

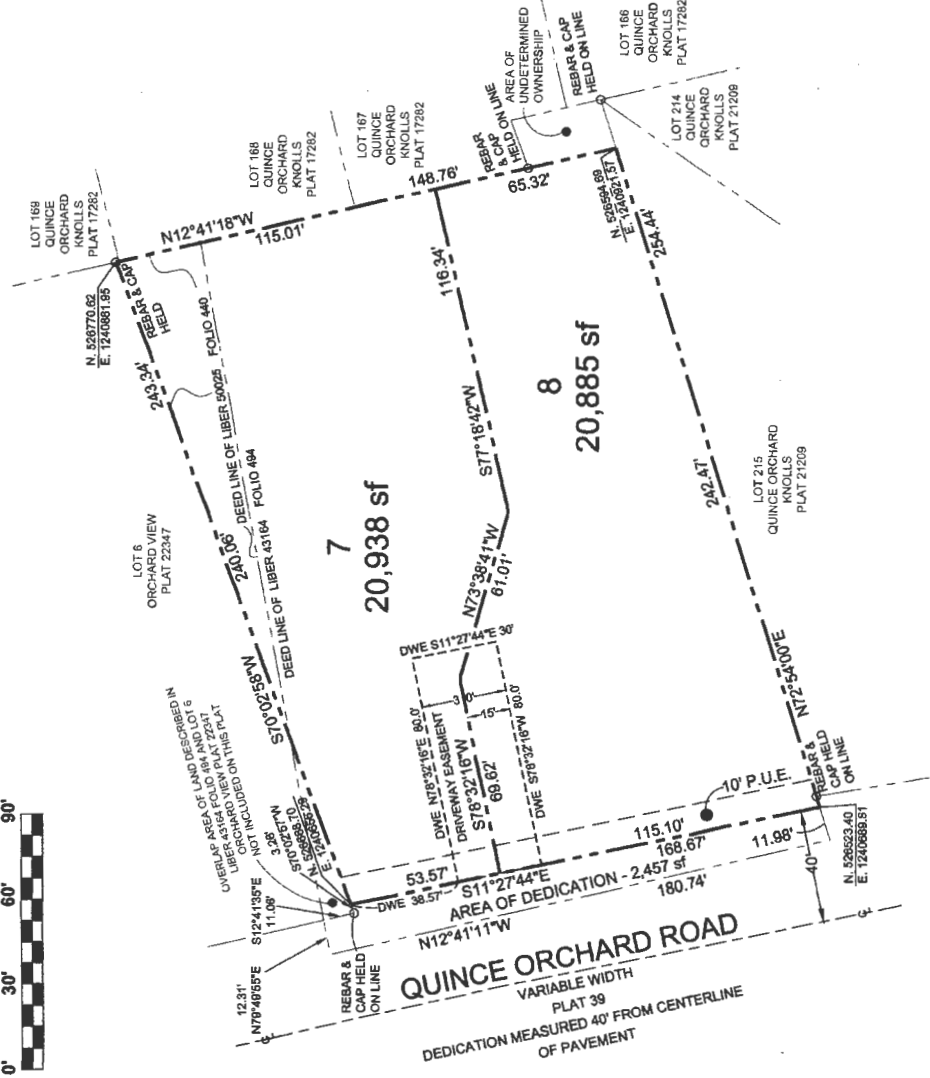
Plat Name: Orchard View
Plat #: 220170940

Location: Located on the east side of Quince Orchard Road, 200 feet south of Fellowship Lane
Master Plan: Potomac Subregion Master Plan
Plat Details: R-200 zone; 2 lots
Owner: Mohammed, Feroza and Rummin Khan.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160120B (MCPB Resolution No. 17-022) 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.



NOTES

1. PROPERTY ZONED R-200.
2. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND PUBLIC WATER. EXISTING SEWER AND WATER CATEGORIES S1, W-1.
3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120160120, ENTITLED "ORCHARD VIEW", MCPB RESOLUTION NO. 17-022 DATED APRIL 21, 2017. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT REPORT, OR OTHER DOCUMENTS REFERENCED BY THIS PLAT, AND ANY OTHER DOCUMENTS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 8560, W.S.S.C. ZINWH12.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed conveyed from Mohammed Khan to Mohammed Khan, Feroza Khan, his wife and Kummam I. Khan, trustee of the Kummam I. Khan trust dated April 29, 2008; their son, dated June 3, 2010 and recorded in Liber 43164 at Folio 494, and all of the land described in a deed conveyed from Jorge Adalberto Diaz Gonzales to Mohammed Khan, Feroza Khan, husband and wife and Kummam I. Khan, trustee of the Kummam I. Khan trust dated April 29, 2008, their son, dated March 17, 2015 and recorded in Liber 50025 at Folio 440, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers not previously found and held will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 44130 square feet of land. 2457 square feet of land is dedicated to the public use.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10890
 EXPIRES 4/3/2021
 Date: 7/6/2018

OWNERS CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision and dedicate the street shown hereon to the public use. Grant to Montgomery County, Maryland, slope easements 40 feet wide, adjacent to and parallel to the right of way of Quince Orchard Road. Said slope easement to be extinguished after all improvements to the public right of way have been completed and accepted for maintenance by Montgomery County. The undersigned also grants the Public Utility Easements (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland. We further grant the driveway easement shown hereon for the construction and maintenance of a shared driveway to benefit the owners of Lots 7 & 8, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

APPROVED: *Diana Jones*
 DATE: July 10, 2018
 DIRECTOR

APPROVED: _____ DATE: _____
 CHAIRMAN ASST.-SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. _____

PLAT TOTALS	
NUMBER OF LOTS	2
NUMBER OF UNITS	41822 SF
TOTAL AREA OF DEDICATION	2457 SF
TOTAL AREA SHOWN ON PLAT	44130 SF

SUBDIVISION RECORD PLAT
 LOTS 7 & 8
ORCHARD VIEW
 ELECTION DISTRICT 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' MAY 2017

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 9883 SHILOH GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-8904

