

Plat Name: Norbeck Overlook
Plat #: 220180470

Location: Located at the intersection of Norbeck Avenue and Coolidge Avenue
Master Plan: Olney Master Plan
Plat Details: R-200/TDR-7; 1 parcel
Owner: Norbeck Crossing Homeowners Association, Inc.

This plat has been prepared in accordance with Preliminary Plan 120170060 (Bradford's Landing) and to fully effectuate the requirements of County Council Abandonment Resolution No. 18-848 for the abandonment of Norbeck Avenue and Coolidge Avenue. The respective portions of right-of-way are being incorporated into the adjoining subdivision, entitled Norbeck Overlook as indicated on the attached preliminary plan. Staff has reviewed the plat and determined that is in compliance with the aforesaid Preliminary Plan and Council Resolution and recommends approval.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision.

Further, we grant to Montgomery County, Maryland storm drain easements, designated herein as "MSDC" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never seek nor permit to be created any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the County's written consent.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

NORBECK CROSSING HOMEOWNERS ASSOCIATION, INC., a Maryland non-profit corporation

President, Board of Directors
John A. Visqualoro
 Date: April 12, 2018

AREA TABULATION

1 Parcel: 31,301 Square Feet or 0.7186 Acres

Total by this plat: 31,301 Square Feet or 0.7186 Acres

VICINITY MAP

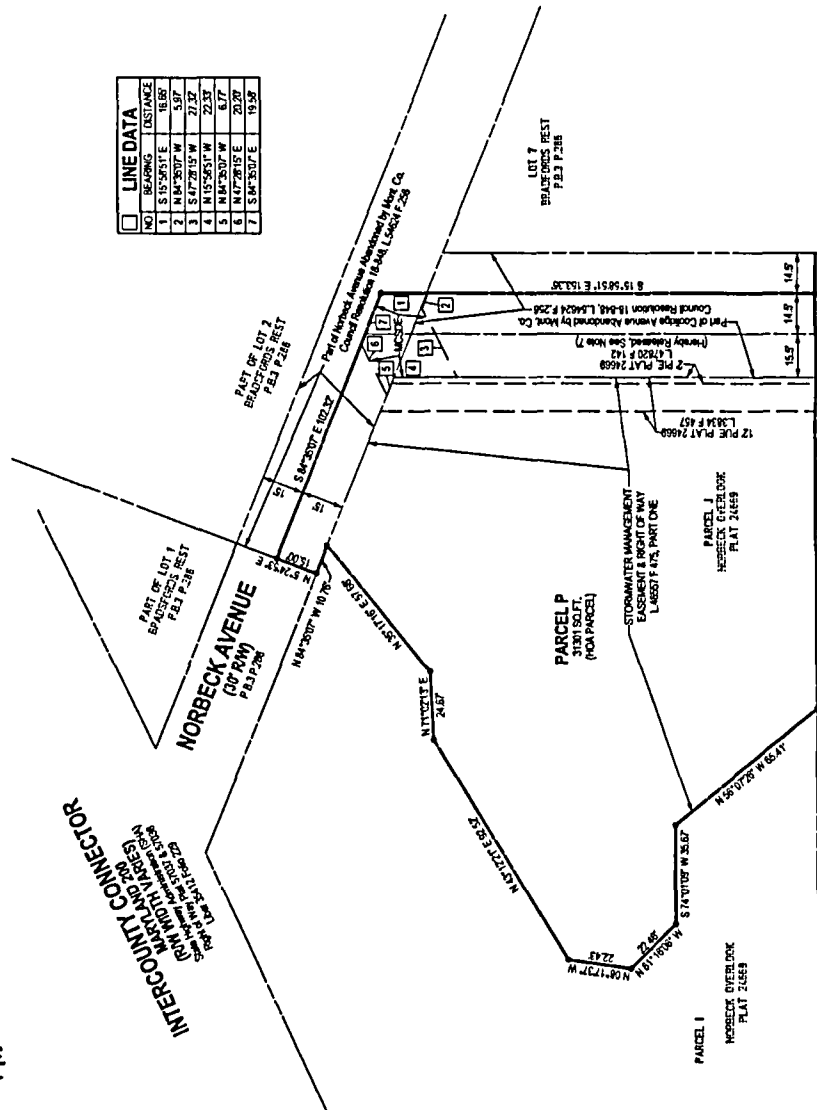


NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plat or other plan, showing development of this property, approved by the Montgomery County Planning Board and intended to survive and be the responsibility of the subdivision owner, shall be incorporated into this plat. The subdivision owner shall be responsible for any costs incurred by the Planning Board and available for public review during normal business hours.
- The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting 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.
- This property is subject to the terms and conditions of Preliminary Plan No. 120090510 and Site Plan No. 020110040, as amended, both entitled "Overlook at Norbeck Crossing".
- Parcel P, Block A, shown herein is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28048 at Folio 374.
- Parcel P, Block A, shown herein is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 47474 at Page 329.
- The owner of the property, their successors or assigns, agrees to pay a pro rata share for the future construction or reconstruction of Bradford Road along side frontage as provided for in a Declaration of Covenants dated May 30, 2013, and recorded among the Land Records of Montgomery County, Maryland in Book 47311 at Page 231.
- This plat is solely being recorded to effectuate the abandonment of a portion of Norbeck Avenue and Colidge Avenue as required by County Council Resolution No. 18-044, recorded in Book 54624 at Page 256 among the Land Records of Montgomery County, Maryland, and by Montgomery County Planning Board Resolution No. 16-138 for Preliminary Plan No. 120170300, Entitled "Bradford's Landing". This plat also amends the P.L. Public Improvements Covenants, recorded among the Land Records of Montgomery County, Maryland in Book 47311 at Page 231, which is adjacent to Colidge Avenue on Parcel J and which was granted by Plat 24688.
- We, NORBECK CROSSING HOMEOWNERS ASSOCIATION, INC., as the current owner(s) of Parcel I (herein) and Parcel J (herein) proposed Parcel P, Block A. By our signatures herein, we hereby consent to the abandoned area of Norbeck Avenue as shown being added to its entirety to Parcel I, Block A, to create Parcel P, Block A.
- The property appears on Montgomery County Tax Maps HS 342 and HS 52.
- The property shown herein is zoned R-200/TDR-7.

LINE DATA

NO.	BEARING	DISTANCE
1	S 15° 50' 15" W	15.00
2	S 87° 21' 15" W	23.32
3	N 85° 56' 15" W	20.33
4	N 84° 30' 00" W	6.77
5	N 17° 26' 15" E	20.29
7	S 84° 30' 00" E	19.99



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property described in a conveyance from CALANTIC GROUP, INC., a Delaware corporation (successor by operation of law to The Ryland Group, Inc., a Maryland corporation to NORBECK CROSSING HOMEOWNERS ASSOCIATION, INC., a Maryland non-profit corporation, by No Consideration Deed and Agreement dated August 1, 2017, and recorded in Book 54645 at Page 455; and part of the abandonment of Norbeck Avenue and Colidge Avenue by County Council for Montgomery County, Maryland, Resolution No. 18-044, introduced June 20, 2017, adopted June 20, 2017, and recorded July 20, 2017, in Book 54624 at Page 256; said property also being all of Parcel J, Block A, as shown on a subdivision record plat entitled "SUBDIVISION RECORD PLAT, PARCELS I AND J, BLOCK A, NORBECK OVERLOOK" and recorded as Plat 24688; and also part of Norbeck Avenue and Colidge Avenue shown on a subdivision record plat entitled "BRADFORD'S LANDING" and recorded as Plat 20688; all among the Land Records of Montgomery County, Maryland.

And that once incorporated as described in the Ordinance No. 50.4.3.G of the Montgomery County Code, the property corner markers shown on this plat are in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 31,301 square feet or 0.7186 of an acre of land. There is no street dedicated by this plat.

Blair L. Wood
 Date: April 12, 2018
 Professional Land Surveyor
 Maryland Registration No. 110895
 License Expires: 05/01/18

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1	S 15° 50' 15" W	15.00
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RECORDED PLAT

APPROVED April 12, 2018 DATE

Blair L. Wood SURVEYOR

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

SECRETARY-TREASURER

CHARMAN

M.N.C.P. & P.C. RECORD FILE NO. _____

SOLTESZ

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ROCKVILLE OFFICE

DATE: MARCH, 2018

SCALE: 1" = 30'

MONTGOMERY COUNTY, MARYLAND
 OLNEY (8th) ELECTION DISTRICT
 PARCEL J, BLOCK A, NORBECK OVERLOOK
 (Being a resubdivision of
 Parcel J, Block A, Norbeck Overlook)

SUBDIVISION RECORD PLAT
 PARCEL P, BLOCK A
 NORBECK OVERLOOK

PLAT 8

