

Plat Name: Falconhurst

Plat #: 220221030

Location: Located on the north side of River Road (MD 190), 1200 feet east of Persimmon Tree Road

Master Plan: Potomac Sub-Region 2002 Master Plan

Plat Details: RE-1 zone; 1 parcel

Owner: S-K Potomac Opportunity III, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210190 (MCPB Resolution No. 21-080), 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.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADJOINT THIS PLAT OF SUBDIVISION, DEDICATE A PORTION OF RIVER ROAD, AS SHOWN HEREON, TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE FURTHER GRANT TO PEPOLO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, THE RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." WITH SAID TERMS AND PROVISIONS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY INTERESTS IN THE SUBDIVISION TO BE CONVEYED TO THE STATE OF MARYLAND IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACTIONS-AT-LAW, LEASES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

S-K POTOMAC OPPORTUNITY II, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: JEFFREY D. MAJER

MANAGING MEMBER

2/1/2023
DATE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY S-K POTOMAC OPPORTUNITY II, LLC, A DELAWARE LIMITED LIABILITY COMPANY FROM POTOMAC GARDENS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED JUNE 15, 2021 AND RECORDED AUGUST 24, 2021 IN LIBER 3834 FOLIO 457, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE. I, THE SURVEYOR, HAVE BEEN ENGAGED BY THE STATE OF MARYLAND TO SURVEY AND DEDICATE 40,336 SQUARE FEET OR 0.9260 ACRES IS DEDICATED TO PUBLIC USE.

Jeffrey D. Majer
J. D. MAJER
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE EXPIRES MAY 31, 2024

1/31/2023
DATE

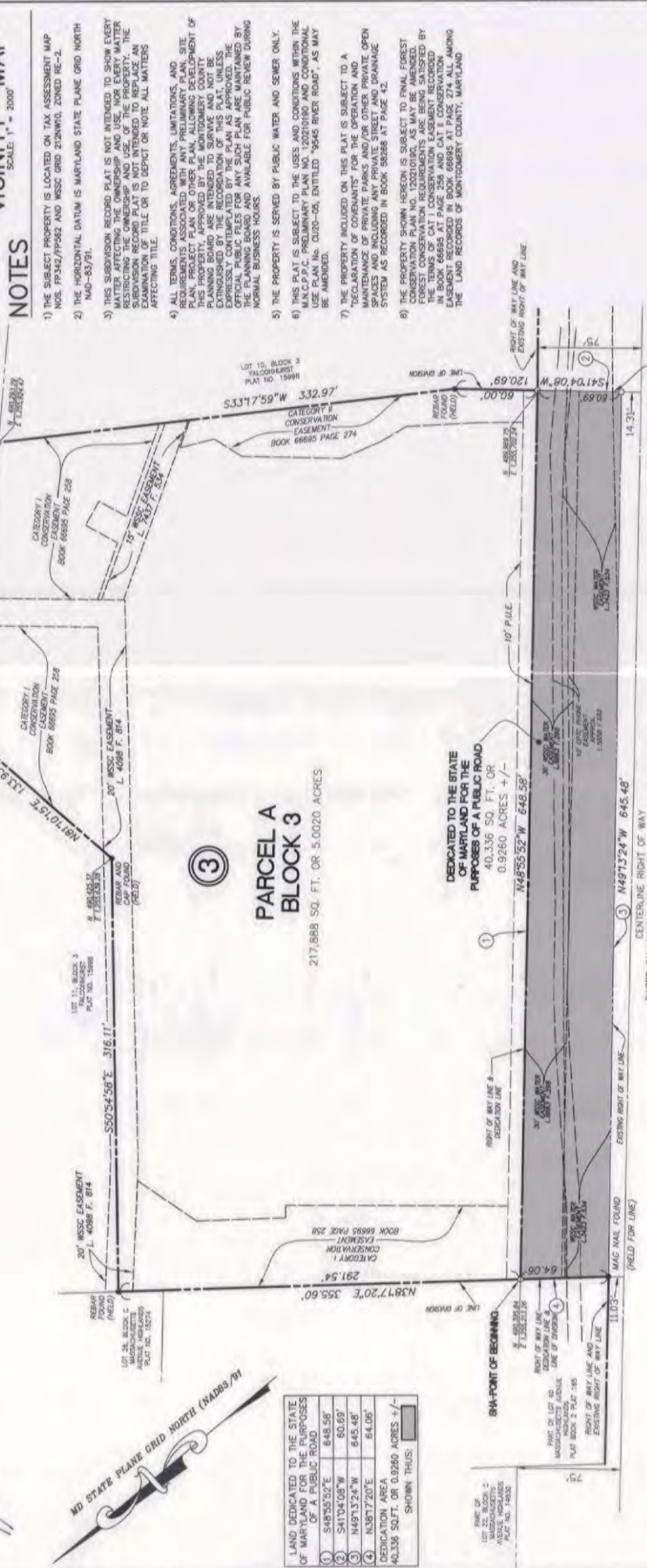
PLAT NO.



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NOS. PP342/PP362 AND MISC GRID 222N/10, ZONED RE-2.
- 2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH NAD-83/91.
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE PROPERTY, BUT TO SHOW THE GENERAL LOCATION OF THE PROPERTY AND THE LOCATION OF THE PROPERTY MARKERS. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR OTHER INSTRUMENTS, INCLUDING ANY INSTRUMENTS OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS OTHERWISE SPECIFIED IN THE INSTRUMENTS. THE INSTRUMENTS OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE MONTGOMERY COUNTY PRELIMINARY PLAN NO. 14630 AND CONDITIONAL USE PLAN NO. C100-05, ENTITLED "9545 RIVER ROAD", AS MAY BE AMENDED.
- 7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A DECLARATION OF CONVEYANCE FOR THE OPERATION AND MAINTENANCE OF THE PROPERTY, INCLUDING ANY INSTRUMENTS OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEMS AS RECORDED IN BOOK 6685 AT PAGE 42.
- 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 120210160, AS MAY BE AMENDED. THE FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF CAT 1 CONSERVATION EASEMENT RECORDED IN BOOK 6685 AT PAGE 42. THE FOREST CONSERVATION EASEMENT IS SUBJECT TO THE EASEMENT RECORDED IN BOOK 6685 AT PAGE 274. ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



PARCEL A BLOCK 3

217,888 SQ. FT. OR 5.0020 ACRES

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

40,336 SQ. FT. OR
0.9260 ACRES +/-

RIVER ROAD (MD 190)

AREA TABULATION

PARCEL A
STREET DEDICATION 217,888 SQ. FT. OR 5.0020 ACRES
TOTAL AREA OF THIS PLAT 217,888 SQ. FT. OR 5.0020 ACRES

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:
CHAIR MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

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

DEPARTMENT OF PERMITTING
SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: *Jeffrey D. Majer*
DIRECTOR

RECORDED DATE

PLAT NUMBER

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SUBDIVISION RECORD PLAT

PARCEL A, BLOCK 3
FALCONHURST

10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY 30, 2023

Vika Maryland, LLC
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Germantown, MD 20874
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Our Site Set on the Future.

#20221030

