approved Preliminary Plan 120061230 and with the provisions of Section 59-C-9.5 of the Montgomery County, Maryland Zoning Ordinance.
11. There are no FEMA mapped 100-year Floodplains for the subject property. The 100-year Floodplain shown hereon is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001. The 100 year floodplain shown hereon is fully contained within the Category I Conservation Easement and as such no DPS Floodplain Study was required under SWM Concept No. 226544 issued 7-13-2006.
12. Access is denied except at approved locations along Darnestown Road (Maryland Route 28).
13. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
14. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.
    #20302 NORTHING: 526912.775 SFT EASTING: 1224936.235 SFT
15. See Lot and Parcel layout on Sheet 1 of 2.
16. Parcels A, G, and H, Block A are subject to a Common Open Space Covenant as recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
17. Parcels A, G, and H, Block A are to be conveyed to the HOA.
18. The property shown hereon is subject to a "Declaration of Covenants" for Private Open Space recorded in Liber 36298 at Folio 477 among the Land Records of Montgomery County, Maryland.
19. Parcels A, G, and H are subject to a Common Open Space Covenant as recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the P.U.E. and Ingress/Egress easement for the mutual benefit of Lots 1-4, Block A, the 50 foot scenic easement & BRL, the 20 foot septic building restriction lines, the 24' Driveway easement over Lot 17 for the benefit of Fire Rescue Services, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant the 50 foot Access Easement and the Ingress/Egress easement across Parcel A as shown hereon for the use and benefit of the adjoining property acquired by Robert Truland by a deed recorded among the land Records of Montgomery County, Maryland in Liber 28647 at Folio 16.

Further, we grant to Montgomery County, Maryland 30 foot slope easements adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36298 at Folio 483 which terms and provisions are hereby incorporated by this reference.

Further, we establish the Category I Conservation Easement as shown hereon and subject to the terms and conditions as set forth in that certain document recorded among said Land Records in Liber 13178 at Folio 412.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date: 4.13.09

SUBDIVISION RECORD PLAT
LOT 17 & PARCELS A, G, & H
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' NOVEMBER, 2007

SHEET 2 OF 2
PLAT NO.: 11
JOB NO.: 082544

FOR PRIVATE WELL AND SEPTIC ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	DRAWN MNB / COMPUTED MNB / CHECKED TPQ / RECORDED / PLAT BOOK / PLAT NO.
Approved / CHAIRMAN / ASST. SECRETARY-TREASURER	Approved / DIRECTOR	
MNCP&PC Record File No.		

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Fx: 301.948.6256
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2-08092

GENERAL NOTES:

1. 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 an examination of title or to depict or note all matters affecting title.
2. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. Septic building restriction lines are subject to change, with Department of Permitting Services Well and Septic approval.
4. The septic areas shown on this plat are designed for a 6 bedroom house using only a sandmound septic system.
5. For private septic systems and well systems only.
6. 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 agreements prior to the issuance of a Sediment Control Permit.
7. This property is zoned RC.
8. This plat is limited to the uses and conditions of the Preliminary Plan No. 120061230, entitled "Butz Property".
9. This property is shown on Tax Map Grid DS52.

GENERAL NOTES (Con't.):

10. Uses within the Rural Open Space must be in accordance with approved Preliminary Plan 120061230 and with the provisions of Section 59-C-9.5 of the Montgomery County, Maryland Zoning Ordinance.
11. The 100-year Floodplain shown hereon is taken from the Macris, Hendricks and Glascock NRI/FSD approved in 2001.
12. The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
13. This survey is in the Maryland Coordinate System (NAD83), based on Real Time Kinematic GPS observations and conventional traversing methods. Controlling station is WSSC NAD 83 Traverse Station #20302.
    #20302 NORTHING: 526912.775 SFT
    EASTING: 1224936.235 SFT
14. Parcel F, Block A is to be conveyed to the Homeowners Association.
15. The 25 foot Trail Access easement shown hereon is intended to provide unobstructed access to the general public throughout said easement. Montgomery County, Maryland will not participate in the maintenance of any facilities within the easement area.
16. Parcel F, Block A is subject to a Common Open Space Covenant as recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
17. The property shown hereon is subject to a "Declaration of Covenants" for Private Open Space recorded in Liber 36948 at Folio 477 among the Land Records of Montgomery County, Maryland.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	225.00'	116.26'	59.46'	114.96'	N48°14'51"W	29°36'24"
2	175.00'	106.16'	54.77'	104.54'	N60°25'45"W	34°45'23"
3	137.50'	20.76'	10.40'	20.74'	N57°22'25"E	8°39'05"
4	87.50'	40.07'	20.39'	39.72'	N66°10'00"E	26°14'16"
5	111.00'	58.95'	30.19'	58.26'	N64°04'15"E	30°25'47"
6	64.00'	29.31'	14.92'	29.05'	N66°10'00"E	26°14'16"
7	161.00'	103.61'	53.67'	101.83'	N71°29'04"E	36°52'24"
8	49.00'	43.47'	23.28'	42.06'	N64°30'16"E	50°50'00"
9	46.00'	226.14'	37.47'	58.11'	N00°04'44"W	281°40'00"
10	49.00'	43.47'	23.28'	42.06'	N64°39'44"W	50°50'00"
12	139.00'	59.44'	30.18'	58.99'	N77°40'11"E	24°30'10"
13	NOT	USED				
14	24.00'	7.10'	3.58'	7.08'	N16°37'55"W	16°57'24"
15	211.00'	84.00'	42.57'	83.45'	N19°33'32"W	22°48'36"
16	135.00'	71.70'	36.72'	70.86'	N64°04'15"E	30°25'47"
17	40.00'	16.32'	9.32'	16.18'	N66°10'00"E	26°14'16"
18	186.26'	126.88'	66.01'	124.44'	N72°37'33"E	39°01'49"
19	86.06'	48.08'	24.62'	45.15'	N51°52'48"E	39°57'08"
20	170.08'	66.07'	33.46'	65.65'	N51°39'09"E	22°15'26"
21	151.06'	193.28'	112.41'	180.37'	N70°25'10"E	73°17'51"
22	79.38'	66.26'	35.20'	64.38'	N61°31'50"E	47°49'34"

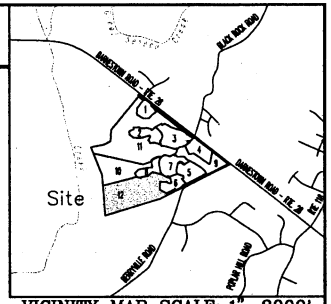
PLAT NO.

N — Maryland Coordinate System

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, the P.U.E. and Ingress/Egress easement for the benefit of Lots 17-21 & 23-24, the 20 foot septic building restriction lines, the 25 foot trail access easement, and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland 30' slope easements adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.



VICINITY MAP SCALE: 1" -3000'

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC IMPROVEMENT EASEMENTS", recorded among the aforesaid Land Records in Liber 36948 at Folio 483 which terms and provisions are hereby incorporated by this reference.

Further, we establish the Category I Conservation Easement as shown hereon and subject to the terms and conditions as set forth in that certain document recorded among said Land Records in Liber 13178 at Folio 412.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

THOMPSON BUTZ — Date: 4.13.09

ROBERT BUTZ — Date: 4.13.09

THEODORE BUTZ — Date: 4.13.09

JEREMY BUTZ — Date:

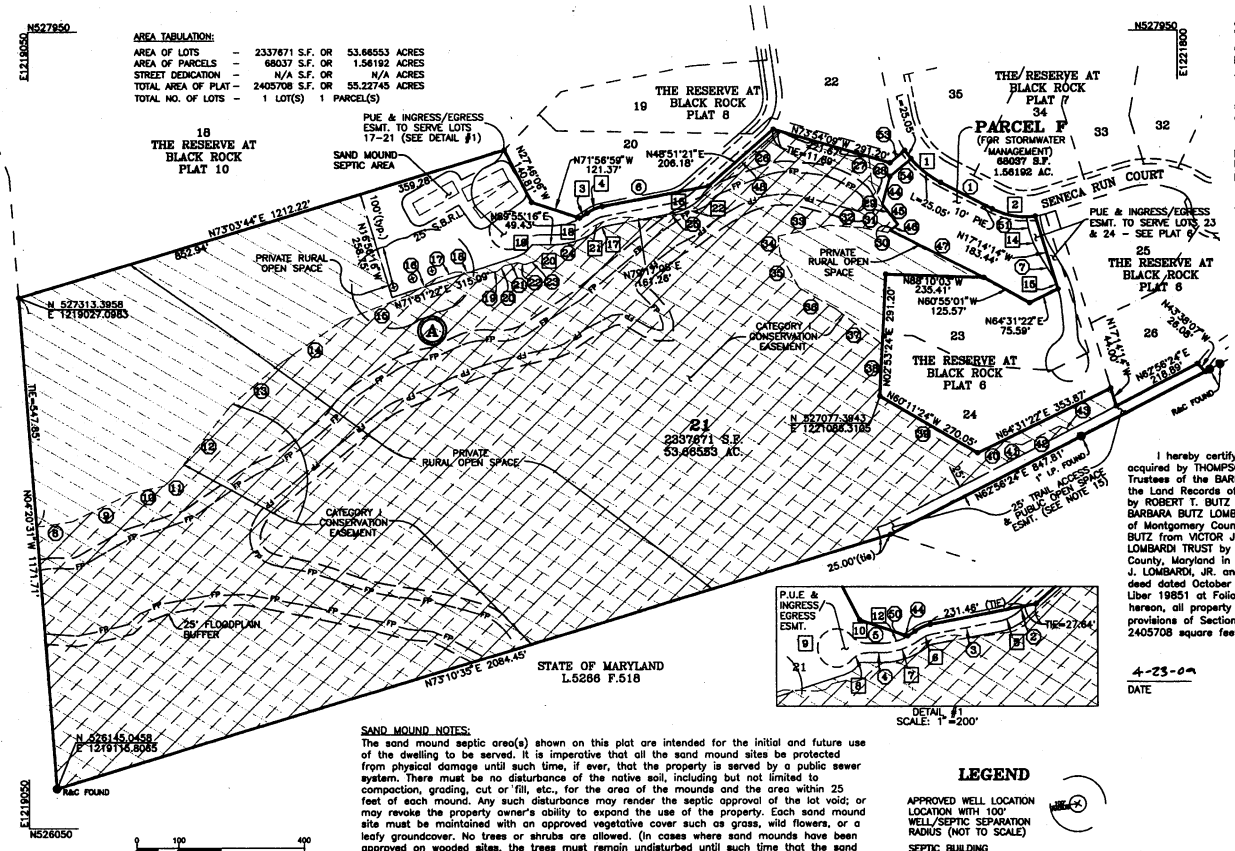
LINE TABLE

LINE	BEARING	LENGTH
1	N63°03'03"W	138.78'
2	N48°51'21"E	16.31'
3	N79°17'08"E	161.26'
4	N89°55'16"E	31.83'
5	N89°55'16"E	31.83'
6	N79°17'08"E	259.10'
7	N30°57'52"W	54.43'
8	N81°21'11"E	86.55'
9	N84°12'21"E	155.07'
10	N76°51'06"E	81.25'
11	N47°08'30"E	29.44'
12	N38°58'16"E	216.85'
13	N49°33'40"E	150.73'
14	N55°58'25"E	187.32'
15	N88°10'04"E	174.72'
16	N57°48'19"E	71.22'
17	N72°06'25"E	48.83'
18	N87°58'21"W	81.28'
19	N77°51'16"E	20.13'
20	N48°49'52"E	20.29'
21	N76°32'24"E	34.48'
22	N72°23'30"W	16.06'
23	N72°40'02"E	28.61'
24	N84°59'19"W	39.83'
25	N80°33'21"E	81.87'
26	N48°15'57"E	216.57'
27	N06°13'43"W	66.81'
28	N27°48'41"W	53.35'
29	N39°29'00"W	60.66'
30	N52°12'55"E	31.86'
31	N79°32'56"W	65.18'
32	N85°57'52"W	77.40'
33	N77°59'36"E	123.72'
34	N05°56'57"W	41.40'
35	N28°39'43"W	94.84'
36	N59°38'49"W	103.49'
37	N52°37'45"W	135.54'
38	N03°10'27"E	125.32'
39	N80°21'02"W	273.01'
40	N64°23'40"E	69.93'
41	N78°01'56"W	43.71'
42	N64°17'41"E	101.43'
43	N68°25'13"W	26.02'
44	N71°56'59"W	12.12'
45	N38°29'00"W	60.66'
46	N52°12'55"E	23.13'
47	N63°09'49"W	250.77'
48	N48°51'21"E	252.66'
49	N15°34'45"E	100.24'
50	N24°34'54"W	10.00'
51	N07°57'48"W	7.14'
53	S50°10'35"W	46.39'
54	S50°10'35"W	66.11'

FOR PRIVATE WELL AND SEPTIC ONLY

AREA TABULATION:

AREA OF LOTS	–	2337671 S.F. OR	53.66553 ACRES
AREA OF PARCELS	–	68037 S.F. OR	1.56192 ACRES
STREET DEDICATION	–	N/A S.F. OR	N/A ACRES
TOTAL AREA OF PLAT	–	2405708 S.F. OR	55.22745 ACRES
TOTAL NO. OF LOTS	–	1 LOT(S)	1 PARCEL(S)



SAND MOUND NOTES:

The sand mound septic area(s) shown on this plat are intended for the initial and future use of the dwelling to be served. It is imperative that all the 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 native 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 render the septic approval of the lot void; or may revoke the property owner's ability to expand the use of the property. Each sand mound site must be maintained with an approved vegetative cover such as grass, wild flowers, or a leafy 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 surface and the stumps allowed to remain.) Vehicle traffic over the mound sites is to be limited to mowing equipment only.

LEGEND

- APPROVED WELL LOCATION LOCATION WITH 100' WELL/SEPTIC SEPARATION RADIUS (NOT TO SCALE)
- SEPTIC BUILDING RESTRICTION LINE — S.B.R.L.
- BUILDING RESTRICTION LINE — B.R.L.
- 25' FLOODPLAIN BUFFER LINE
- 100-YEAR FLOODPLAIN LIMIT — FP — FP —
- PRIVATE RURAL OPEN SPACE
- CATEGORY I CONSERVATION EASEMENT

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by THOMPSON H. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 788; part of property acquired by ROBERT T. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 768; part of the property acquired by THEODORE H. BUTZ from VICTOR J. LOMBARDI JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 Folio 746; part of the property acquired by JEREMY F. BUTZ from VICTOR J. LOMBARDI, JR. and THE NORTHERN TRUST COMPANY, Trustees of the BARBARA BUTZ LOMBARDI TRUST by a deed dated October 12, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 19851 at Folio 513;and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus – ● – will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 2405708 square feet or 55.22745 acres of land, none of which is dedicated to public use.

4-23-09
DATE

TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 20002

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	P I A	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
Approved _____		Approved _____
CHAIRMAN — ASST. SECRETARY-TREASURER		DIRECTOR
MNCP&PC Record File No.		

DRAWN MNB
COMPUTED MNB
CHECKED TPQ
RECORDED
PLAT BOOK
PLAT NO.

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2-08093

SUBDIVISION RECORD PLAT
LOT 21 & PARCEL F
BLOCK A

THE RESERVE AT BLACK ROCK

DARNESTOWN (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' APRIL, 2008

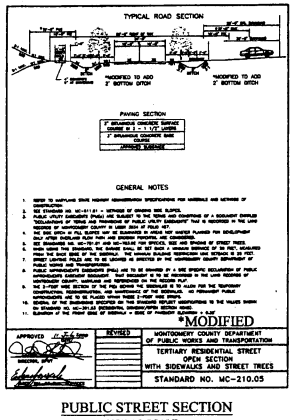
PLAT NO.: 12
JOB NO.: 082544

BUTZ PROPERTY

PRELIMINARY NOT FOR CONSTRUCTION

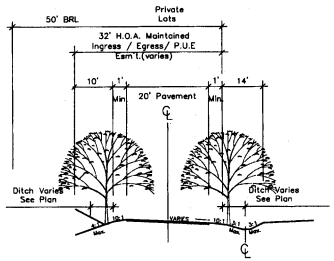
PLAN INDEX

SHEET NO.		PLAN TYPE
PP-1	1 OF 6	PRELIMINARY PLAN COMPOSITE
PP-2	2 OF 6	PRELIMINARY PLAN
PP-3	3 OF 6	PRELIMINARY PLAN
PP-4	4 OF 6	PRELIMINARY PLAN
PP-5	5 OF 6	PRELIMINARY PLAN
PP-6	6 OF 6	SITE AND ADJACENT OWNERS PLAN



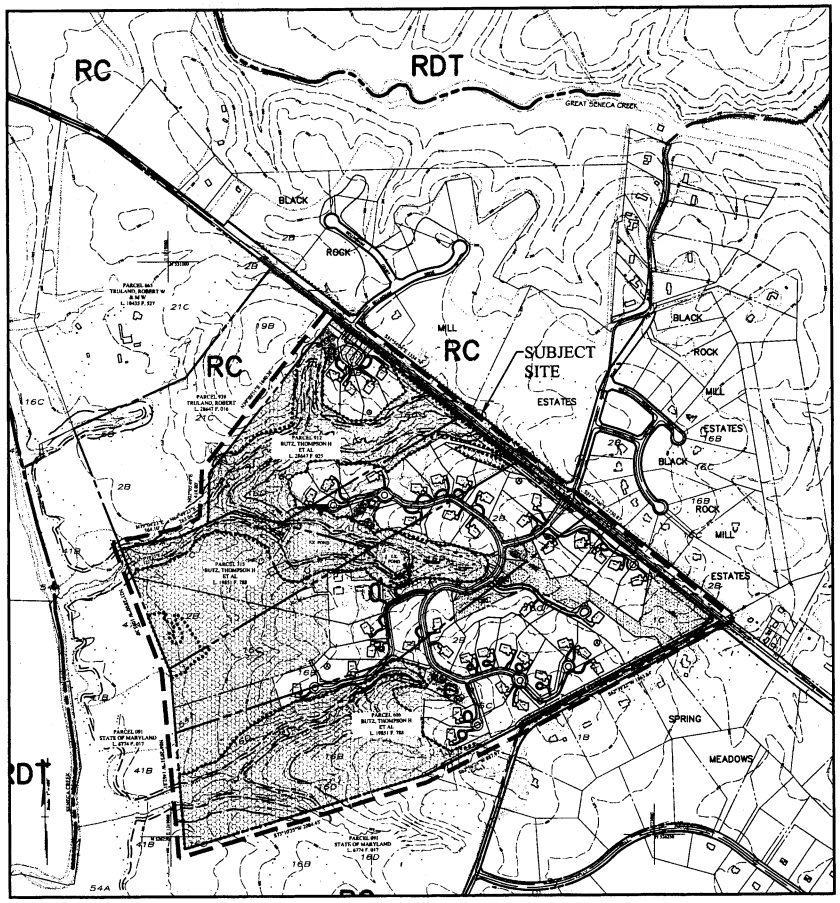
PUBLIC STREET SECTION

NOT TO SCALE



PRIVATE DRIVEWAY SECTION

NOT TO SCALE



PLAN SCALE:
1"=400'

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 11/8/07

continued on page 2 of 6

NOTE: FINAL LOT RIGHT-OF-WAY AND PARCEL AREAS TO BE DETERMINED AT TIME OF RECORD PLAT.

	Sq.Ft.	Acres
Lot Area (43 Lots):	10152503.88	233.07
NW Dedication:	125113.77	2.87
NW Proposed On-Site:	235253.00	5.40
Public Open Space/SWM		
>Parcel 'A'	58094.31	1.33
>Parcel 'B'	405276.03	10.63
>Parcel 'C'	10635.94	0.40
>Parcel 'D'	9535.87	0.22
>Parcel 'E'	69685.48	1.60
>Parcel 'F'	86373.70	1.87
>Parcel 'G'	1088.06	0.02
>Parcel 'H'	45162.80	1.04
Gross Site Area:		**257.86**

DEVELOPMENT SUMMARY		
PLAN AREA = 257.86 Acres		
CURRENT ZONE: RC		
Base - Not Optional Cluster	PAP PROPOSED	
	RC Base Optional Cluster	
STANDARD	PERMITTED/REQ.	PROVIDED
Density		
Maximum Units	1 units / 5 acre 51 units	1 unit per 5.0 acre 43 units
Lot Area		
Minimum lot size (in square feet)	40,000 s.f.	40,000 s.f. (1 Ac.)
Lot Width		
Minimum Lot Width (in feet)		
Lot Frontage		
Minimum lot frontage (feet)		
- for cul-de-sac/ detached dwelling	125'	125' Min.
- for existing or proposed street line	25'	25' Min.
Setbacks		
Setback from street	50'	50' (min.)
Setback from Public street	50'	50' (min.)
Setbacks		
Setback from adjoining lot		
Side	10'	10' (min.)
Side total	25'	25' (min.)
Rear	30'	30' (min.)
Setbacks		
Setbacks from adjoining lot		
Side	17'	17' (min.)
Side total	35'	35' (min.)
Rear	30'	30' (min.)
Setbacks		
If pave a street line	40'	40' Min.
If non pave lot line	10'	10' Min.
If non pave alley line	n/a	n/a
If non pave lot line	10' (for abutting a public st.)	10' Min.
Building Height		
For any building	50'	50' Max.
Coverage		
Max. % of lot to covered in bldgs	10%	8.6% Max.
Including accessory structures		
Acreage		
	164.72 Acres	166.14 Acres

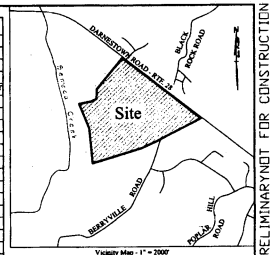
NOTE: FINAL OPEN SPACE AREAS TO BE DETERMINED AT TIME OF RECORD PLAT AND TO MEET REQUIREMENT OF 60% (154.72 Ac.)

Required 60% Open Space		
Net area =257.86 ac. X 0.60 =		154.72
Lot 1 'A'	4,546.4	0.10
Lot 2 'A'	9,013.8	0.21
Lot 3 'A'	9,166.1	0.21
Lot 4 'A'	9,368.8	0.22
Lot 5 'A'	7,167.1	0.16
Lot 6 'A'	6,964.9	0.16
Lot 7 'A'	2,664.7	0.07
Lot 8 'A'	1,564.6	0.04
Lot 9 'A'	1,758.8	0.04
Lot 10 'A'	5,181.9	0.13
Lot 11 'A'	986.9	0.02
Lot 12 'A'	398.6	0.01
Lot 13 'A'	70.0	0.00
Lot 14 'A'	1,068.0	0.03
Lot 17 'A'	2842535.66	67.68
Lot 18 'A'	961399.44	22.76
Lot 21 'A'	2216545.09	50.89
Lot 25 'A'	863.3	0.02
Lot 26 'A'	561.3	0.01
Lot 27 'A'	372.2	0.01
Lot 28 'A'	122.2	0.00
Lot 29 'A'	228.1	0.01
Lot 30 'A'	826.6	0.02
Lot 31 'A'	1,813.9	0.04
Lot 32 'A'	1,047.9	0.02
Lot 33 'A'	1,772.5	0.04
Lot 34 'A'	1,316.8	0.03
Lot 35 'A'	3,708.0	0.08
Lot 36 'A'	6,753.3	0.16
Lot 37 'A'	302.1	0.01
Parcel 'A'	10360.02	0.24
Parcel 'B'	440608.58	10.38
Parcel 'C'	864.25	0.02
Parcel 'D'	956.50	0.02
Parcel 'E'	67,360.0	1.54
Parcel 'H'	851.4	0.01
Total Open Space:	6684652.80	166.06
Lot 17	3165340.78	72.69
Lot 18	1088604.67	25.00
Lot 21	2336406.52	53.64
Total		161.33

SUPPLY CALCULATIONS			
Ref #	Description	No. Provided	D1 Total
1	Tot Lot (0-5)		0
2	Play Lot (5-14)		0
3	Multi-Age Playground		0
4	Picnic/Sitting		1
5A	Open Play Area I		6
5B	Open Play Area II		0
6	Volleyball		0
7A	Multipurpose (MP) Court		0
7B	Half MP Court I		0
7C	Half MP Court II		0
8	Tennis		0
9	Handball		0
10	Indoor Racquetball		0
11	Horseshoes		0
12A	Soccer-Regulation		0
12B	Soccer-Junior		0
13A	Softball-Regulation		0
13B	Softball-Junior		0
14A	Baseball-Regulation		0
14B	Baseball-Junior		0
15A	Football-Regulation		0
15B	Football-Junior		0
20	Bike System		0.0
21	Pedestrian System		0.0
22	Nature Trails		0.0
23	Natural Areas		0.0
24A	Swimming Pool		0.0
24B	Wading Pool		0.0
25	Indoor Swimming Pool		0.0
26A	Indoor Community Space		0.0
26B	Indoor Exercise Room		0.0
27	Indoor Fitness Facility		0.0
28	Community Garden		0.0
TOTAL		5	7.7

LEGEND

- TREE SIGNAGE
- BOUNDARY LINES
- ULTIMATE 100 YEAR FLOOD PLAIN
- 25' FLOOD PLAIN BRL
- FOREST CONSERVATION EASEMENT
- WETLAND LINE
- 25' OR 100' WETLAND BUFFER
- STREAM LINES
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- STORM DRAIN MANHOLE
- CLEANOUT
- PROP. STORM DRAIN PIPE
- STORM DRAIN WITH MANHOLE
- RIPRAP
- TIMBER GUARDRAIL
- LIMIT OF DISTURBANCE
- STREAM VALLEY BUFFER
- FOREST SAVE
- PUBLIC OPEN SPACE EASEMENT
- PRIVATE OPEN SPACE EASEMENT
- PROPOSED SEPTIC FIELD
- PROPOSED WELL



Vicinity Map - 1" = 2000'

Butz Property

General Notes:

1. Subject property is approximately 257.86± acres, per Tax records, and is zoned RC, developed as the cluster optional method.

2. The subject property is located on Montgomery County, MD tax map DS43, DS52 and DS53 and is comprised of parcels P912, P606 and P315.

3. The subject site is bounded to the north by Damestown Road (Route 28) and on the East by Berryville Road.

4. Topographic information shown was provided by Potomac Aerial Survey, Inc., dated April, 2002 & from digital tiles 221NW15, 221NW16, 222NW15 & 222NW16, purchased from MNCP&PC. NOTE: DIGITAL MAP COMPILED BY: Analytical Surveys, Inc. Colorado Springs, Colorado Under Contract to Maryland National Capital Park and Planning Commission, Montgomery County Park and Planning Department. G P S Control Provided by Analytical Surveys, Inc. Stereo Aerial Photography Provided by Analytical Surveys, Inc. Colorado Springs, Colorado to Montgomery County Department of Information Systems & Telecommunications. This map has been prepared using 1:14400 scale aerial photography from which topography was compiled using stereo photogrammetric methods. The aerial photography was flown on April 7,1994; the contour interval is 5'-0". Use of this map, other than for general planning purposes, is not recommended. Please report any errors or omissions to the Research & Information Systems Division of the Maryland National Capital Park and Planning Commission, Montgomery County Park and Planning Department, (301) 495-4700. Copyright 1996. All rights reserved.

5. Some content on this map is protected by copyright. It may not be copied or reproduced in any form including electronic means such as: digitizing, scanning, and image processing, or by any system now known or to be invented, without permission in writing from the Montgomery County Planning Department. Copyright M-NCPPC 1994

6. This plan is subject to an approved NRI/FSD, filed by Rodgers Consulting Incorporated, MNCP&PC file number 4-02202, Recertification, approved and signed 3-9-05.

7. The soils shown on this map have been digitized from the July 1995 issue of the Montgomery County Soils Survey, map panel #18.

8. Waivers: 1-Two foot bottom ditch section to be added to the Std. MC-210.05 Roadway Section.
2-Overlength Cul-De-Sac.
3-Sidewalk On One Side Of Public Street.

9. The WSSC 200 foot Map numbers are 221NW15, 221NW16, 222NW15 and 222NW16, and the water and sewer categories are W-6 and S-6.

10. The subject site is located within the Seneca Creek Watershed.

11. The electric service is provided by Allegheny Power, phone service provided by Verizon, cable service provided by Comcast.

MONTGOMERY COUNTY RECREATION DEMAND CALCULATOR

(Per March 1992 guidelines)

Butz Property

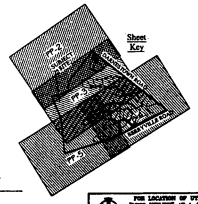
DEMAND CALCULATIONS

	Number of Units	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
SFD I		4.3	8.6	9.5	38.6	3.4
SFD II		0.0	0	0.0	0.0	0.0
SFD III		0.0	0.0	0.0	0.0	0.0
TOWNHOUSE		0.0	0.0	0.0	0.0	0.0
GARDEN		0.0	0.0	0.0	0.0	0.0
HI-RISE		0	0.0	0.0	0.0	0.0
Total Units	43					
Total Demand		4.3	8.6	9.5	38.6	3.4
On-Site Supply		7.6	13.0	17.8	60.6	6.2
% Demand Met On-site		177.8	151.3	187.7	156.8	181.3
Off-Site Supply						
Total On-site/Off-site		7.6	13.0	17.8	60.6	6.2
%Demand met On-Off		177.8	151.3	187.7	156.8	181.3

Site Soils Listing

Map symbol - description

- 1B - Gaila silt loam, 3 to 8 % slopes
- 1C - Gaila silt loam, 8 to 15 % slopes
- 2B - Glenelg silt loam, 3 to 8 % slopes
- 2C - Glenelg silt loam, 8 to 15 % slopes
- 5B - Glenville silt loam, 3 to 8 % slopes
- 6A - Baile silt loam, 0 to 3 % slopes
- 16B - Brinklow-Blocktown channery silt loams, 3 to 8 % slopes
- 16C - Brinklow-Blocktown channery silt loams, 8 to 15 % slopes
- 16D - Brinklow-Blocktown channery silt loams, 15 to 25 % slopes
- 18C - Penn silt loam, 8 to 15 % slopes, very stony
- 19B - Bucks silt loams, 3 to 8 % slopes
- 21C - Penn silt loam, 8 to 15 % slopes
- 41A - Elsinboro silt loam, 0 to 3 % slopes
- 41B - Elsinboro silt loam, 3 to 8 % slopes
- 54A - Hatboro silt loam, 0 to 3 % slopes, frequently flooded



SCALE: 1"=400'

DEVELOPMENT TEAM:

Civil Engineer:
Rodgers Consulting, Inc.
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Phone: (301) 948-4700
Contact: Mr. Kim McCary

Attorney:
Lerch, Early And Brewer
3 Bethesda Metro Center
Suite 460
Bethesda, Maryland 20814
Phone: (301) 986-1300
Contact: Mr. Robert G. Brewer, Jr.

Traffic Consultant:
The Traffic Group
9900 Franklin Square Drive
Suite H
Baltimore, Maryland 21236
Phone: (410) 931-6600
Contact: Mr. Joseph J. Caloggero, P.E., P.T.O.E.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional belief and knowledge that the outline of the property included in this application is taken from boundary surveys conducted by Rodgers Consulting, Inc., May, 2003, and February, 2007. The topographic data for the property included in this application is from aerial topography provided by Potomac Aerial Surveys, date of photography is April, 2002 and is shown at a 2 foot contour interval.

9/7/07
Date

Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration Number 20002

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO http://www.miss-utility.com/miss/ At least 48 Hours in Advance of Any Work in This Vicinity

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

MNCP&PC FILE NUMBER:120061230

STATE OF MARYLAND — TIMOTHY PAUL QUINN — No. 20002 — PROFESSIONAL ENGINEER — 9/7/07

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER MNCPPC COMMENTS	3/15/07				

APPLICANT:
MICHAEL HARRIS DEVELOPMENT, INC.
1420 SPRING HILL ROAD
SUITE 550
McLEAN, VIRGINIA 22102
PHONE: (703) 848-4923
CONTACT: MR. MICHAEL SCHWALB

PRELIMINARY PLAN COMPOSITE

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.8256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	CADD	05/06
DESIGNED	RDW	05/06
DRAWN	LBT	05/06
REVIEWED	RKM	05/06

RODGERS CONTACT:
RELEASE FOR
BY: ___ DATE ___

LOTS 1 THRU 43

BUTZ PROPERTY

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=400'
JOB No. 713B
DATE: MAY 2006
SHEET No. PP-1 OF 6

BUTZ-PROPERTY - PRELIMINARY PLAN COMPOSITE

N:\MD-Montgomery\Butz (Homeplace)\dwg\Preliminary Plans\01-COVER_PRELIM.dwg 9/7/2007 6:59:20 AM EDT

PRELIMINARY NOT FOR CONSTRUCTION

Maryland-National Capital
Park and Planning Commission

Approved Preliminary Subdivision Plan No. 120061230
MCPB Resolution No. 07-48

For Planning Board Opinion dated 06/27/07 at its meeting of 06/26/07

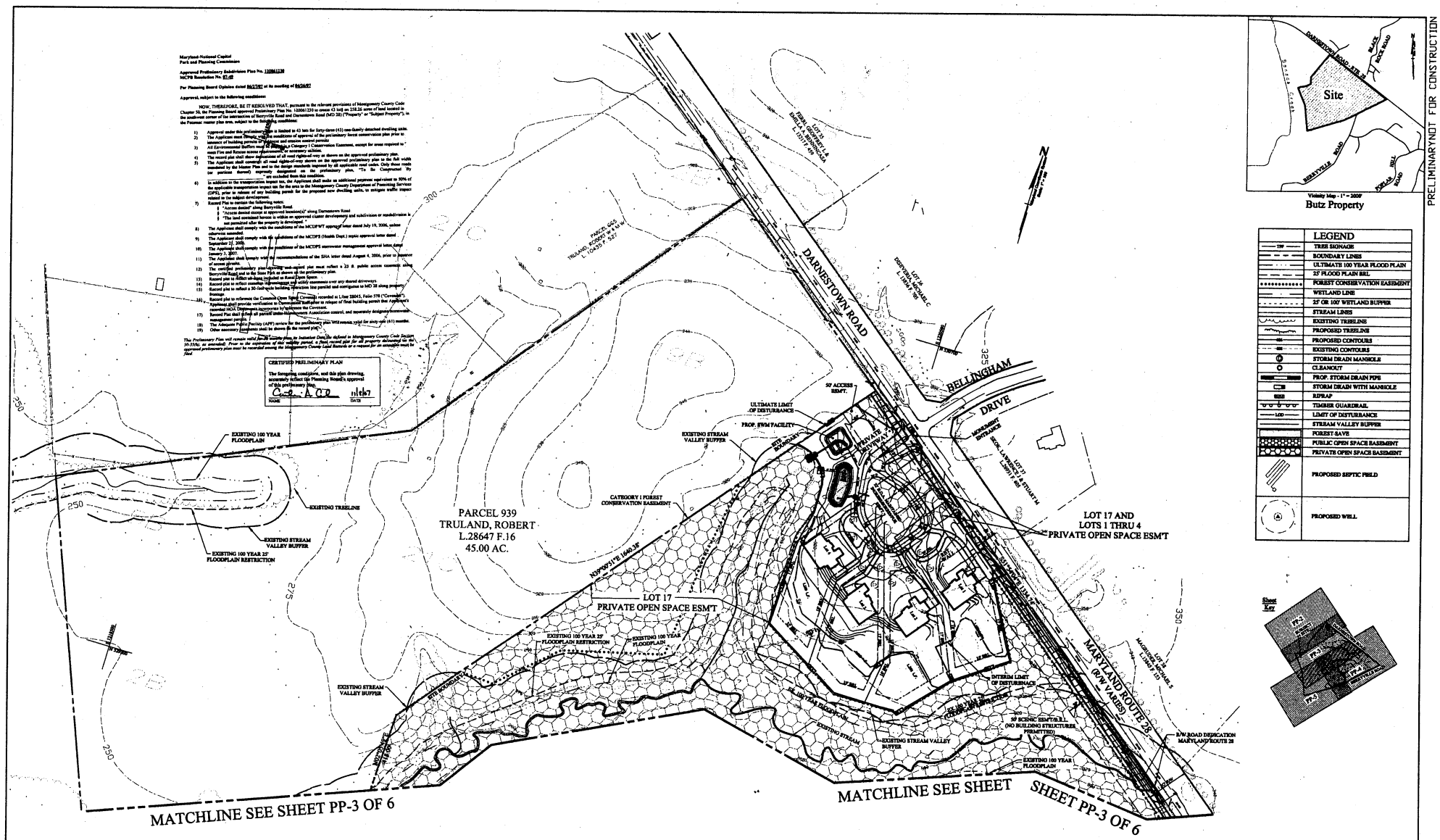
Approval, subject to the following conditions:

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120061230 to create 43 lots on 258.26 acres of land located in the southwest corner of the intersection of Darnestown Road and Darnestown Road (MD 28) ("Property" or "Subject Property"), in the Potomac master plan area, subject to the following conditions:

1) Approval under this preliminary plan is limited to 43 lots for forty-three (43) one-family detached dwelling units.
2) The Applicant must obtain, satisfy the terms and conditions of approval of the preliminary forest conservation plan prior to issuance of building permits or any land disturbing activities.
3) All Environmental Buffers must be placed in a Category I Conservation Easement, except for areas required to accommodate Fire and Rescue access roads, stormwater management facilities and necessary utilities.
4) The record plat shall show dedication of all road rights-of-way as shown on the approved preliminary plan.
5) The Applicant shall construct all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By ____", are excluded from this condition.
6) In addition to the transportation impact tax, the Applicant shall make an additional payment equivalent to 50% of the applicable transportation impact tax for the area to the Montgomery County Department of Permitting Services (DPS), prior to release of any building permit for the proposed new dwelling units, to mitigate traffic impact related to the subject development.
7) Record Plat to contain the following notes:
   i) "Access denied" along Darnestown Road
   ii) "Access denied except at approved locations(s)" along Darnestown Road
   iii) "The land contained herein is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
8) The Applicant shall comply with the conditions of the MCDPWT approval letter dated July 19, 2006, unless otherwise amended.
9) The Applicant shall comply with all conditions of the MCDPS (Health Dept.) septic approval letter dated September 27, 2006.
10) The Applicant shall comply with the conditions of the MCDPS stormwater management approval letter dated January 3, 2007.
11) The Applicant shall comply with all recommendations of the SHA letter dated August 4, 2006, prior to issuance of access permits.
12) The certified preliminary plan must reflect a 25 ft. public access easement along Darnestown Road and to the State Park as shown on the preliminary plan.
13) Record plat to define all areas included as Road Open Space.
14) Record plat to reflect ingress, egress, maintenance and utility easements over any shared driveways.
15) Record plat to reflect a 30-foot-wide building restriction line parallel and contiguous to MD 28 along property frontage.
16) Record plat to reference the Common Open Space Covenant recorded in Liber 28045, Folio 378 ("Covenant"). Applicant shall provide verification to Commission staff prior to release of final building permit that Applicant's recorded HOA Declaration incorporates by reference the Covenant.
17) Record Plat shall delineate all parcels under Homeowners Association control, and separately designate common ownership parcels.
18) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months.
19) Other necessary easements shall be shown on the record plat.

The Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or the Montgomery County Land Records or a request for an extension must be filed.

CERTIFIED PRELIMINARY PLAN
The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.
NAME ____ DATE 11/16/07



Vicinity Map - 1" = 2000'
Butz Property

LEGEND	
TW	TREE SIGNAGE
	BOUNDARY LINES
	ULTIMATE 100 YEAR FLOOD PLAIN
	25' FLOOD PLAIN BRL
	FOREST CONSERVATION EASEMENT
	WETLAND LINE
	25' OR 100' WETLAND BUFFER
	STREAM LINES
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	STORM DRAIN MANHOLE
	CLEANOUT
	PROP. STORM DRAIN PIPE
	STORM DRAIN WITH MANHOLE
	RIPRAP
	TIMBER GUARDRAIL
LOD	LIMIT OF DISTURBANCE
	STREAM VALLEY BUFFER
	FOREST SAVE
	PUBLIC OPEN SPACE EASEMENT
	PRIVATE OPEN SPACE EASEMENT
	PROPOSED SEPTIC FIELD
	PROPOSED WELL

Sheet Key

FOR LOCATION OF UTILITIES CALL
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OR LOG ON TO
http://www.missutility.net/ticn/
48 Hours in Advance of Any Work in This Vicinity

0 100 200 400
SCALE: 1"=100'

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STATE OF MARYLAND — MICHAEL HARRIS SCHWALB — No. 13131 — PROFESSIONAL ENGINEER
7/16/07

MNCP&PC FILE NUMBER: 120061230

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER MNCPPC COMMENTS	3/5/07				

APPLICANT:
MICHAEL HARRIS DEVELOPMENT, INC.
1420 SPRING HILL ROAD
SUITE 550
McLEAN, VIRGINIA 22102
PHONE: (703) 848-4923
CONTACT: MR. MICHAEL SCHWALB

PRELIMINARY PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	CADD	05/06
DESIGNED	RDW	05/06
DRAWN	LBT	05/06
REVIEWED	REM	05/06
RODGERS CONTACT:		
RELEASE FOR		
BY ____ DATE ____		

LOTS 1 THRU 4, BLOCK "A"

BUTZ PROPERTY

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'
JOB No. 713B
DATE: MAY 2006
PP-2
SHEET No. 2 OF 6

BUTZ PROPERTY - PRELIMINARY PLAN

N:\MD-Montgomery\Butz (Homeplace)\dwg\Preliminary Plans\02- PRELIMINARY PLAN.dwg 9/6/2007 1:31:15 PM EDT

PRELIMINARY/NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET PP-2 OF 6

MATCHLINE SEE SHEET PP-2 OF 6

MATCHLINE SEE SHEET PP-4 OF 6

MATCHLINE SEE SHEET PP-5 OF 6

EXISTING 100 YEAR FLOODPLAIN

PARCEL 939
TRULAND, ROBERT
L.28647 F.16
45.00 AC.

SITE BOUNDARY

EXISTING 100 YR 25' FLOODPLAIN RESTRICTION

EXISTING 100 YEAR FLOODPLAIN

EXISTING STREAM VALLEY BUFFER

CATEGORY I FOREST CONSERVATION EASEMENT

EXISTING BILDGS (TO BE REMOVED)

EXISTING BUILDING (TO BE REMOVED)

LOT 17, 18, 21
PRIVATE
OPEN SPACE ESM'T

CATEGORY I FOREST CONSERVATION EASEMENT

ULTIMATE LIMIT OF DISTURBANCE

PROPOSED SANDMOUND

PRIVATE OPEN SPACE EASEMENT

EXISTING FENCE

EXISTING TREELINE

ULTIMATE LIMIT OF DISTURBANCE

PRIVATE OPEN SPACE EASEMENT

PRIVATE DRIVEWAY "H"

BURIAL SITE 25' INGRESS/EGRESS ESM'T.

EXISTING POND

EXISTING 100 YEAR FLOODPLAIN

PROP. SWM FACILITIES

INTERIM LIMIT OF DISTURBANCE

EXISTING STREAM VALLEY BUFFER

EXISTING POND

FIREPLUG/FIRE ACCESS HYDRANT

EXISTING WETLANDS

STORM DRAIN OUTFALL

PRIVATE DRIVEWAY "H"

EXISTING 100 YR 25' FLOODPLAIN RESTRICTION

INTERIM LIMIT OF DISTURBANCE

EXISTING 100 YEAR FLOODPLAIN
EXISTING 25' 100 YR FLOODPLAIN RESTRICTION

PUBLIC OPEN SPACE EASEMENT

CATEGORY I FOREST CONSERVATION EASEMENT

EXISTING STREAM VALLEY BUFFER

PRIVATE DRIVEWAY "I"

PUBLIC STREET "A"

PROP. SWM GRASS SWALE

INTERIM LIMIT OF DISTURBANCE

R/W ROAD DEDICATION MARYLAND ROUTE 28

DARNESTOWN ROAD

MARYLAND ROUTE 28

LOT 20 MARGARET WILLIAMS L.17884 F.627

Sheet Key

	LEGEND
TW	TREE SIGNAGE
	BOUNDARY LINES
	ULTIMATE 100 YEAR FLOOD PLAIN
	25' FLOOD PLAIN BRL
	FOREST CONSERVATION EASEMENT
	WETLAND LINE
	25' OR 100' WETLAND BUFFER
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	PROPOSED TREELINE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	STORM DRAIN MANHOLE
	CLEANOUT
	PROP. STORM DRAIN PIPE
	STORM DRAIN WITH MANHOLE
	RIPRAP
	TIMBER GUARDRAIL
LOD	LIMIT OF DISTURBANCE
	STREAM VALLEY BUFFER
	FOREST SAVE
	PUBLIC OPEN SPACE EASEMENT
	PRIVATE OPEN SPACE EASEMENT
	PROPOSED SEPTIC FIELD
	PROPOSED WELL

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO http://www.missutility.net/ticn/ 48 Hours in Advance of Any Work in This Vicinity

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME: Carl A. Ace DATE: 11/1/07

0 100 200 400

SCALE: 1"=100'

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

MNCP&PC FILE NUMBER:120061230

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER MNCPPC COMMENTS	3/3/07				
1					

APPLICANT:
MICHAEL HARRIS DEVELOPMENT, INC.
1420 SPRING HILL ROAD
SUITE 550
McLEAN, VIRGINIA 22102
PHONE: (703) 848-4923
CONTACT: MR. MICHAEL SCHWALB

PRELIMINARY PLAN

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301.948.6256 (fax)
301.253.8460
www.rodgers.com

	BY	DATE
BASE DATA	CADD	05/06
DESIGNED	RDW	05/06
DRAWN	LBT	05/06
REVIEWED	RKM	05/06

RODGERS CONTACT:

RELEASE FOR

BY _____ DATE _____

LOTS 5 THRU 21, BOLCK "A"

BUTZ PROPERTY

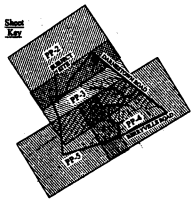
6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'
JOB No.: 713B
DATE: MAY 2006
PP-3
SHEET No. 3 of 6

BUTZ PROPERTY - PRELIMINARY PLAN

N:\MD-Montgomery\Butz (Homeplace)\dwg\Preliminary Plans\03- PRELIMINARY PLAN.dwg 9/6/2007 1:50:22 PM EDT

PRELIMINARY/NOT FOR CONSTRUCTION



	LEGEND
TRF	TREE SIGNAGE
	BOUNDARY LINES
	ULTIMATE 100 YEAR FLOOD PLAIN
	25' FLOOD PLAIN BRL
	FOREST CONSERVATION EASEMENT
	WETLAND LINE
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	STREAM LINES
	EXISTING TREELINE
	PROPOSED TREELINE
464	PROPOSED CONTOURS
464	EXISTING CONTOURS
	STORM DRAIN MANHOLE
	CLEANOUT
	PROP. STORM DRAIN PIPE
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http://www.missutility.net/ktm/
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CERTIFIED PRELIMINARY PLAN
The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.
NAME — DATE 11/16/07

0 100 200 400
SCALE: 1"=100'

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STATE OF MARYLAND — MICHAEL DIRECTO — REGISTERED PROFESSIONAL ENGINEER — 9/14/07

MNCP&PC FILE NUMBER: 120061230

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER MNCPPC COMMENTS	3/5/07				

APPLICANT:
MICHAEL HARRIS DEVELOPMENT, INC.
1420 SPRING HILL ROAD
SUITE 550
McLEAN, VIRGINIA 22102
PHONE: (703) 848-4923
CONTACT: MR. MICHAEL SCHWALB

PRELIMINARY PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
18847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.5609
www.rodgers.com

	BY	DATE
BASE DATA	CADD	05/06
DESIGNED	RDW	05/06
DRAWN	LBT	05/06
REVIEWED	REM	05/06

MONICHE CONTACT:
RELEASE FOR
BY ____ DATE ____

LOT 22 AND LOTS 25 THRU 43, BLOCK "A"

BUTZ PROPERTY

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'
JOB No. 713B
DATE: MAY 2006
PP-4
SHEET No. 4 of 6

BUTZ PROPERTY - PRELIMINARY PLAN

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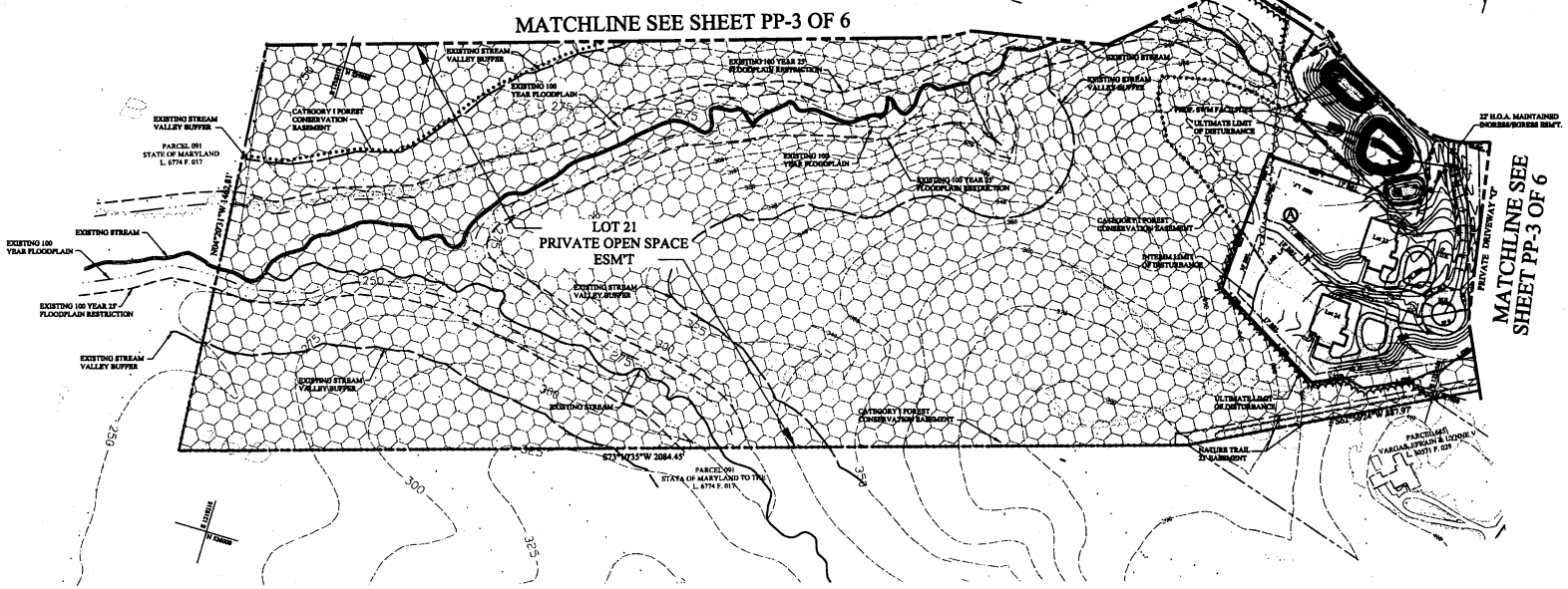
PRELIMINARY/NOT FOR CONSTRUCTION

LEGEND	
TRF	TREE SIGNAGE
	BOUNDARY LINES
	ULTIMATE 100 YEAR FLOOD PLAIN
	25' FLOOD PLAIN BRL
	FOREST CONSERVATION EASEMENT
	WETLAND LINE
	25' OR 100' WETLAND BUFFER
	STREAM LINES
	EXISTING TREELINE
	PROPOSED TREELINE
255	PROPOSED CONTOURS
255	EXISTING CONTOURS
	STORM DRAIN MANHOLE
	CLEANOUT
	PROP. STORM DRAIN PIPE
	STORM DRAIN WITH MANHOLE
	RIPRAP
	TIMBER GUARDRAIL
LOD	LIMIT OF DISTURBANCE
	STREAM VALLEY BUFFER
	FOREST SAVE
	PUBLIC OPEN SPACE EASEMENT
	PRIVATE OPEN SPACE EASEMENT
	PROPOSED SEPTIC FIELD
A	PROPOSED WELL



FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO http://www.missutility.net/itic/ 48 Hours in Advance of Any Work in This Vicinity

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME — DATE 11/8/07

0 100 200 400

SCALE: 1"=100'

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DRAWN	LST	05/06
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RODGERS CONTACT:
RELEASE FOR
BY ____ DATE ____

LOTS 23 AND 24, BLOCK "A"

BUTZ PROPERTY

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'
JOB No. 713B
DATE: MAY 2006
PP-5
SHEET No. 5 OF 6

N:\MD-Montgomery\Butz (Homeplace)\dwg\Preliminary Plans\05- PRELIMINARY PLAN.dwg 9/6/2007 2:00:15 PM EDT

BUTZ PROPERTY - PRELIMINARY PLAN