

Plat Name: Kemp Mill Farms

Plat #: 220170860

Location: Located in the northwest quadrant of the intersection of Grays Lane and Kemp Mill Road

Master Plan: Kemp Mill Master Plan

Plat Details: R-90 zone; 2 parcels

Owner: The Kemp Mill Synagogue, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160350 (MCPB Resolution No. 16-117), 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 plans.

PLAT No.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, adopt this plat of subdivision to establish the minimum building restriction lines and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

As the owners of this subdivision, we, our successors and assigns, will cause all property corner markers and all other markers to be set on the ground in accordance with the provisions of section 50-24(c) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

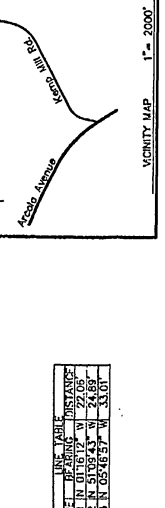
There are no utility or other lines, easements, liens, mortgages or trusts affecting the property shown hereon that have not been indicated thereon.

1. We hereby certify as being correct, true and correct that the plat herein is correct; that it is a subdivision of the land owned by William F. Gray, Jr. of the Kemp Mill Synagogue, Inc. by deed dated January 12, 1995 and recorded among the Land Records of Montgomery County, Maryland, in Liber 18692 of Folio 276; and that the plat herein is correct and accurate in all respects.

The total area included on this plat is 106,072 square feet, or 2.43393 acres. The work reflected hereon was prepared under my direct, responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 05, Regulation 12.

FOR: MACTS, HENDRICKS & GLASCOCK, P.A.
 BY: Barry E. Mays
 Professional Engineer
 License No. 21133
 License Expires June 30, 2018

FOR: MONTGOMERY COUNTY, MARYLAND
 BY: Thomas J. Becker
 Chairman
 License Expires June 30, 2018



GENERAL NOTES:

1. Water and sewer category V-1 and S-1, respectively.
2. This plat: 2 Parcels, Zoned R-30.
3. Tax Map: J0542, Was 200' Street No. Z18NW01.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, or other instrument recorded in connection with this property, approved by the Montgomery County Planning Board, are intended to survive and not to be null and void by reason of the recording of this plat, unless expressly contemplated by the plat. The plat, unless otherwise indicated, shall be subject to all official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This subdivision record plat is not intended to show any other existing easements or interests, nor any matter pertaining to the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note an matters affecting title.
6. The part of the property shown hereon and formerly recorded as Parcel C, Kemp Mill Farms, Plat No. 20443 is subject to the Declaration of Covenants recorded in Liber 14837 Folio 676.
7. The property shown hereon is subject to the requirements of a covenant to participate in the future construction costs for roadway improvements to be constructed in accordance with Liber 38494 of Folio 043 as referenced on Plat 24024.
8. Vehicular access is denied along Kemp Mill Road per Plat 20443.
9. This plat is subject to the uses and conditions as shown thereon, as permitted to the uses and conditions as required by Preliminary Plan #20060440 and Preliminary Plan #20160350 both entitled "Kemp Mill Farms".
10. Bearings and distances shown hereon are ground bearings and distances. Coordinates shown hereon are ground coordinates based on the Maryland State Plane Datum. The combined scale factor for the plat is 0.99983559774909.

LINE	BEARING	DISTANCE
1	N 07°44'36" W	220.00'
2	N 88°46'03" W	405.38'
3	N 08°40'47" W	77.31'
4	S 88°17'25" W	114.14'
5	S 02°37'33" W	221.43'
6	E 50°43'32.12" W	136.92'
7	E 136°52'28.79" W	33.01'
8	N 05°46'37" W	33.01'
9	N 07°44'36" W	220.00'

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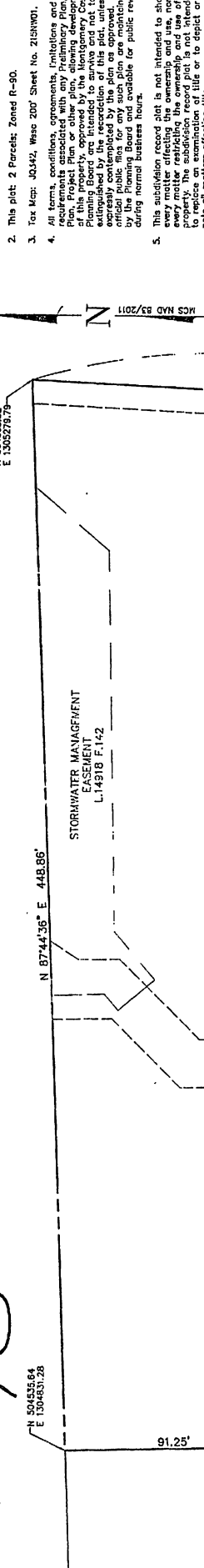
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7. The property shown hereon is subject to the requirements of a covenant to participate in the future construction costs for roadway improvements to be constructed in accordance with Liber 38494 of Folio 043 as referenced on Plat 24024.

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STORM DRAIN EASEMENT
 L.15050 F.239

STORM WATER MANAGEMENT EASEMENT
 L.14910 F.142

FORMERLY PARCEL B, BLOCK G KEMP MILL FARMS PLAT No. 24054

PARCEL C
 87,494 sq. ft.
 2.00860 Acres

PARCEL D
 18,528 sq. ft.
 0.42534 Acres

PLAT No. 7323 & L. 3289 F. 687

KEMP MILL ROAD
 (80' WIDE R/W)

PLAT No. 7323 & L. 3289 F. 687

PLAT TABULATION

Number of Lots	= 0
Number of Parcels	= 2
Area of Lots	= 0.4615 acres
Area of Parcels	= 106,072 square feet
Total Area	or 2.43393 acres

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]*
 SECRETARY-TREASURER

CHAIRMAN: *[Signature]*
 M.N.C.P. & P.C. RECORD FILE NO. 22c1728642

DATE: 11/17/17
 Plat No.: 22c1728642

SUBDIVISION RECORD PLAT
 PARCELS C & D, BLOCK G
 KEMP MILL FARMS
 BEING A RESUBDIVISION
 OF PARCEL B, BLOCK G
 ELECTION DISTRICT No. 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' APRIL, 2017

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

(IN METERS)
 1 inch = 9.14 m.

FOR: MONTGOMERY COUNTY, MARYLAND
 BY: Thomas J. Becker
 Chairman
 License Expires June 30, 2018

FOR: MACTS, HENDRICKS & GLASCOCK, P.A.
 BY: Barry E. Mays
 Professional Engineer
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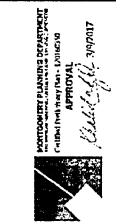
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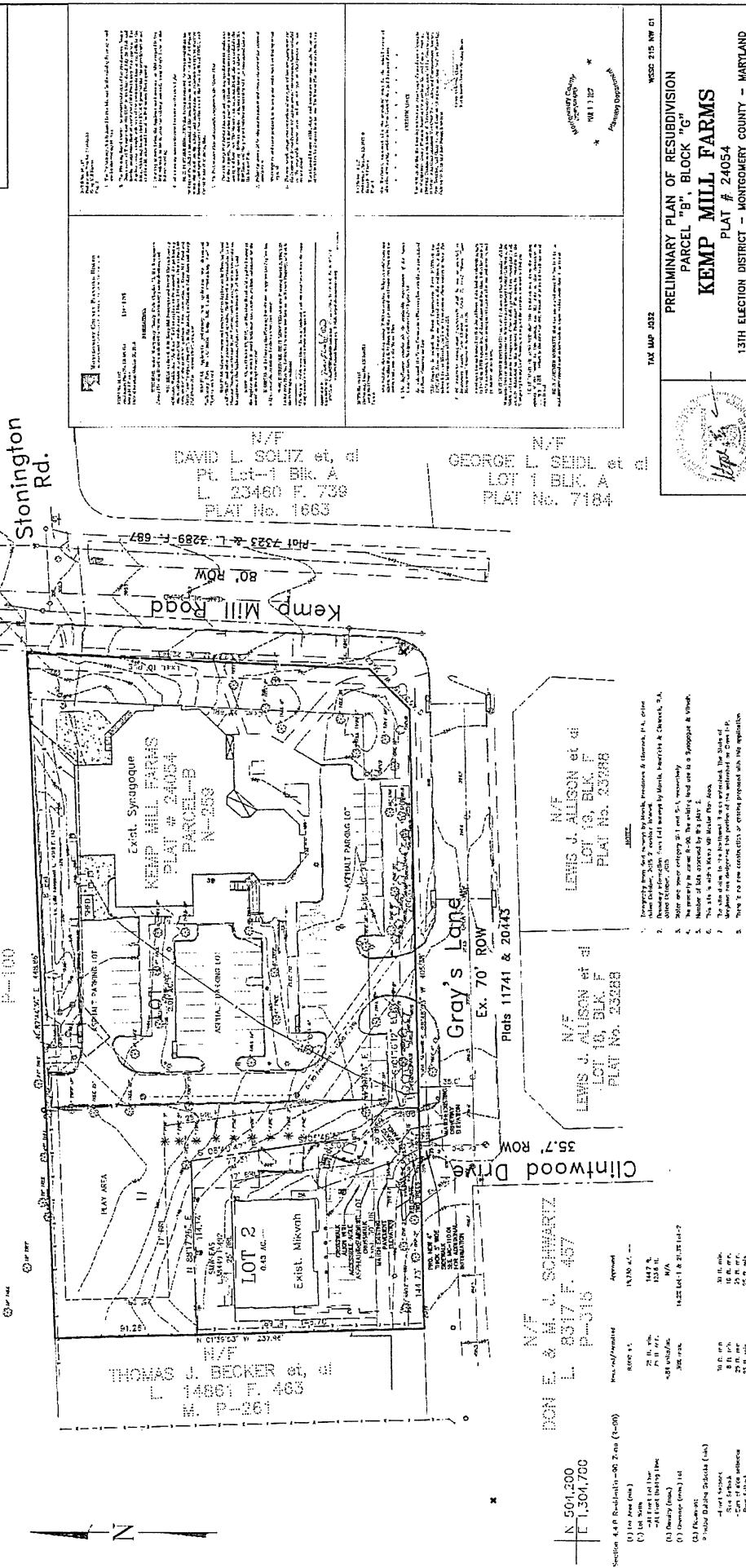
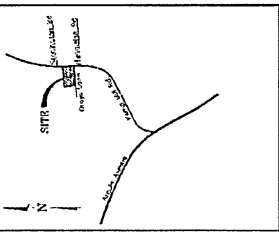
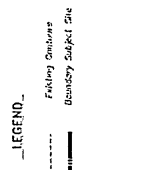
CERTIFIED PRELIMINARY PLAN KEMP MILL FARMS # 120160350



N 504,600
E 1,304,700

N/E
MONTEGOMERY COUNTY
L. 2654 F. 127
P-100

N 504,600
E 1,305,200



Section	4 & 8	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40
Area (sq. ft.)	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700	1,304,700
Area (acres)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Permitted Use	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Notes																	

PRELIMINARY PLAN OF RESUBDIVISION
PARCEL "B", BLOCK "G"
KEMP MILL FARMS
PLAT # 24054

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
MHG
Macris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscaping Architects - Surveyors
1000 North Rockwood Drive
Montgomery Village, Maryland
20858-3179
Tel: 301.251.0200
Fax: 301.251.0200
www.mhgap.com

Prepared For:
Mikvah Emunah Society
of Greater Washington
913 Grays Lane
Silver Spring, Md. 20910
(301) 951-9377

Section 4 & 8 (Resubdiv.) - 87.2 (a) (1-20)
(1) Lot Area (sq. ft.)
(2) Lot Area (acres)
(3) Density (lots/acre)
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