

Plat Name: Bradley Farms

Plat #: 220230830

Location: Located on the south side of Bronson Drive, 600 feet east of Persimmon Tree Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone; 2 lots

Owner: Lawrence and Kimberly Berger

This subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620220020, as approved by the Director on March 6, 2023, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

OWNERS' CERTIFICATE

We, Lawrence S. Berger and Kimberly J. Berger, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building setback lines. We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E.", to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

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

Date: 12-15-23
 Signature: [Signature]
 Name: Lawrence S. Berger
 Title: Witness

Date: 12-15-23
 Signature: [Signature]
 Name: Kimberly Berger
 Title: Witness

NOTES

- This property is served by private water and sewer services only.
- The property that is the subject of this record plat is in the RE-Z zone as of the date of plat recordation.
- OPF = Open Top Pipe Found
 - OPF = Open Top Pipe with Cap Found
 - OPF = Man Hole Found
 - OPF = Man Hole Found
 - MON FND = Concrete Monument Found
- The property shown hereon is located on Tax Map PP 581.
- This property is located on E.M.A. Flood Insurance Map Community-Panel Number 240310340D, flood zone "X".
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property shall remain in full force and effect unless modified by further action by the Board. The official public ties 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 intended to replace an examination of title or to depict or note all matters affecting title.
- The lots shown hereon are shown in accordance with the Administrative Subdivision Plan No. 62022020, Bradley Farms.
- Septic Reserve Areas are shown in this plat.
- The Septic Building Restriction Lines (SBR) as shown are subject to change upon re-approval by the Montgomery County Department of Permitting Services and Septic Section.
- The Septic Reserve Areas on Lot 13 are approved for 5 bedrooms and 3 bedrooms.
- The Septic Reserve Areas on Lot 14 are approved for 3 bedrooms and 3 bedrooms.
- The Septic Reserve Areas on Lot 15 are approved for 3 bedrooms and 3 bedrooms.
- The property shown hereon is subject to a Declaration of Covenant (for septic field use) as recorded in Book 63451, Page 79 among the Land Records of Montgomery County, Maryland.

PLAT TABULATION

Number of Lots	2
Number of Parcels	0
Area of Lot(s)	271,442.40 sq. ft.
Area of Lot(s)	2,560 sq. ft.
Total Area	273,999.40 sq. ft. (6.28 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: 12-27-2023

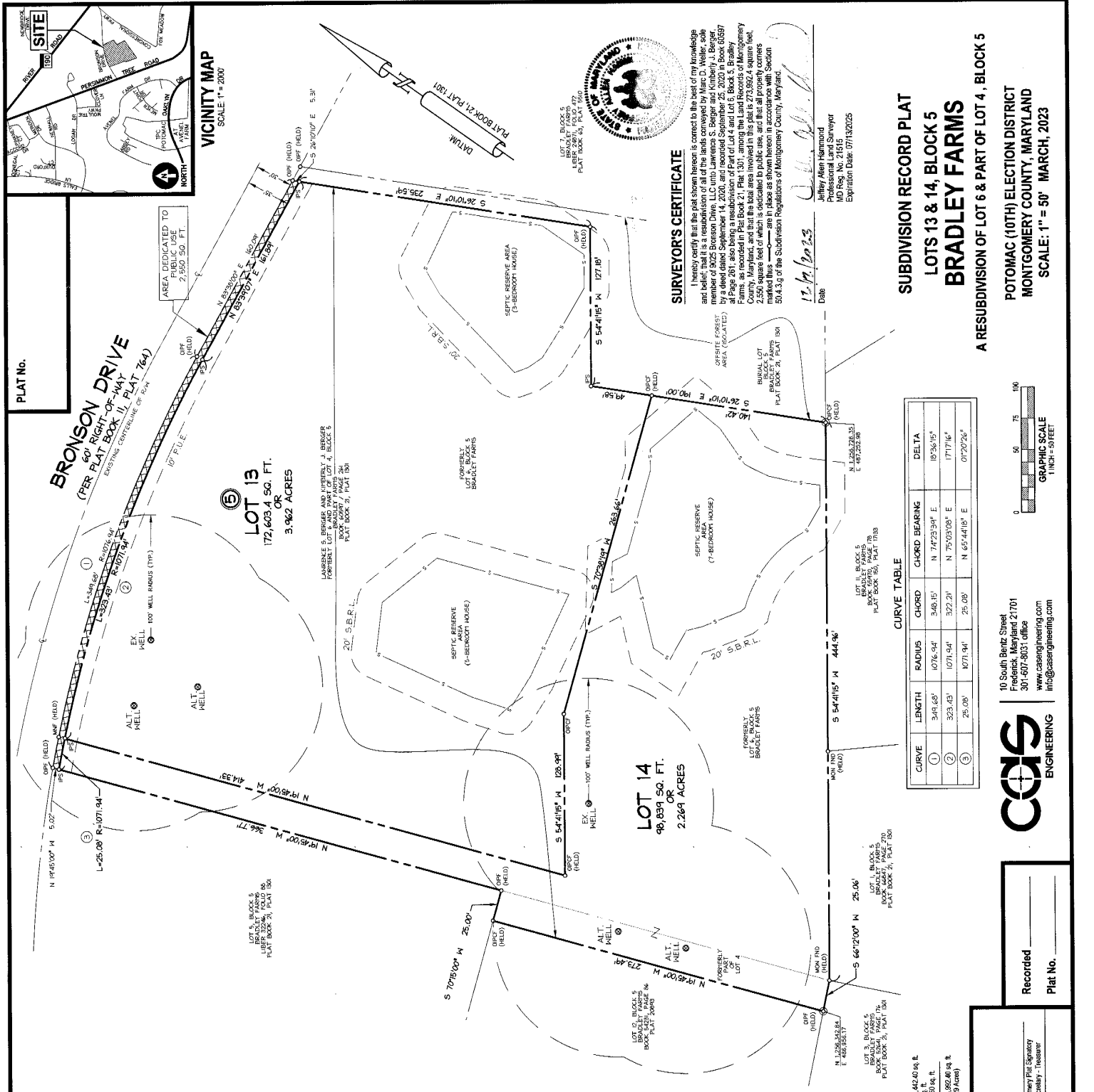
Approved: [Signature]
 Director

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

Approved: _____
 Chair

Montgomery Planning Secretary
 for Secretary - Treasurer

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



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 resubdivision of all of the lands conveyed by Marc D. Weiler, sole member of 9025 Bronson Drive, LLC unto Lawrence S. Berger and Kimberly J. Berger, by a deed dated September 14, 2020, and recorded September 25, 2020 in Book 60597 at Page 261, also being a resubdivision of Lot 1 of Lot 4 and Lot 6, Block 5, Bradley Farms, Montgomery County, Maryland, and that the area involved in this plat is 273,992.4 square feet, 2,550 square feet of which is dedicated to public use, and that all property corners marked this _____ are in place as shown hereon in accordance with Section 50.4.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

Date: 12-19-2023
 Jeffrey M. Wilmot
 Professional Land Surveyor
 MD Reg. No. 21615
 Expiration Date: 07/19/2025

SUBDIVISION RECORD PLAT
LOTS 13 & 14, BLOCK 5
BRADLEY FARMS
 A RESUBDIVISION OF LOT 6 & PART OF LOT 4, BLOCK 5
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' MARCH, 2023

10 South Becht Street
 Frederick, Maryland 21701
 301-407-8031 office
 www.casengr.com
 info@casengr.com



Recorded _____
 Plat No. _____

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620220020

C&S JOB NO.: 19-720
DATE: 05/20/22

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

Capitol Square
NATIONAL CONSULTING ENGINEERS
1000 EAST BROADWAY, SUITE 100
ANNAPOLIS, MARYLAND 21403
TEL: 410-291-3000 FAX: 410-291-3001
WWW.CS-ENGINEERS.COM

Capitol Square
COURT A SUBDIVISION
1000 EAST BROADWAY, SUITE 100
ANNAPOLIS, MARYLAND 21403
TEL: 410-291-3000 FAX: 410-291-3001
WWW.CS-ENGINEERS.COM

VICINITY MAP
APRIL 2022

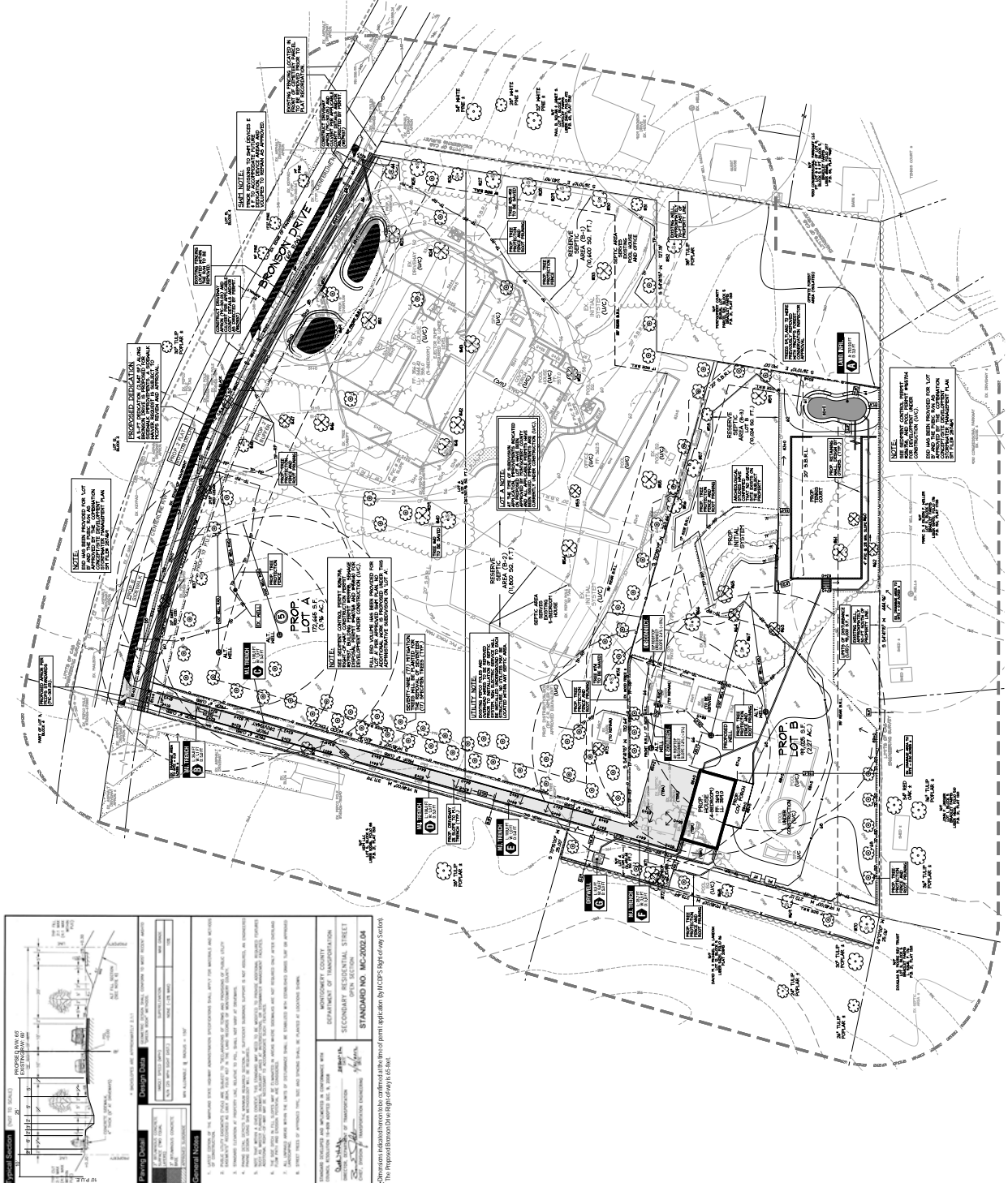


Part of Lot 4 & Lot 6, Block 5
Potomac, Maryland 20854

Pat Book 21, Plat No. 1301, Recorded 09/26/1940
Potomac (099) Election District, Montgomery County, MD

COSE
CONSULTING ENGINEERS
1000 EAST BROADWAY, SUITE 100
ANNAPOLIS, MARYLAND 21403
TEL: 410-291-3000 FAX: 410-291-3001
WWW.CS-ENGINEERS.COM

AP-4



GENERAL NOTES

1. All dimensions are in feet and inches.
2. All lot areas are in square feet.
3. All easements are in feet and inches.
4. All utility lines are in feet and inches.
5. All setbacks are in feet and inches.
6. All other dimensions are in feet and inches.

ZONING DATA

APPLICABLE ZONING: RESIDENTIAL SECONDARY STREET
STANDARD NO. MD-2000.04

STANDARD NO. MD-2000.04

MINISTERIAL COUNTY
DEPARTMENT OF TRANSPORTATION
ANNAPOLIS, MARYLAND

STANDARD NO. MD-2000.04

MINISTERIAL COUNTY
DEPARTMENT OF TRANSPORTATION
ANNAPOLIS, MARYLAND

LEGEND

- 1. Easement (Right of Way)
- 2. Easement (Utility)
- 3. Easement (Other)
- 4. Easement (Other)
- 5. Easement (Other)
- 6. Easement (Other)
- 7. Easement (Other)
- 8. Easement (Other)
- 9. Easement (Other)
- 10. Easement (Other)
- 11. Easement (Other)
- 12. Easement (Other)
- 13. Easement (Other)
- 14. Easement (Other)
- 15. Easement (Other)
- 16. Easement (Other)
- 17. Easement (Other)
- 18. Easement (Other)
- 19. Easement (Other)
- 20. Easement (Other)

9025 Bronson Drive
Part of Lot 4 & Lot 6, Block 5
Bradley Farms
Administrative Subdivision Plan
M-NCP&PC No. 620220020

DISCLAIMER
CONSULTING ENGINEERS
1000 EAST BROADWAY, SUITE 100
ANNAPOLIS, MARYLAND 21403
TEL: 410-291-3000 FAX: 410-291-3001
WWW.CS-ENGINEERS.COM

NOTICE
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE APPLICANT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UTILITY INFORMATION

ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND SIDEWALKS. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND SIDEWALKS.

AP-4