

**Plat Name: Beverly Farms**  
**Plat #: 220140820**

**Location:** Located on the north side of Tuckerman Lane, approximately 1,000 feet west of Coldstream Drive.

**Master Plan:** Potomac Subregion Master Plan

**Plat Details:** R-90 zone; 2 lots

**Applicant:** Suzanne Dawkins

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110290 (MCPB Resolution No 13-147), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT NO.

GENERAL NOTES

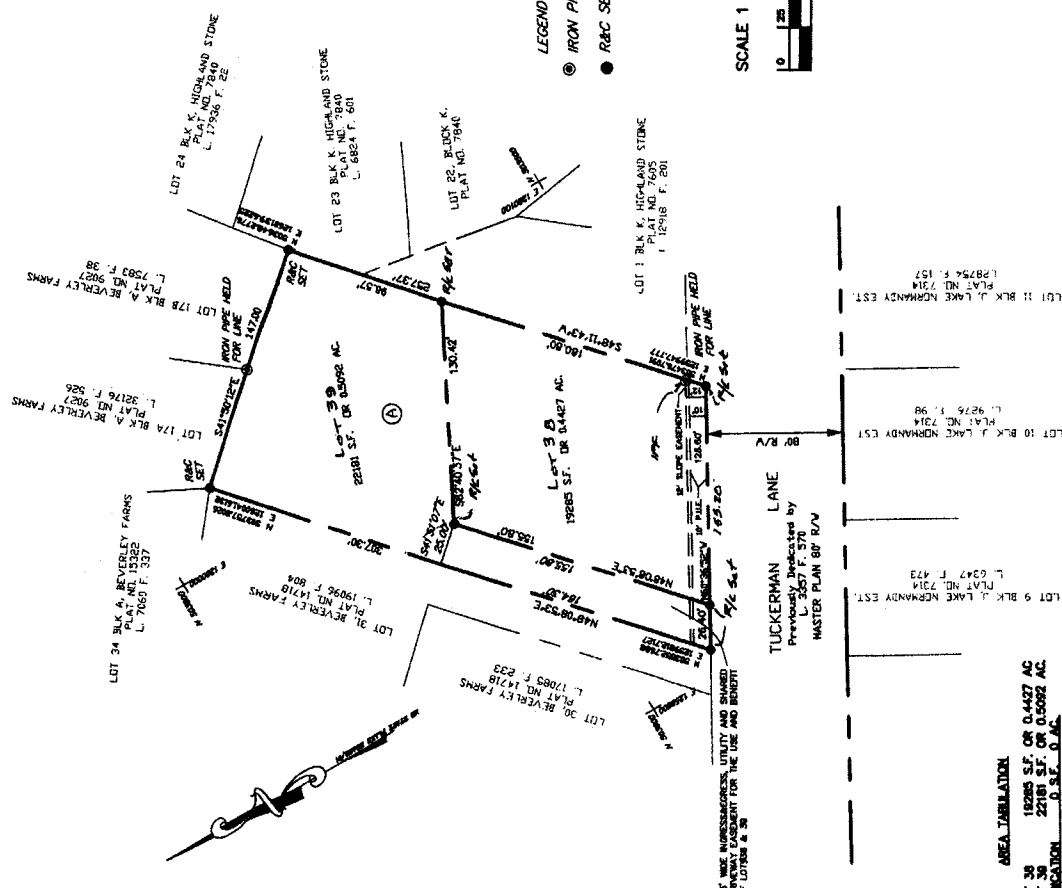
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY RECORDATION OF THIS PLAT, UNLESS EXPRESSLY COMPLETED BY THE RECORDING OFFICE. THIS PLAT IS SUBJECT TO ALL RECORDS AND PLANS ON FILE WITH THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ○. PROPERTY MARKERS TO BE SET SHOWN THUS: →
3. THIS RECORD PLAT IS NOT INTENDED TO SHOW ERECTION AFFECTING THE OWNERSHIP AND USE. THIS RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SURVEYED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THE PROPERTY IS LOCATED IN THE 38<sup>TH</sup> AND 39<sup>TH</sup> BLOCKS, AS SHOWN HEREON.
6. THIS PROPERTY IS ZONED R80 AND IS SHOWN ON THE MAP FOLIO 476.
7. THE PROPERTY IS SHOWN ON THE 2008 OFFICIAL MAPS.
8. THE PROPERTY IS SHOWN ON THE 2008 OFFICIAL MAPS, COMMUNITY PANEL NO. 24202040.
9. THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12102000 BOTTLED "BEVERLY FARMS", ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
10. THE PROPERTY IS SHOWN ON THE 2008 OFFICIAL MAPS AND OBSERVATIONS SET FORTH IN THAT CERTAIN RESOLUTION DATED OCTOBER 22, 2013, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
11. COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND STATE COORDINATE SYSTEM NUMBER 71.

12. THE PROPERTY SHOWN HEREON IS SUBJECT TO A RECORDATION NUMBER 71. HENRY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECTLY AND ACCURATELY REPRESENTATIVE OF THE STATE OF MARYLAND. I, SUZANNE L. DAWNS AND ROBERT B. LABOITEAU, BY DEED DATED JUNE 22, 2011, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41838 FOLIO 468.

13. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SECTION 50-246 OF THE MONTGOMERY COUNTY CODE. ALL REQUIREMENTS OF SECTION 50-246 OF THE MONTGOMERY COUNTY CODE ARE SET AS FOLLOWS: (A) THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 41,466 SQUARE FEET OR 0.9519 ACRES OF LAND, OF WHICH NO AREA IS DEDICATED TO PUBLIC USE.

- LEGEND
- IRON PIPE HELD
  - RAC SET - REBAR & CAP SET

SCALE 1 inch = 50 ft.



AREA TABULATION

LOT 30 12085 SF OR 0.278 AC  
 LOT 30 22183 SF OR 0.5092 AC  
 DEMONSTRATION 0.527 AC  
 TOTAL AREA 41466 SF 0.9519 AC

DIRECTOR: \_\_\_\_\_

DATE: \_\_\_\_\_

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

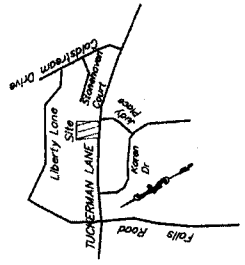
APPROVED: \_\_\_\_\_ CHAIRMAN  
 \_\_\_\_\_ ASST. SECRETARY TREASURER

M.A.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

PREPARED BY:  
 MERIDIAN SURVEYS, INC.

P.O. BOX 549  
 FREDERICK, MARYLAND 21704  
 (301) 721-8400  
 (301) 640-0334 FAX  
 E-MAIL: [info@meridiansurveys.com](mailto:info@meridiansurveys.com)  
 MSJ No. 12-1384 & 13-1415

22-2 HIG 820



VICINITY MAP  
 SCALE 1"=2000'  
 FO 562 219N/09

SURVEYOR'S CERTIFICATE  
 I, SUZANNE L. DAWNS AND ROBERT B. LABOITEAU, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADVERTISE THIS PLAT OF SUBDIVISION, EASEMENTS AND GRANTS TO THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE LOTS SHOWN HEREON, ADJACENT, CONTIGUOUS AND PARALLEL TO THE STREET LINES, THE SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS IN ADJACENT ROADWAYS HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

DATE: 10/14

OWNERS CERTIFICATE  
 SUZANNE L. DAWNS AND ROBERT B. LABOITEAU, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADVERTISE THIS PLAT OF SUBDIVISION, EASEMENTS AND GRANTS TO THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE LOTS SHOWN HEREON, ADJACENT, CONTIGUOUS AND PARALLEL TO THE STREET LINES, THE SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS IN ADJACENT ROADWAYS HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

APPROVED BY:  
 SUZANNE L. DAWNS  
 ROBERT B. LABOITEAU

ATTEST:  
 SUZANNE L. DAWNS  
 ROBERT B. LABOITEAU

SUBDIVISION RECORD PLAT  
 BEVERLY FARMS

LOT 38 & 39 BLOCK A  
 (FORMERLY PARCEL 476,  
 LIBER 41838 FOLIO 468)

ROCKVILLE ELECTION DISTRICT NO. 4  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=50' NOVEMBER 2013

# RECORD PLAT REVIEW SHEET

Plat Name: Beverly Farms Plat Number: 220140820  
 Plan Name: Beverly Farm Plan Number: 120110290  
 Plat Submission Date: 12/3/2013  
 DRD Plat Reviewer: C. BUMAG  
 DRD Prelim Plan Reviewer: \_\_\_\_\_ Checked: \_\_\_\_\_ Date \_\_\_\_\_

## Background Review:

Signed Preliminary Plan - Date 11/8/13 Checked: Initial CB Date 3/4/14  
 Planning Board Resolution No. 13-147 Resolution Mailing Date 10/22/2013  
 Site Plan Required? Yes \_\_\_ No X Verified By: SJS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Resolution No. \_\_\_\_\_  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 5/6/14  
 Final Mylar & DXF/DWG Received: Initial SJS Date 5-8-14  
 Final Mylar Review Complete: Initial SJS Date 5/12/14

## Board Approval of Plat:

Plat Agenda: Initial SJS Date 5/22/14

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

MCDPS Approval of Plat: \_\_\_\_\_

Consultant 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 #: \_\_\_\_\_

Update Plat Books for Rest of Division: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Notify Consultant to Seal Plats: \_\_\_\_\_

Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered in Hansen: \_\_\_\_\_

No. \_\_\_\_\_

