

Plat Name: Old Georgetown Estates
Plat #: 220200470

Location: Located at the western terminus of Tall Tree Terrace.
Master Plan: North Bethesda - Garrett Park Master Plan
Plat Details: R-200 zone; 4 lots, 2 parcels
Owner: Encore Danville, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190230 (MCPB Resolution No. 19-131), 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 plan.

NOTES

- THE PROPERTY SHOWN HEREIN IS SERVED BY PUBLIC WATER AND SEWER.
- THE PROPERTY PLAT IS THE SUBJECT OF THIS RECORD PLAT IN THE R-200 ZONE AS OF THE DATE OF PLAT RECORDATION.
- DEP = DEEPER FOUND
IPS = IRON PIPE WITH CAP SET
OFF = OPEN IRON PIPE FOUND
PFC = PUNCH PIPE FOUND
- THE PROPERTY SHOWN HEREIN IS LOCATED ON TAX MAP 60 662.
- THIS PROPERTY IS LOCATED ON F.E.H.A. FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 240302402, FLOOD ZONE "A", AND "AE".
- THE LOTS SHOWN HEREIN ARE LIMITED TO THE USER AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 0000200, OLD GEORGETOWN ESTATES.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ADOPTED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE. THESE REQUIREMENTS SHALL BE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- PARCELS A TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
- PARCELS B TO BE CONVEYED TO THE H-KNCPRC FOR USE AS AN EXTENSION OF TILDEN HOODS STREET VALLEY PARK.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING 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.
- THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL AND PLANNING, WHICH REQUIRE THE PROPERTY OWNER TO MAINTAIN OR TREE SAVE PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PLAN.
- THE FOREST CONSERVATION EASEMENTS (CATEGORY 1) SHOWN HEREIN ARE SUBJECT TO THE PROVISIONS CONTAINED IN A FOREST CONSERVATION AGREEMENT RECORDED IN BOOK 60229, AT PAGE 004, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREIN IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEMS) THAT ARE RECORDED ALONG WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 5886 AT PAGE 42.
- 5-FOOT INGRESS/EGRESS EASEMENT RECORDED AT LIBER 1226 FOLIO 60, AND SERVIENT ESTATE (LIBER 5491 FOLIO 127) HEREIN CONVEYED TO THE SAME OWNER.
- LOT 6 IS SUBJECT TO A PUBLIC ACCESS COVENANT FOR THE INSTALLATION AND MAINTENANCE OF A 5-FOOT WIDE PUBLIC PATH THAT IS RECORDED ALONG WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 6026 AT PAGE 001.
- PORTIONS OF PART II OF THE MISC. COVENANT RECORDED AT LIBER 3644 FOLIO 63 AND PORTIONS OF PART III OF THE MISC. COVENANT RECORDED AT LIBER 3644 FOLIO 64 ARE BOTH SUBJECT TO A MISC. SUBORDINATION AGREEMENT RECORDED IN BOOK 62101, PAGE 006, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNERS' CERTIFICATE

WE, ENCORE DANVILLE, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADAPT THIS PLAT OF SUBDIVISION.

WE FURTHER DEDICATE TO PUBLIC USE THE 7,361.9 SQ. FT. OF LAND SHOWN HEREIN ADJACENT TO THE TALLEY TERRACE SLOPE EASEMENT AROUND TALLEY TERRACE CUL-DE-SAC THAT SHALL BE EXTINGUISHED AFTER ALL REQUIRED BY MONTGOMERY COUNTY, MARYLAND, HAVE BEEN COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

WE FURTHER GRANT A 15-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS '15' P.U.E.' TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED 'DECLARATION OF TERMS AND CONDITIONS OF MONTGOMERY COUNTY, MARYLAND' RECORDED IN BOOK 6026 AT PAGE 021 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER GRANT A 5-FOOT PUBLIC IMPROVEMENT EASEMENT, SHOWN HEREIN AS '5' P.I.E.' TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED 'DECLARATION OF TERMS AND CONDITIONS OF MONTGOMERY COUNTY, MARYLAND' RECORDED IN BOOK 6026 AT PAGE 021 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

2/15/21 DATE
JERRY EPSTEIN
MANAGING MEMBER

WE, EAGLE BANK, OWNERS OF A DEED OF TRUST DATED JANUARY 9, 2020 AND RECORDED FEBRUARY 11, 2020 IN BOOK 5906 AT PAGE 203 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

2/15/21 DATE
Eagle Bank, Fannie Mae, Inc.
WITNESS

PLAT TABULATION

NUMBER OF LOTS	2
NUMBER OF PARCELS	4
AREA OF LOT(S) (A)	74.376
AREA OF LOT(S) (B)	7,361.9
AREA OF STREET DEDICATION	26,881.5 SQ. FT. (0.617 ACRES)
TOTAL AREA	

Department of
Public Works
Montgomery County, Maryland

Approved: *Nita Pedersen*
Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved:

M.N.C.P. & P.C. Record File No.

Recorded

Plat No.

PLAT No.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
1	20.33'	30.00'	14.94'	S 77°52.41' E	30°47'50"
2	21.32'	41.00'	75.35'	N 07°16.34' E	02°22'40"
3	20.31'	30.00'	14.93'	S 69°18.41' E	30°47'50"
4	41.03'	40.00'	40.00'	S 47°11'07" E	00°50'22"

OUTLET 2, BLOCK A
TILDEN PLACE
LIBER 16893 / FOLIO 747
PLAT 20026

HOA PARCEL A
6,339 SF
N 62°55'20" E
S 80°48' E
E 1274.377' 608

LOT 9
20,131 SF
N 07°16.34' E
S 80°48' E
E 1274.377' 608

LOT 8
26,437 SF
N 07°16.34' E
S 80°48' E
E 1274.377' 608

PARCEL B
65,605 SF
N 02°44'12" E
S 80°48' E
E 1274.377' 608

LOT 7
67,004 SF
N 07°16.34' E
S 80°48' E
E 1274.377' 608

LOT 6
60,804 SF
N 07°16.34' E
S 80°48' E
E 1274.377' 608

LOT 5, BLOCK 8
OLD GEORGETOWN ESTATES
LIBER 38088, FOLIO 236
PLAT BOOK 62, PLAT 5876

LOT 4, BLOCK 7
OLD GEORGETOWN ESTATES
LIBER 38088, FOLIO 236
PLAT BOOK 62, PLAT 5876

LOT 3, BLOCK 7
OLD GEORGETOWN ESTATES
LIBER 38088, FOLIO 236
PLAT BOOK 62, PLAT 5876

LOT 2, BLOCK 7
OLD GEORGETOWN ESTATES
LIBER 38088, FOLIO 236
PLAT BOOK 62, PLAT 5876

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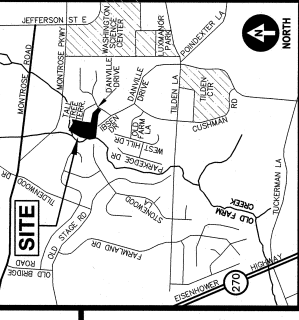
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VICINITY MAP
SCALE: 1" = 200'

LEGEND

- CATEGORY 1 FOREST CONSERVATION EASEMENT LIMITS
- STORMWATER MANAGEMENT BOOK 6082 PAGE 240

NO BUILDING PERMIT FOR NEW SINGLE FAMILY HOUSE CONSTRUCTION WILL BE ISSUED ON LOT 8 UNTIL EX. WSSC EASEMENT IS EXTINGUISHED.

TALL TREE TERRACE
(PER PLAT BOOK 82, PLAT 8476)

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LIBER 38088, FOLIO 236
PLAT BOOK 62, PLAT 5876

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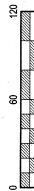
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SUBDIVISION RECORD PLAT
LOTS 6 THROUGH 9
AND PARCELS A & B, BLOCK 7

OLD GEORGETOWN ESTATES

A RESUBDIVISION OF PARCEL P436
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' FEBRUARY, 2020



10 South Beniz Street
Rockville, Maryland 27101
301-407-8045 fax
www.caseengineering.com
info@caseengineering.com



JEFFREY ALLEN HANTON
PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: 07/13/2021

DATE: 2/15/21

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY STEPHEN E. EPSTEIN AND BEATRICE EPSTEIN UNTO ENCORE DANVILLE, LLC BY A DEED DATED JANUARY 9, 2020 AND RECORDED FEBRUARY 11, 2020 IN BOOK 5906 AT PAGE 203 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

TOTAL AREA INVOLVED IN THIS PLAT IS 25,881.5 SQUARE FEET, 7,361.9 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS ARE SHOWN AND MARKED AS REQUIRED BY THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

