

Plat Name: Seneca Farms
Plat #: 220220740 - 220220770

Location: Located on the west side of Seneca Road (MD 112), 1,400 feet south of Spring Meadows Drive
Master Plan: Potomac Sub-Region 2002 Master Plan
Plat Details: RC zone; 27 lots, 3 outlots and 4 parcels
Owner: Seneca Farm, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170240 (MCPB Resolution No. 18-097), and with Site Plan No. 820210150 (Certified Site Plan dated May 9, 2022), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the property acquired by Seneca Farms, LLC, a Maryland limited liability company, from Charles T. Jamison, Katheryn B. Jamison and Charles Joseph Jamison, by Deed dated June 3, 2011 and recorded in the Land Record of Montgomery County, Maryland in Liber 21174 at Folio 120. I am a duly licensed and duly sworn Surveyor in the State of Maryland and I am duly qualified to perform the subdivision shown hereon. I further certify that the total area included in this Subdivision Record Plat is 696,254 square feet or 15.98 acres of land, of which 2,666 square feet or 0.06 of an acre of land will be dedicated to the State of Maryland for the use of the State Road Commission and 87,255 square feet or 2.00 acres of land is dedicated to Montgomery County for public use.

Date: 7/12/2022
 Surveyor: [Signature]
 Title: Professional Land Surveyor
 License No.: 526
 Exp. 02/17/2023

Legend
 P.B. & P.M.S. : Plat Book & Plat Number
 S. & F. : Section & Folio
 B. & P. : Block & Page
 L.P.F. : Right-of-Way
 L.P.E. : Right-of-Way
 S.B.R.L. : Septic Building Restriction Line
 Well Site & Alternate Well Sites

Owner's Certificate

We, Seneca Farms, LLC, a Maryland limited liability company, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. We establish the minimum building restriction lines, dedicate the area labeled "Dedication Area" to the State of Maryland for the use of the State Road Commission and the area labeled "Dedication Area" to the State of Maryland for the use of the State Road Commission. We further certify that the total area included in this Subdivision Record Plat is 696,254 square feet or 15.98 acres of land, of which 2,666 square feet or 0.06 of an acre of land will be dedicated to the State of Maryland for the use of the State Road Commission and 87,255 square feet or 2.00 acres of land is dedicated to Montgomery County for public use.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 59.13.1.G of the subdivision regulations of Montgomery County, Maryland.

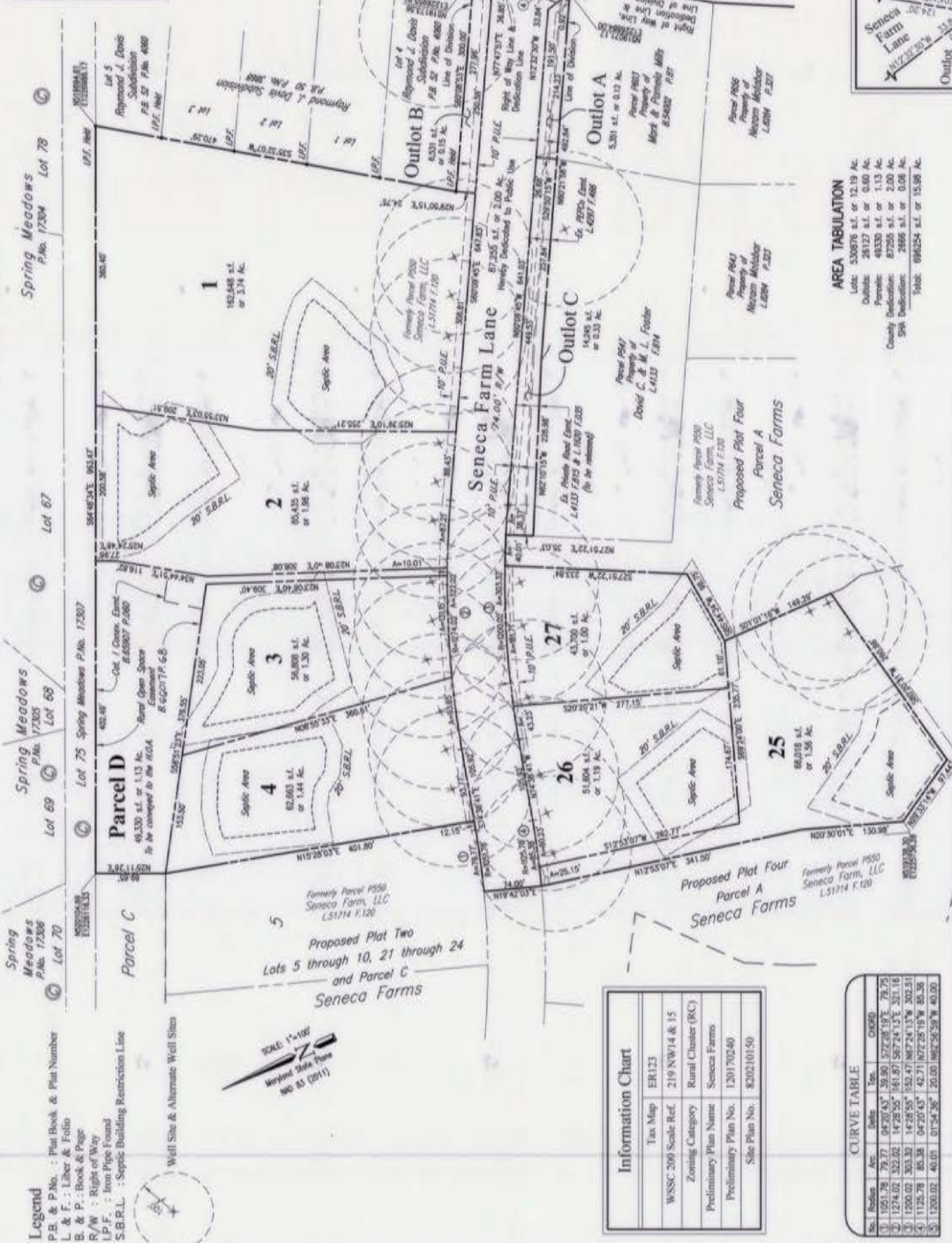
There are no maps, actions of law, leases, licenses, mortgages or trusts affecting the property shown hereon.

Seneca Farms, LLC, a Maryland limited liability company
 By: [Signature]
 Title: Managing Member

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

| | | |
|---|-------------|---------|
| 1 | S. 6209/37E | 20.00' |
| 2 | S. 6209/37E | 125.14' |
| 3 | N. 8271/59W | 20.37' |
| 4 | N. 3254/45E | 125.14' |

DEDICATION AREA
 2,666 S.F. OR 0.061 AC.
 SHOWN HEREON.



Information Chart

| | |
|-----------------------|--------------------|
| Tax Map | ER123 |
| WSSC 2008 Scale Ref. | 219 NW14 & 15 |
| Zoning Category | Rural Cluster (RC) |
| Preliminary Plan Name | Seneca Farms |
| Preliminary Plan No. | 120170240 |
| Site Plan No. | 820210150 |

CURVE TABLE

| Sta. | Radius | Chord | Angle | Offset |
|----------|---------|---------|--------|--------|
| 10+00.00 | 100.00' | 100.00' | 90.00° | 0.00' |
| 10+50.00 | 100.00' | 100.00' | 90.00° | 0.00' |
| 11+00.00 | 100.00' | 100.00' | 90.00° | 0.00' |
| 11+50.00 | 100.00' | 100.00' | 90.00° | 0.00' |
| 12+00.00 | 100.00' | 100.00' | 90.00° | 0.00' |

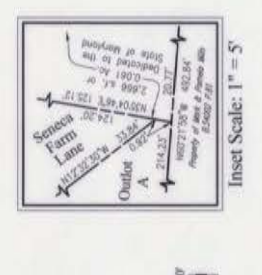
The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Chair: _____
 Montgomery Plac. Signatory
 For Secretary-Treasurer

Department of Permitting Services,
 Montgomery County

Approved: 8/17/2022
[Signature]
 Recorder

Recorded:
 Plat No.: 220220740



Vicinity Map
 (Not to Scale)

- Notes**
- All terms, conditions, agreements, limitations, and project plans are contained in the Preliminary Plan, Site Plan, and any other plans filed with the Montgomery County Planning Board. The Board is intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plans are maintained by the Planning Board and are available for review during normal business hours.
 - Development of the property is controlled by the terms and conditions as determined by approval by the Montgomery County Planning Board of Preliminary Plan No. 120170240 and Site Plan No. 820210150, as may be amended.
 - This Subdivision Record Plat is not intended to show every number affecting the property, nor every water easement, but only those that are necessary to the project. The Subdivision Record Plat is not intended to constitute an examination of title or to depict or state all matters affecting title.
 - Coordinates shown hereon were established using conventional and GPS observations based upon the Maryland Coordinate System NAD83 (2011) Datum, using Trimble's Real-Time Kinematic (RTK) and their Virtual Reference Station system (VRS). The average scale factor for the subject property is 0.99995700. The average property elevation based upon NAVD83 vertical datum is 300 feet, for an elevation factor of 0.99998830. The combined factor for the subject property is 0.99994530. All bearings and distances shown are based on grid coordinates.
 - The land contained herein is within an approved cluster development and subdivision or re-subdivision is not permitted after the property is developed.
 - This property is served by private well and private septic systems only. The wells and septic areas shown are subject to change upon re-approval by the Montgomery County Department of Permitting Services Well and Septic Section. Septic areas are designed for: 4 bedroom house (Lot 2); 2 bedroom houses (Lots 1 & 2); and 6 bedroom houses (Lots 3, 4, 26 & 27).
 - Water / Sewer Categories: W/S6
 - Parcel D is subject to a Rural Open Space Easement granted to M-NCPPC, recorded among the Montgomery County Land Records in Book 6407 at Page 68.
 - This plat is subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.

Subdivision Record Plat
 Lots 1 through 4, 25 through 27,
 Parcel D and Outlots A, B & C

Seneca Farms
 Darnestown (6th) District
 Montgomery County, Maryland
 July, 2022 Scale: 1" = 100'
CPJ Charles P. Johnson & Associates, Inc.
 20100 Old Columbia Road, Suite 200, Columbia, MD 21046
 410.321.1100
 www.charlesjohnson.com

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of one of the parcels acquired by Seneca Farms, LLC, a Maryland limited liability company, from Charles T. Jackson, Kathryn B. Jamison and Charles Joseph Jamison, by Deed dated June 8, 2015, and recorded among the Land Records of Montgomery County, Maryland in Liber 51714 at Folio 126. I also certify that, if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this Subdivision Record Plat is 816,616 square feet or 18.79 acres of land, of which 14,979 square feet or 1.72 acres of land is dedicated to Montgomery County for public use.

Date: 7/12/22
 Daniel P. ...
 Maryland No. 528
 Exp. 02/17/2023

Owner's Certificate

We, Seneca Farms, LLC, a Maryland limited liability company, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establish the minimum building restriction lines. Dedicate to Montgomery County, Maryland, for public use, the area labeled "Seneca Farm Lane", Grant to Montgomery County, Maryland, Temporary Shape Encumbrances, 20 feet wide, adjacent, contiguous and subject to Seneca Farm Lane right of way lines, said Shape Encumbrances shall be automatically extinguished after all required public improvements abutting said encumbrance have been completed and accepted for maintenance; Grant Public Utility Encumbrances as shown herein and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document certified "Declaration of Public Utility Encumbrances" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457; Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no easements, actions at law, liens, leases, mortgages or trusts affecting the property shown herein.

Date: 7-13-2022
 By: Kathryn B. Jamison
 Kathryn B. Jamison, Managing Member

Seneca Farms, LLC, a Maryland limited liability company

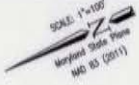
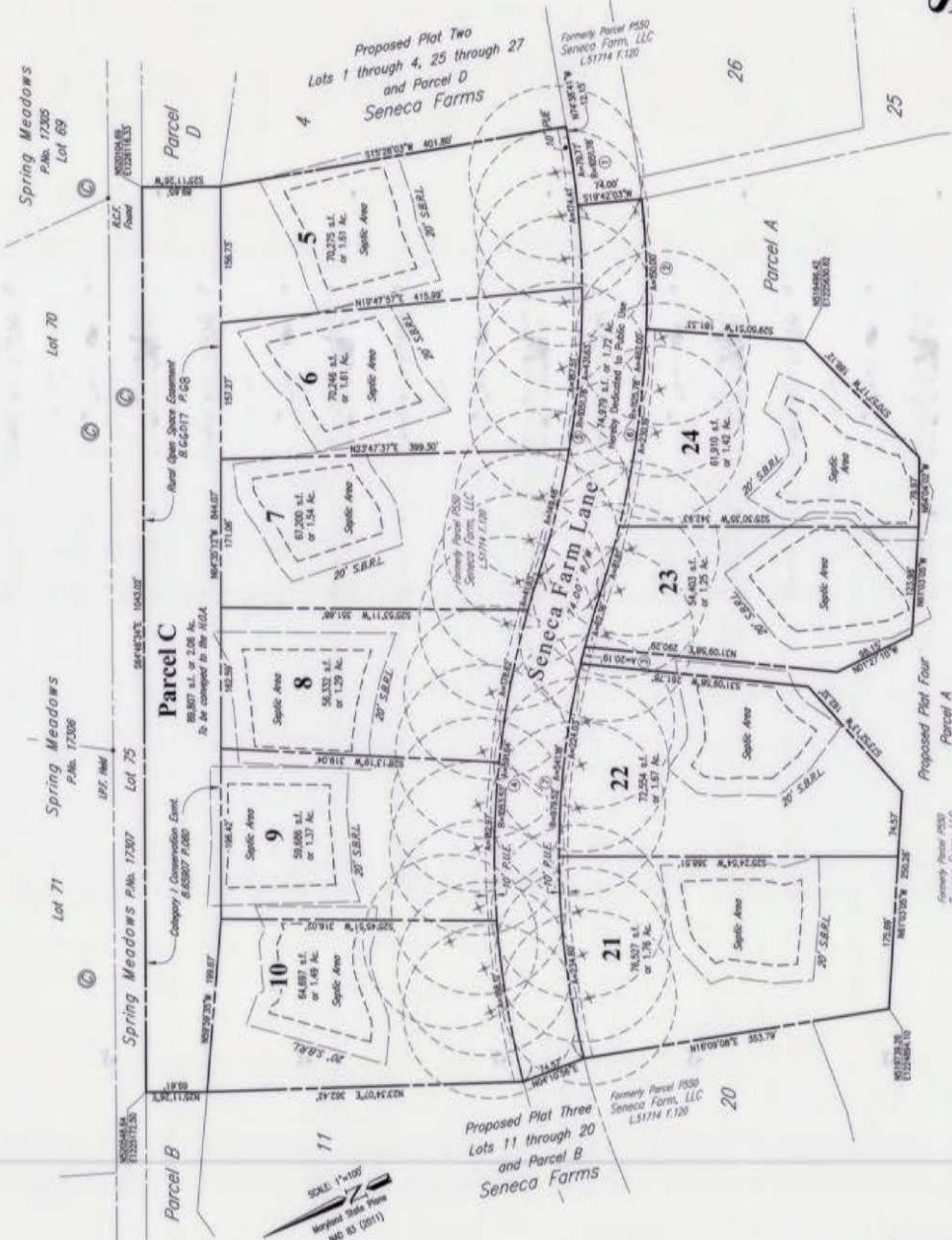
Plat No. _____



Vicinity Map
(Not To Scale)

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plat, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- Development of the property is controlled by the terms and conditions as set forth in the Maryland State Planning Board's Preliminary Plat of Phosphorus Plan No. 120170240 and Site Plan No. 820210150, as may be amended.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- Coordinates shown herein were established using conventional and GPS observations based upon the Maryland Coordinate System (NAD83 (2011) Datum, using Trimble's Real-Time KeyNet/RTS and their Virtual Reference Station system (VRS). The average scale factor for the subject property is 0.9999700. The average property elevation based upon NAVD83 vertical datum is 6.36 feet. The coordinates are rounded to the nearest foot. All bearings and distances shown are based on grid coordinates.
- The land contained herein is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed.
- This property is served by private well and private septic systems only. The well and septic areas shown are subject to change upon re-approval by the Montgomery County Department of Permitting Services Well and Septic Section. Septic areas are designed for: 5 bedroom houses (Lots 22 & 24); and 6 bedroom houses (Lots 5 through 10, 21 & 23).
- Water / Sewer Categories: W650
- Parcel C is subject to a Rural Open Space Easement granted to M-NCPPC, recorded among the Montgomery County Land Records in Book 64074 Page 6-8.
- This plat is subject to a Common Open Space Easement recorded in Liber 28645 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Access to Parcel C from the public right of way, across Parcel D, is hereby assumed.



AREA TABULATION

| | |
|-----------|---------------------------|
| Lot: | 653,820 s.f. or 15.01 Ac. |
| Parcel: | 98,807 s.f. or 2.26 Ac. |
| Subtotal: | 752,627 s.f. or 17.27 Ac. |
| Total: | 816,616 s.f. or 18.79 Ac. |

220220750

Information Chart

| | |
|-----------------------|--------------------|
| Tax Map | DR & ER123 |
| WSSC 200 Scale Ref. | 219 NW 14 & 15 |
| Zoning Category | Rural Cluster (RC) |
| Preliminary Plan Name | Seneca Farms |
| Preliminary Plan No. | 120170240 |
| Site Plan No. | 820210150 |

CURVE TABLE

| Sta. | Radius | Arc | Delta | Tan | Chords |
|------|---------|--------|-----------|-------|----------------------|
| 1 | 1001.78 | 78.77 | 04°29'45" | 38.90 | 877.28 (18° 78.75) |
| 2 | 1125.78 | 100.00 | 07°30'55" | 45.11 | 1082.25 (28° 100.00) |
| 3 | 1053.50 | 89.54 | 07°10'34" | 39.35 | 952.52 (27° 89.54) |
| 4 | 1051.78 | 83.10 | 06°30'48" | 35.80 | 958.32 (25° 83.10) |
| 5 | 1125.78 | 102.00 | 08°20'48" | 46.24 | 1082.25 (28° 102.00) |
| 6 | 879.52 | 84.18 | 05°39'21" | 37.77 | 862.28 (20° 84.18) |

Department of Permitting Services
 Montgomery County

Approved: 8/17/2022
Nick Johnson
 Director

Chair: _____
 Date: _____

 Montgomery Hqs. Secretary
 for Secretary's Treatment

Recorded: _____
 Plat No: _____

Seneca Farms
 Darnestown (6th) District
 Montgomery County, Maryland
 July, 2022 Scale: 1" = 100'
 Charles P. Johnson & Associates, Inc.
 11111 Rockledge Drive, Suite 100, Rockledge, FL 32955
 407.329.1111
 CPJ
 2 of 4
 2015-1362

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of part of the property acquired by Seneca Farms, LLC, a Maryland limited liability company, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establish the minimum building restriction lines, Dedicate to Montgomery County, Maryland, for public use, the area labeled "Seneca Farm Lane", Grant to Montgomery County, Maryland Temporary Slope Easements, 20 foot wide, adjacent, contiguous and parallel to Seneca Farm Lane right of way lines, said Slope Easements shall be automatically extinguished after all required public improvements abutting said easement have been completed and accepted for maintenance. Grant Public Utility Easements as shown herein and delineated on P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3514 at Folio 457; Subject to all current and applicable regulations of all Federal, state and local governing agencies.

Date: 7/10/22
 Daniel F. DeBolt
 Property Lines Surveyor
 License No. 1200170020
 Exp. 02/17/2023

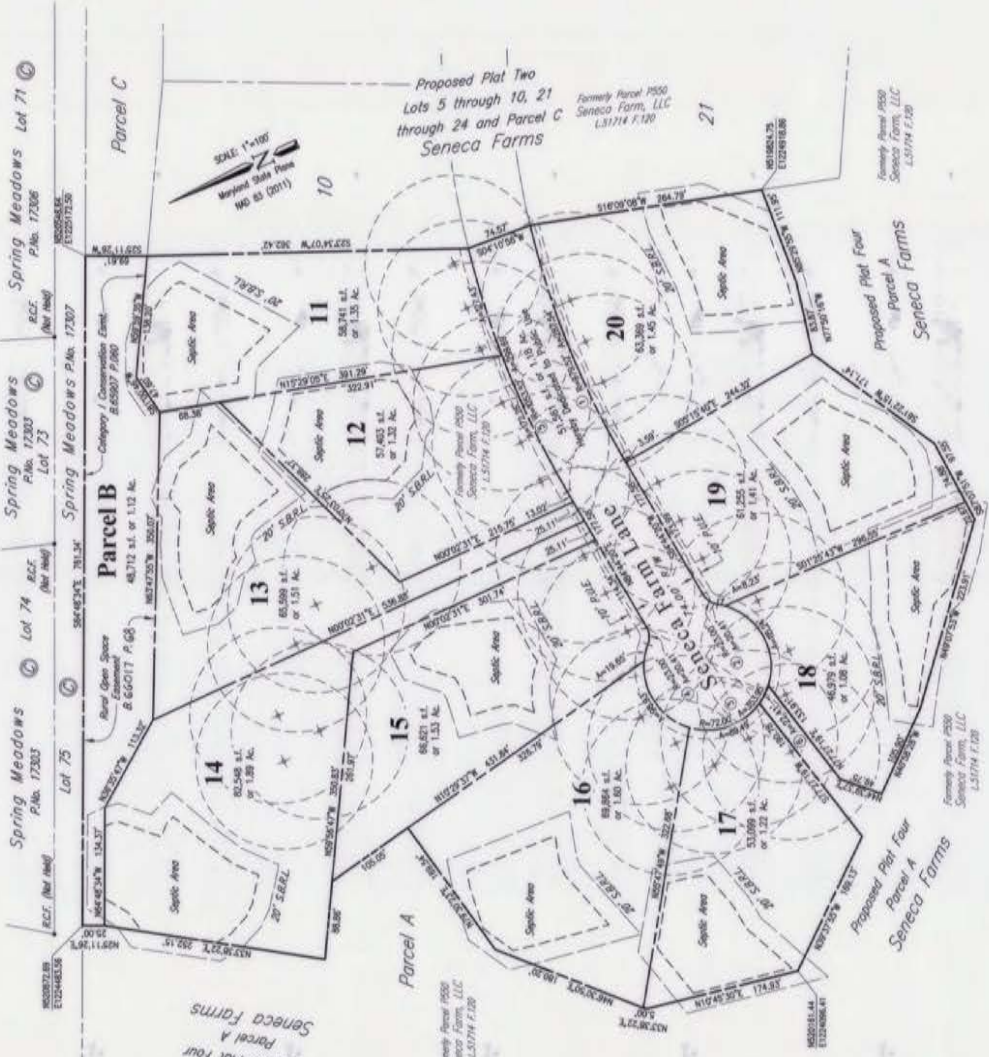
Owner's Certificate

We, Seneca Farms, LLC, a Maryland limited liability company, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establish the minimum building restriction lines, Dedicate to Montgomery County, Maryland, for public use, the area labeled "Seneca Farm Lane", Grant to Montgomery County, Maryland Temporary Slope Easements, 20 foot wide, adjacent, contiguous and parallel to Seneca Farm Lane right of way lines, said Slope Easements shall be automatically extinguished after all required public improvements abutting said easement have been completed and accepted for maintenance. Grant Public Utility Easements as shown herein and delineated on P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3514 at Folio 457; Subject to all current and applicable regulations of all Federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 20.4.3.0 of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein.

Seneca Farms, LLC, a Maryland limited liability company
 By: Kathryn B. Johnson, Managing Member
 Title: 7-13-2022



AREA TABULATION

| | |
|-------------|---------------------------|
| Lots: | 625,476 s.f. or 14.36 Ac. |
| Parcel: | 40712 s.f. or 1.12 Ac. |
| Deductions: | 31,281 s.f. or 1.18 Ac. |
| Total: | 725,211 s.f. or 16.66 Ac. |

2202207160

Department of Permitting Services
 Montgomery County
 Recorded: 8/17/2022
 Approved: Aliah Robinson, Director

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____ Date: _____
 Chair: _____ Secretary: _____
 Vice Secretary: _____ Treasurer: _____

Plat No. _____

Vicinity Map
(Not to Scale)



Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the approval of this plat, unless expressly contemplated by the plat as recorded. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- Development of the property is controlled by the terms and conditions as determined by approval by the Montgomery County Planning Board of Preliminary Plan No. 1200170040 and Site Plan No. 820210150, as may be amended.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- Coordinates shown herein were established using conventional methods based upon the Maryland Coordinate System (MDCS 2011) Datum using Transverse Mercator (TM) and the North American Vertical Datum (NAVD83). The average scale factor for the subject property is 0.99997300. The average scale factor based upon NAVD83 vertical datum is 1.00000000. The average elevation factor is 0.99998830. The combined factor for the subject property is 0.99994530. All bearings and distances shown are based on grid coordinates.
- The land contained herein is within an approved cluster development and subdivision or re-subdivision is not permitted after the property is developed.
- This property is served by private well and private septic systems only. The wells and septic areas shown are subject to change upon re-approval by the Montgomery County Department of Permitting Services Well and Septic Section. Septic areas are designed for: 5 bedroom septic areas on lots 13, 15, 18 & 20; and 6 bedroom houses (lots 11, 14, 16, 17 & 19).
- Water / Sewer Categories: W6/S6
- Parcel B is subject to a Rural Open Space Easement granted to M-NOOPPC, recorded among the Montgomery County Land Records in Book 6667 at Page 68.
- This plat is subject to a Common Open Space Easement recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Access to Parcel B from the public right of way, across Parcel A, is hereby assured.

Subdivision Record Plat
 Lots 11 through 20
 and Parcel B

Seneca Farms

Darnestown (6th) District
 Montgomery County, Maryland
 July, 2022 Scale: 1" = 100'

Charles P. Johnson & Associates, Inc.
 CPJ
 3 of 4

Information Chart

| | |
|-----------------------|--------------------|
| Tax Map | DR |
| WSSC 200 Scale Ref. | 219 NW 15 |
| Zoning Category | Rural Cluster (RC) |
| Preliminary Plan Name | Seneca Farms |
| Preliminary Plan No. | 1200170040 |
| Site Plan No. | 820210150 |

CURVE TABLE

| No. | Radius | Arc | Delta | Time | CHORD |
|-----|---------|--------|-----------|--------|---------------------|
| 1 | 875.32 | 287.54 | 18.49707 | 144.81 | 1865.51705 W 285.53 |
| 2 | 23.00 | 20.41 | 50.75007 | 10.93 | 559.19207 W 19.74 |
| 3 | 11.00 | 833.95 | 187.40207 | 100 | 1805.75407 W 80.95 |
| 4 | 11.00 | 833.95 | 187.40207 | 100 | 1805.75407 W 80.95 |
| 5 | 1053.50 | 599.60 | 16.37325 | 125.88 | 1872.66437 W 28.74 |
| 6 | 72.00 | 22.41 | 17.25037 | 11.30 | 1825.0167 W 22.33 |

Owner's Certificate

We, Seneca Farms, LLC, a Maryland limited liability company, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establish the minimum building restriction lines, Grant Public Utility Easements as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in the certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland at Folio 657; Grant to Montgomery County, Maryland Temporary Shape Easement, 20 feet wide, adjacent, contiguous and parallel to the boundary line of any street, and Shape Easement to be shown hereon, to be used for the purpose of water, sewer, gas, electric, and other utilities. The easement herein being completed and accepted for maintenance. Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Montgomery County, Maryland, Section 20.43.6 of the subdivision regulations of Montgomery County, Maryland.

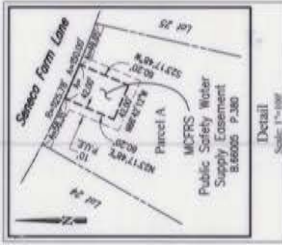
There are no sales, actions at law, liens, mortgages or trusts affecting the property shown hereon.

Seneca Farms, LLC, a Maryland limited liability company
 Date: 7-15-2022 Kathryn B. Johnson
 Kathryn B. Johnson, Managing Member

| # | BEARINGS | ARC | DELTA | TAN | CHORD |
|---|----------|--------|---------|-------|------------------|
| 1 | 72.00 | 22.4 | 17.9713 | 11.30 | 5.82521 VE 22.32 |
| 2 | 97.832 | 20.19 | 0710951 | 10.50 | 5510727E 20.19 |
| 3 | 1123.78 | 190.00 | 0738303 | 73.11 | 5823836E 149.89 |
| 4 | 1300.02 | 40.00 | 0754396 | 20.00 | 5825287E 40.00 |

Information Chart

| | |
|-----------------------|--------------------|
| Tax Map | DR & ER123 |
| WSSC 200 Scale Ref. | 219 NW 14 & 15 |
| Zoning Category | Rural Cluster (RC) |
| Preliminary Plan Name | Seneca Farms |
| Preliminary Plan No. | 1201702-0 |
| Site Plan No. | 820210150 |



Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of Parcel 1, L.C., a Maryland limited liability company, owned by Seneca Farms, LLC, a Maryland limited liability company, located in Montgomery County, Maryland at Folio 657; and recorded among the Land Records of Montgomery County, Maryland at Folio 51714 at Folio 126.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 20.43.6 of the subdivision regulations of Montgomery County, Maryland, and certify that the total area of the subdivision is 85.02 acres of land.

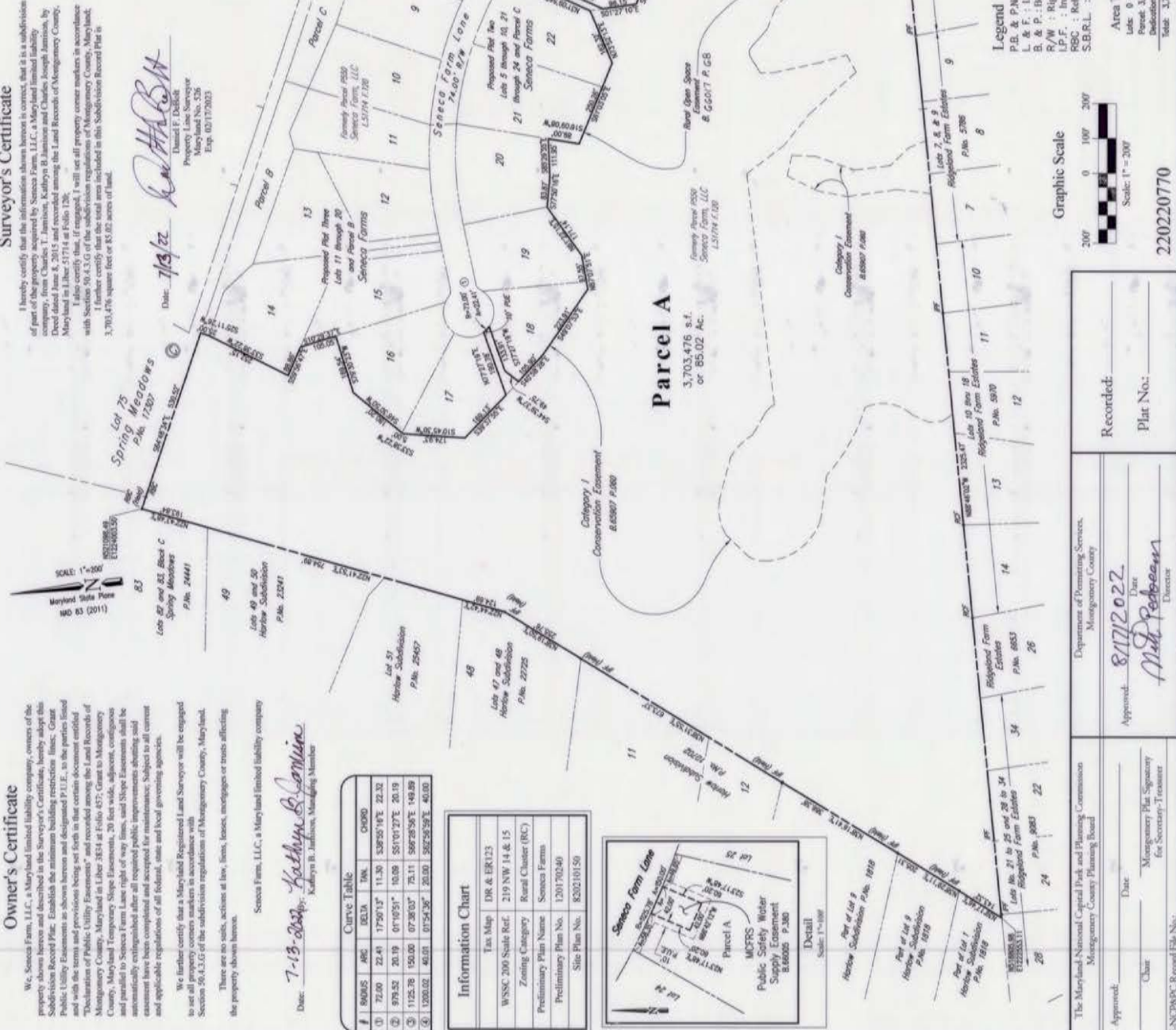
Date: 7/13/22
[Signature]
 David F. Dolfin
 Professional Land Surveyor
 Maryland No. 528
 Exp. 07/13/2023



Plat No. _____

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, affecting the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan may be viewed at the Montgomery County Planning Board and are available for review during normal business hours.
- Development of the property is controlled by the terms and conditions as determined by the Montgomery County Planning Board of Preliminary Plan No. 1201702-0 and Site Plan No. 82021015-0, as may be amended.
- This Subdivision Record Plat is not intended to show any matter affecting the ownership and/or use, nor any matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or state all matters affecting title.
- Conservation easements, easements, and other interests are shown hereon based upon the Maryland Conservation Easement System (M-CES), which is a program of the State of Maryland Department of the Environment and Natural Resources (DNR). The average scale factor for the subject property is 0.9999708. The average property elevation based upon NAVD83 vertical datum is 380 feet, for an elevation factor of 0.9999830. The combined factor for the subject property is 0.9999438. All bearings and distances shown are based on grid coordinates.
- The land contained hereon is within an approved cluster development and subdivision or re-subdivision is not permitted after the property is developed.
- Use of the land is restricted to the uses shown hereon and any other uses permitted by the Montgomery County Land Records in Book 64-017 at Page 68.
- Parcel A is subject to a Declaration of Restrictive Covenants for Private Roads, Private Parks, Private Open Spaces, and Private Storm Drain Systems recorded among the Land Records of Montgomery County, Maryland in Book 8238 at Page 42.
- This plat is subject to a Common Open Space Easement recorded in Liber 2845 at Folio 579 among the Land Records of Montgomery County, Maryland.
- Use of the land is restricted to the uses shown hereon and any other uses permitted by the Montgomery County Land Records in Book 64-017 at Page 68.
- This property is subject to a 100-year Floodplain (study prepared by L.R. Engineers and approved by DPS on May 9, 2003) that is encompassed by the conservation easement shown hereon. Montgomery County DPS has accepted the limits of said easement as the boundary of the floodplain as it is the more restrictive of the two instead of requiring an updated study.



Legend
 P.B. & P.No. : Plat Book & Plat Number
 L & P. : Liber & Folio
 B. & P. : Book & Page
 P.U.E. : Right of Way
 P.F.P. : Part Paper Found
 S.B.R.L. : Septic Building Restriction Line

Area Tabulation
 Lots: 9 s.t. or 0 Ac.
 Parcel: 3,703,476 s.t. or 85.02 Ac.
 Deductions: 0 s.t. or 0 Ac.
 Total: 3,703,476 s.t. or 85.02 Ac.

Graphic Scale
 200' 0 100' 300'
 Scale: 1" = 200'

Recorded: _____
 Plat No.: _____

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

Department of Permitting Services,
 Montgomery County

Approved: 8/17/2022
 Date: _____
[Signature]
 Director

Approved: _____
 Date: _____

 Montgomery Plan Signatory
 for Secretary/Treasurer

Subdivision Record Plat
 Parcel A

Seneca Farms
 Darnestown (6th) District
 Montgomery County, Maryland
 July, 2022 Scale: 1" = 200'

CPJ Charles P. Johnson & Associates, Inc.
 4 of 4
 2022-3184

9 of 13 sheets
 Montgomery County, Maryland
SENCA FARMS
 MC-HCPIC File #1201702469
Certified Preliminary Plan
 Montgomery County, Maryland

Scale: 1" = 200'
 Date: 02-17-17



ZONING STANDARDS:

| ZONE, RC - (Cluster) | Req. | Prop. |
|---------------------------|---------------------|---------------------|
| Lot Size | 40,000 SF or larger | 46,000 SF or larger |
| Front setback | 60' | 60' or more |
| Sideways | 17' min., 35' total | 17' or more |
| Rearyard | 35' | 35' or more |
| Building Height | 50' Max. | 50' or less |
| Lot Coverage | 10% Max. | 8% |
| Lot Width @ Building Line | 125' | 125' |
| Lot Frontage | 25' | 25' |

- NOTES:**
- Total area of project - 138.96 ac
 - Total number of lots permitted in the RC Zone - 27
 - No. of lots proposed by this plan - 27
 - No. of proposed outside - 3
 - Method of Development Proposed - Cluster
 - Plan to be submitted to outside by this plan - 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27
 - Proposed lot area - 46,000 SF or larger with 74' of 100-foot wide front and 20' of rear setback.
 - Total rural open space required (85%) - 82.17 ac
 - Rural open space shown - 87.70 ac (Parcel A)
 - Property is located in the Lower Great Seneca Creek watershed and the Middle Branch watershed. Both watersheds are User Class I/P.
 - Existing sewer and water service categories: S-4, W-4
 - Proposed 12" sewer service line to be installed on the property.
 - Lot 10 of Ridge Road Farm Estate Subdivision existing property line is shown in red and extends beyond 100' from proposed 100'.
 - Any existing wells or septic systems found on Lot 24 must be properly abandoned prior to record plat approval.
 - USGS is available: Washington Glen, Vermont.
 - Proposed Station
 - Proposed Station by: Thomas A. Heidt, Professional Engineer, No. 2017
 - The subject property is not located in a Special Protection Area.
 - Property is located on WSSC GM Sheets 218MMH4 & 218WY3; Top Maps DYS63 & ERT123.
 - This project will be developed in one stage.

SENCA FARMS, LLC
 1000 Old Branch Road
 Columbia, MD 21046
 (301) 881-4824

VICINITY MAP
 1" = 2000'

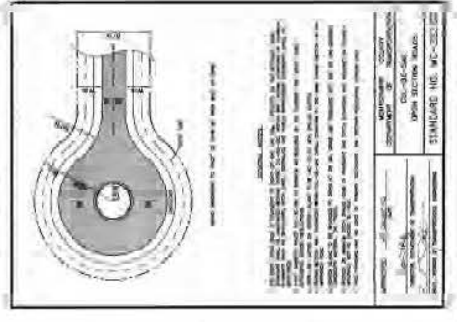


Disposition of Outlets:

- Outlet A is to be conveyed to owner of 14431 Seneca Road (Melinda Hutton) as agreed to in a letter dated 2/28/16. Developer to install a driveway apron from the new road across Outlet A to the property line of 14431 Seneca Road as a condition to be determined. Direct driveway access from 14431 to Seneca Road is to be retained.
- Outlet B is to be conveyed to owner of 14505 Seneca Road (David & Mary Fogarty) as agreed to in a letter dated 3/20/16. Developer to install a driveway apron from the new road as shown on the plan for access to the home at 14505 Seneca Road.
- Outlet C is to be conveyed to the owner of 14611 Seneca Road upon acceptance. Developer to install a driveway apron from the new road as shown on the plan. Direct driveway access from 14611 to Seneca Road is to be retained.

MC-2001.03 Notes:

For traffic calming, Speed Humps (12 wide) to be provided at minimum 800 feet apart as shown on plan.



| NO. | DESCRIPTION | DATE | BY | APP. BY | REVISIONS |
|-----|------------------|----------|----|---------|-----------|
| 1 | Issue for Review | 02/17/17 | JW | | |
| 2 | Final Approval | 02/17/17 | JW | | |
| 3 | Record Plat | 02/17/17 | JW | | |
| 4 | Issue for Review | 02/17/17 | JW | | |
| 5 | Final Approval | 02/17/17 | JW | | |
| 6 | Record Plat | 02/17/17 | JW | | |
| 7 | Issue for Review | 02/17/17 | JW | | |
| 8 | Final Approval | 02/17/17 | JW | | |
| 9 | Record Plat | 02/17/17 | JW | | |

NOTES:

Unless specifically noted on the plan drawing or in the Planning Board conditions of Approval, the following information, including lot line, utility lines, setbacks, easements, and frontages will be shown on the plan drawing and topography will be shown on the plan drawing. The following information is for your information only and does not constitute a warranty, including such as setbacks, building restrictions, building height, and lot coverage for each lot.

LEGEND:

- Proposed Home with Proposed Driveway
- Existing Building
- Proposed Building
- Proposed Vacant Yard
- Proposed Wetlands
- Proposed Stream
- Proposed Road
- Proposed Utility Line
- Proposed Easement
- Proposed Property Boundary
- Proposed Lot Line
- Proposed Building Footprint
- Proposed Easement
- Proposed Building
- Proposed Home
- Centerline of the New Road
- Centerline of Existing Road
- New Production Tax
- Speed Hump

Professional Seal
 Montgomery County, Maryland
 Registered Professional Engineer
 License No. 01-002018
 Thomas A. Heidt

Professional Seal
 Montgomery County, Maryland
 Registered Professional Engineer
 License No. 01-002018
 David A. Fogarty



