

Plat Name: Darnestown Knolls

Plat #: 220220730

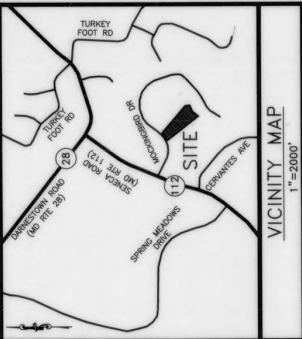
Location: Located on the south side of Mockingbird Drive, 975 feet east of Seneca Road (MD 112)

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone; 2 lots

Owner: John Powers and Jorge Retana

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210150, as approved by the Director on September 2, 2021, and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan.



NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, PROJECT/SKETCH, SITE PLAN, PROJECT/SKETCH, OR APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER.

2. THIS PROPERTY SHOWN HEREON IS CURRENTLY ZONED RE-2.

3. THE PROPOSED LOTS ARE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM ONLY.

4. SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE, WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.

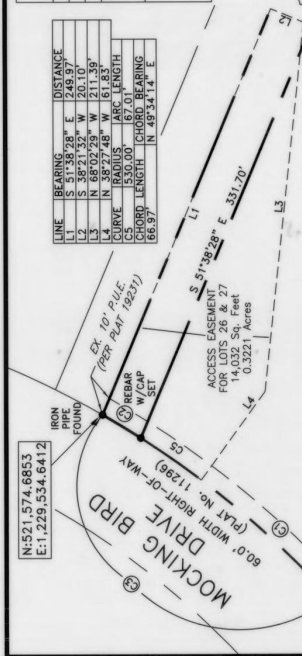
5. THE LOTS ARE APPROVED FOR MAXIMUM OF SIX BEDROOMS.

6. THIS PLAT IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 620210150 ENTITLED DARNESTOWN KNOLLS- LOT 15, BLOCK A.

7. 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.

8. PROPERTY LIES WITHIN ZONE X OF FEMA #24031003100 DATED SEPTEMBER 29TH 2006.

APPROVALS/INFORMATION CHART			
TAX MAP LOCATION:	EP123 & ES121	219NW14 & 220NW14	RE-2
WSSC GRID NUMBER:	620210150		
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH, OR APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	620210150		



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF ALL OF THE TRUSTEES OF THE IRVING D. PETROPOULOS REVOCABLE TRUST DATED 3/19/1991, ONTO JOHN C. POWERS AND JORGE L. RETANA RECORDED IN BOOK 54304 AT PAGE 441, DATED MARCH 24TH, 2019, AND THE SUBDIVISION OF LOT 27, AS SHOWN HEREON, IS A RE-SUBDIVISION OF LOT 27, AS SHOWN HEREON, AS RECORDED ON PLAT 19231 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

TOTAL AREA INCLUDED ON THIS PLAT IS 237,956 SQ. FT. (5.4627 ACRES), NONE OF WHICH IS DEDICATED TO PUBLIC USE.

John C. Powers DATE 09/23/22
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 08-26-24

OWNER'S CERTIFICATE

WE, JOHN C. POWERS AND JORGE L. RETANA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT THE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 26 AND 27 FOR ACCESS AND UTILITIES, AND THE 20.0' SEPTIC BUILDING RESTRICTION LINES.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MONTGOMERY COUNTY CODE PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE.

THERE ARE NO SUITS, ACTIONS, OR ANY LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEEDS OF TRUST RECORDED IN BOOK 58154 PAGE 334, BOOK 58154 PAGE 148, BOOK 58154 PAGE 138 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

John C. Powers DATE 09-23-22
OWNER
Jorge L. Retana DATE 09-23-22
OWNER

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	550.00'	14.152'	N 27°18'59" E
C2	550.00'	14.152'	N 27°18'59" E
C3	550.00'	166.83'	N 54°57'57" E

PLAT TABULATION

LOT 26	96,563 SQ.FT. OR 2.2168 ACRES
LOT 27	141,393 SQ.FT. OR 3.2459 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	237,956 SQ.FT. OR 5.4627 ACRES

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Darnestown Knolls - Administrative Subdivision Plan

No. 620210150

Revisions



date: 12/02/2021
scale: 1" = 50'

Bentley & Associates, Inc.
Land Planning Consultants
8833 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240

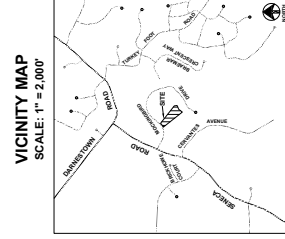
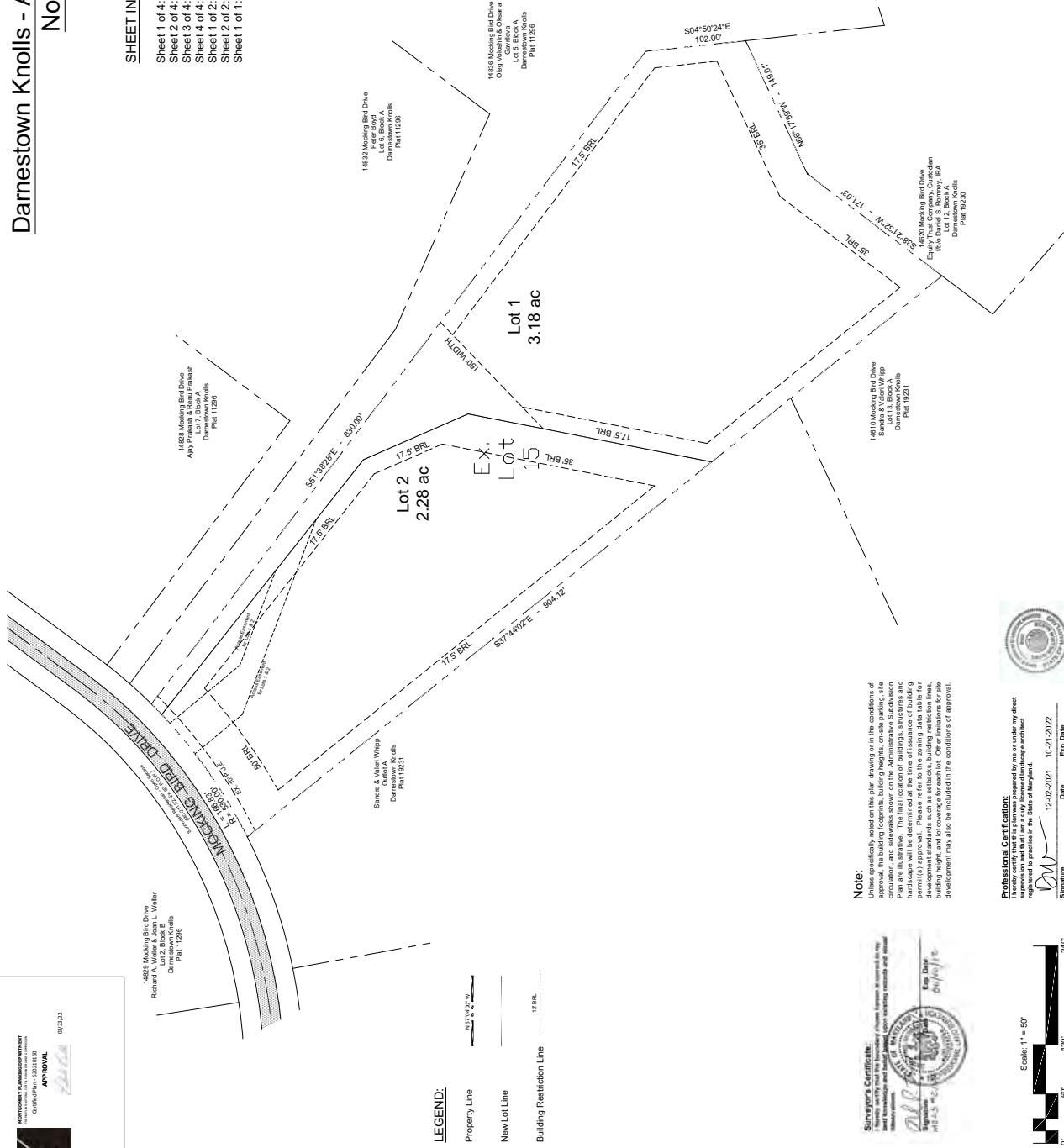


ADMINISTRATIVE SUBDIVISION PLAN
Darnestown Knolls - Lot 15, Block A
14840 Mocking Bird Drive
Montgomery County, Maryland

HYDROGRAPHIC SURVEY: 1-2-2019
TRAMP RECORD: 8/21/2021
MANOR FILE NO.
FILE NO.
SHEET 1 OF 4

SHEET INDEX:

- Sheet 1 of 4: Cover Sheet / Lot Diagram
- Sheet 2 of 4: Planning Director Approval & Approval Letters
- Sheet 3 of 4: Preliminary / Final Forest Conservation Plan
- Sheet 4 of 4: Administrative Subdivision Plan
- Sheet 1 of 2: Preliminary / Final Forest Conservation Plan
- Sheet 2 of 2: Preliminary / Final Forest Conservation Plan
- Sheet 1 of 1: Fire Department Apparatus Access & Water Supply Plan



Prepared for:
**John C. Powers &
Jorge L. Retana**
14840 Mocking Bird Drive
Darnestown, MD 20874
(240) 488-5156



Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional surveyor registered in practice in the State of Maryland.
Date: 12-02-2021 Exp. Date: 10-21-2022
Signature: [Signature]

