Plat Name: Beverley Farms
Plat #: 220180340

Location: Located on the south side of Liberty Lane, 500 feet east of Falls Road (MD 189)
Master Plan: Potomac Sub-Region Master Plan
Plat Details: R-90 zone; 2 lots
Owner: Nita and Tina Hight

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170070 (MCPB Resolution No. 17-050), 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.
OWNER'S CERTIFICATE

The undersigned, owners of the land shown and described hereto, hereby accept this plat of subdivision, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, slope easements, thirty (30) feet wide, located parallel to the determined line. Slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County.

We hereby grant to those parties listed in the annex to this instrument, and their successors and assigns, a public improvement easement, subject to the terms and provisions for public utility easements indicated within said plat.

We hereby establish the "Lisa Private Sight Connection Easement" shown herein between Lots 32 and 41, to serve Lot 32.

We hereby establish the ingress and egress and public utility easement shown herein for the use and benefit of Lots 40 and 41.

We hereby grant to Montgomery County, Maryland, all successors and assigns, a public improvement easement, subject to the terms and provisions for public utility easements indicated within this plat.

There are no recorded rights, actions at law, lease, lease, lease, and mortgages on this property.

Trusting to the David L. Night Revocable Living Trust

By: Tina M. Night

Date: 01/02/2018

Witness: Tina M. Night (formerly Tina B., Trustee)

SURVEYOR'S CERTIFICATE

The plat shown herein is correct to the best of my knowledge, belief, and information, and that it is a subdivision of the land shown by David L. Night, Trustee to David L. Night, Trustee of the David L. Night Revocable Trust Agreement dated July 1, 1997, and recorded among the land records of Montgomery County, Maryland in Book 6351 at Page 136.

The plat is subject to the property corner markers shown on the plat, which will be set at the property corners, as shown on the plat, and recorded among the land records of Montgomery County, Maryland.

IN WITNESS WHEREOF, this plat is signed at 1:00 PM on the 30th day of September, 2017.

PROFESSIONAL LAND SURVEYOR

Date: 01/02/2018

REV. V. CRAY

MD. REG. NO. 10571

EXPIRES 01/02/2021

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PLANNING SERVICES

MONTGOMERY COUNTY, MARYLAND

PLANNING BOARD

APPROVED:

EXECUTIVE DIRECTOR

CHIEF EXECUTIVE OFFICER

SECRETARY TREASURER

MONTGOMERY COUNTY, MARYLAND

PLANNING BOARD

APPROVED:

EXECUTIVE DIRECTOR

DATE: SEPTEMBER 2017

RECORDED DATE:

PLAT NO.:

RECORDED DATE:

PLAT NO.:

REV. V. CRAY

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