

**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

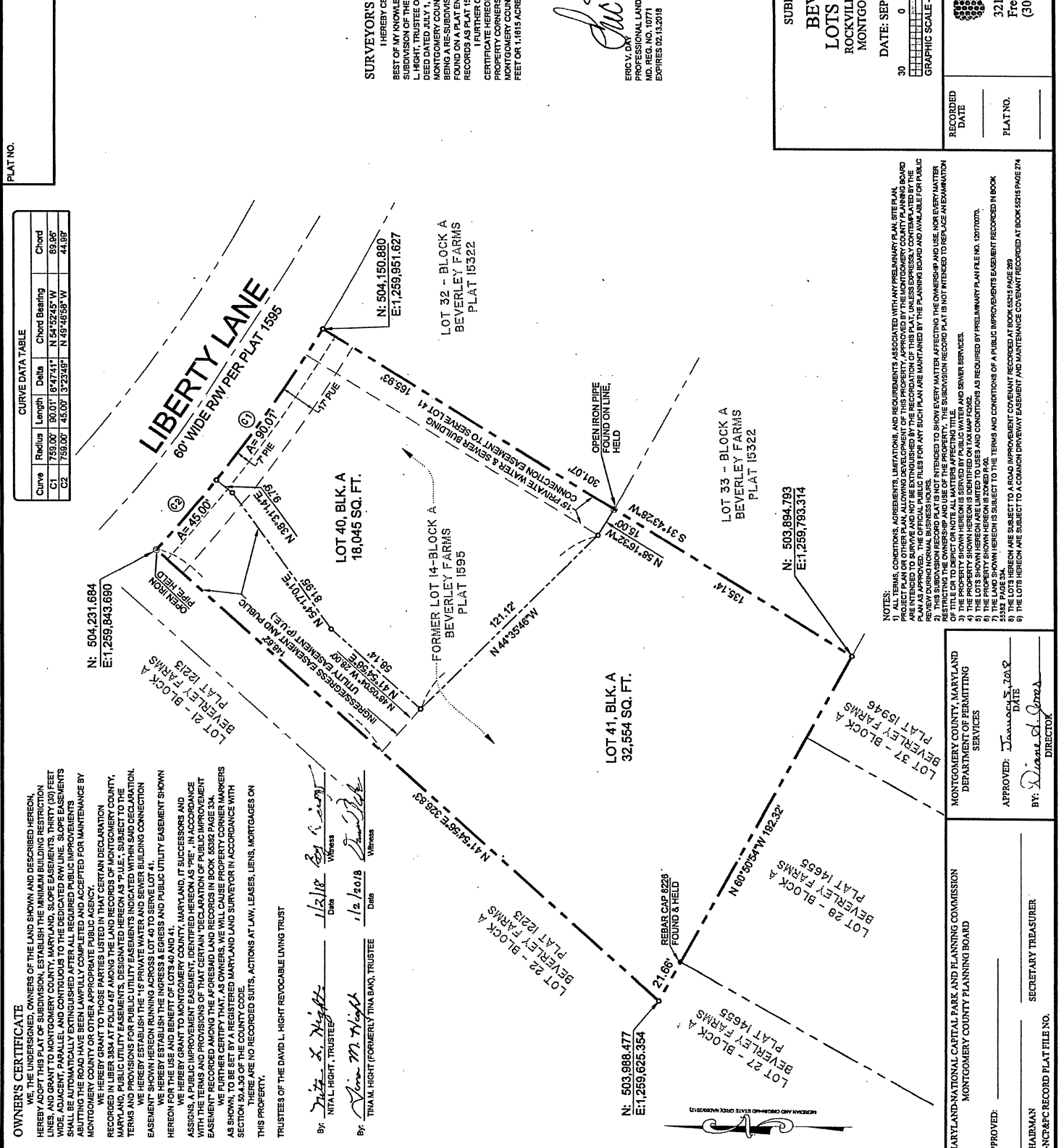
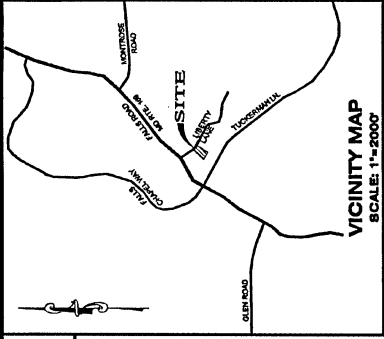
**Plat Details:** R-90 zone; 2 lots

**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.

PLAT NO.

CURVE DATA TABLE				
Curve	Radius	Length	Delta	Chord Bearing
C1	755.00'	90.01'	64.741°	N 54° 52' 45" W
C2	755.00'	45.007'	32.3705°	N 49° 46' 59" W
				44.89'



**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS, THIRTY (30) FEET WIDE, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

WE HEREBY GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3334 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION.

WE HEREBY ESTABLISH THE "P" PRIVATE WATER AND SEWER BUILDING CONNECTION EASEMENTS, ESTABLISH THE "S" SEWER EASEMENTS, AND THE "P.U.E." PUBLIC UTILITY EASEMENT SHOWN HEREON FOR THE USE AND BENEFIT OF LOTS 40 AND 41.

WE HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, A PUBLIC IMPROVEMENT EASEMENT, IDENTIFIED HEREON AS "P.I.E.", IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THAT CERTAIN "DECLARATION OF PUBLIC IMPROVEMENT EASEMENT" RECORDED AMONG THE AFORESAID LAND RECORDS IN BOOK 65382 PAGE 53A.

AS SHOWN HEREON, THAT, AS OWNERS, WE WILL CHASE PROPERTY CORNER MARKERS SECTION 53A.02 OF THE COUNTY CODE, "MARYLAND LAND SURVEYOR IN ACCORDANCE WITH THIS PROPERTY.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES ON THIS PROPERTY.

TRUSTEES OF THE DAVID L. HIGHT REVOCABLE LIVING TRUST

By: Nita L. Hight Trustee Date: 1/2/2018  
 By: Tina M. Hight Trustee Date: 1/2/2018  
 Witness: Ray Knight  
 Witness: Diane St. John

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY DAVID L. HIGHT, TRUSTEE TO DAVID L. HIGHT, TRUSTEE, BY DEED DATED JULY 1, 1997, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 16031 AT FOLIO 860, SAID LAND ALSO BEING A RE-SUBDIVISION OF LOT M IN BLOCK 'A' OF A SUBDIVISION OF LAND FOUND ON A PLAT ENTITLED "BEVERLEY FARMS", RECORDED AMONG SAID LAND RECORDS AS PLAT 1595.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS STATED IN THE OWNERS CERTIFICATE HEREON, CORNER MARKERS, SHOWN THEREON, WILL BE SET AT THE PROPERTY CORNER MARKERS SHOWN ON THIS PLAT. THE TOTAL AREA OF THIS PLAT IS 50,586 SQUARE FEET OR 1.1615 ACRES OF LAND, NONE OF WHICH IS DEDICATED BY THIS PLAT.

*Diane St. John*  
 ERIC V. DAY  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10714  
 EXPIRES 02/13/2018  
 DATE: 01-02-2018

**SUBDIVISION RECORD PLAT**  
**BEVERLEY FARMS**  
**LOTS 40 & 41, BLOCK A,**  
**ROCKVILLE (4TH) ELECTION DISTRICT,**  
**MONTGOMERY COUNTY, MARYLAND**

DATE: SEPTEMBER 2017 SCALE: 1" = 30'  
 GRAPHIC SCALE - FEET: 1" = 30'

RECORDED DATE: \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_

**Dewberry**  
 321 Ballenger Center Drive, Suite 103  
 Frederick, MD 21703  
 (301) 663-3158 Fax: (301) 663-3679

- NOTES:**
- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR CONCEPTUAL PLAN SHALL BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW.
  - 2) THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
  - 3) THE LOTS SHOWN HEREON ARE LIMITED TO USERS AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 120170070.
  - 4) THE LOTS SHOWN HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC IMPROVEMENT EASEMENT RECORDED IN BOOK 25382 PAGE 53A.
  - 5) THE LAND SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC IMPROVEMENT COVENANT RECORDED IN BOOK 55714 PAGE 74.
  - 6) THE LOTS HEREON ARE SUBJECT TO A COMMON DRIVEWAY EASEMENT AND MAINTENANCE COVENANT RECORDED AT BOOK 55714 PAGE 74.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ SECRETARY TREASURER  
 CHAIRMAN \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING  
 SERVICES

APPROVED: Diane St. John DATE: \_\_\_\_\_  
 BY: Diane St. John DIRECTOR

