

Plat Name: Potomac Chase

Plat #: 220221010

Location: Located immediately northeast of the intersection of Jones Lane and High Meadow Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 & RE-2 zones; 6 lots

Owner: Cindy and Ralph Coffman

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120140180 (MCPB Resolution No. 15-127), 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 water and sewer categories for the properties that are the subject of this record plat are: W-3 and S-3.
- The properties that are the subject of this record plat are in the R-300, RE-2, and RE-2C zones as of the date of plat recordation.
- SF = Square Foot
RPF = Right of Way
GSE = Open Space
RCF = Right of Center
RPF = Right of Way
- The property shown herein is located on Tax Map E204K1.
- This property is located on F.E.M.A. Flood Insurance Map Community Flood Number 240310310100 Flood Zone "X".
- The lots shown herein are limited to the uses and conditions as regulated by Preliminary Plan 120140101, Potomac Chase - 12710 High Meadow Road.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property shall apply to the property shown herein. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting the ownership and use of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
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This property is served by public water and sewer services only.

OWNER'S CERTIFICATE (Parcel P614)

I, Cindy A. Coffman (Formerly known as Cindy Aline Sherry), owner of the property shown and described herein, hereby adopt this plat of subdivision and establish the minimum building setbacks herein.

I further grant a 40-foot slope easement along Jones Lane that shall be extinguished after all required public improvements have been completed and have been accepted for maintenance by Montgomery County, Maryland.

I further dedicate to public use the 5,555 square feet of land shown herein adjacent to Jones Lane Right-of-Way with Public Utility Easement, shown herein to those parties named in the plat and entitled "Declaration of Terms and Provisions of Public Utility Easement", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

I further grant a 5-foot Public Improvement Easement, shown herein as "P.I.E." to those parties named in the document entitled "Master Declaration of Terms and Provisions of Public Improvement Easement", as recorded in Liber 6959 at Folio 437 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, liens, taxes, mortgages, or trusts affecting the property shown herein, except as indicated below.

Date: 7/15/2023 Cindy A. Coffman Witness: Ralph W. Coffman

CURVE	LENGTH	RADIUS	CURVED	CHORD BEARING	BETA
(1)	18.75	470.00	N 51.17° P 42'	N 172° 00' 00" E	33° 00' 00"
(2)	18.75	470.00	N 51.17° P 42'	S 172° 00' 00" W	33° 00' 00"
(3)	21.00	233.00	N 60.00° P 31'	S 172° 00' 00" W	33° 00' 00"
(4)	21.00	233.00	N 60.00° P 31'	S 172° 00' 00" W	33° 00' 00"
(5)	18.75	470.00	N 51.17° P 42'	S 172° 00' 00" W	33° 00' 00"

VICINITY MAP

SCALE: 1" = 200'



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief, that it is a reproduction of all of the books conveyed by C-M-Hill & Best Company unto Ralph W. Coffman, Jr. and Cindy A. Coffman, by a deed dated August 15, 1989 and recorded September 28, 1989 in Liber 3014 and 153, Plat 171.89, as being the Land Records of Montgomery County, Maryland, also being all of the books conveyed by Cindy A. Coffman (Formerly known as Cindy Aline Sherry) and Ralph W. Coffman, Jr. Representative of the Estate of William G. Sherry, unto Cindy A. Coffman, by a deed dated October 28, 1990 and recorded October 28, 1990 in Liber 6833 at Folio 46, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 323,356 square feet, 3,265 square feet of which is shown herein in accordance with Section 55-13.1-g of the Subdivision Regulations of Montgomery County, Maryland.

Date: 7/15/2023 Jeffrey A. Holloman Witness: Jelly Allen

OWNER'S CERTIFICATE (Outlot A)

We, Ralph W. Coffman, Jr. and Cindy A. Coffman, owners of the property above and described herein, hereby adopt this plat of subdivision and establish the minimum building setback lines.

We further grant a 40-foot slope easement along Jones Lane that shall be extinguished after all required public improvements have been completed and have been accepted for maintenance by Montgomery County, Maryland.

We further grant a variable width Public Utility Easement, shown herein as a Public Utility Easement, as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

We further grant a 5-foot Public Improvement Easement, shown herein as "P.I.E." to those parties named in the document entitled "Master Declaration of Terms and Provisions of Public Improvement Easement", as recorded in Liber 6959 at Folio 437 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, liens, taxes, mortgages, or trusts affecting the property shown herein, except as indicated below.

Date: 7/6/23 Ralph W. Coffman Witness: Ralph W. Coffman

Date: 7/6/2023 Cindy A. Coffman Witness: Cindy A. Coffman

PLAT TABULATION

Number of Lots	6
Number of Acres	27.28414
Area of Lot(s)	3,265 sq. ft.
Area of Parcel(s)	3,265 sq. ft.
Area of Street (Outlot A)	3,265 sq. ft.
Total Area	(7,817 sq. ft.)

Department of Permitting Services
Montgomery County, Maryland

Date: 7-11-2023

Approved: Bill Hill
Director

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

Approved: _____
Chair



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COSE ENGINEERING

SUBDIVISION RECORD PLAT

POTOMAC CHASE

LOTS 124 THRU 129, BLOCK D
A SUBDIVISION OF OUTLOT "A", BLOCK D
AND PARCEL P614
DARNESTOWN (6TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60'

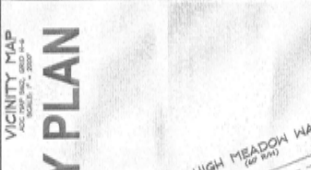
JANUARY, 2023

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

CONTRACT NO. 120140180
DATE: 11/2015
SHEET NO. 1 OF 2
PROJECT: PRELIMINARY PLAN FOR PARCEL 614 & OUTLOT A-F, BLOCK D, POTOMAC CHASE, ELECTION DISTRICT, DISTRICT OF COLUMBIA, FEDERAL DISTRICT OF COLUMBIA

DATE	REVISION	BY	DESCRIPTION
11/2015	BDA	13-290	FINAL PLAN TO SUBMIT TO DC
11/2015	BDA	13-290	FINAL PLAN TO SUBMIT TO DC
11/2015	CAS	13-290	FINAL PLAN TO SUBMIT TO DC

POTOMAC CHASE
PARCEL 614 & OUTLOT A-F, BLOCK D
ELECTION DISTRICT, DISTRICT OF COLUMBIA, FEDERAL DISTRICT OF COLUMBIA



CERTIFIED PRELIMINARY PLAN
#120140180



GENERAL NOTES

- 1) THIS PLAN IS PREPARED FOR THE USE OF THE DISTRICT OF COLUMBIA.
- 2) THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE DISTRICT OF COLUMBIA SUBDIVISION ACT AND REGULATIONS.
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SOILS TABLE

LOT	SYMBOL	SOIL TYPE
A	100	CLAY
B	100	CLAY
C	100	CLAY
D	100	CLAY
E	100	CLAY
F	100	CLAY

SITE / ZONING DATA

PROPERTY	RECORD	PLANNED
100 AC.	100 AC.	100 AC.
100 AC.	100 AC.	100 AC.
100 AC.	100 AC.	100 AC.
100 AC.	100 AC.	100 AC.
100 AC.	100 AC.	100 AC.
100 AC.	100 AC.	100 AC.

