



LINE TABLE FOR FCE			LINE TABLE FOR FCE		
NO	BEARING	LENGTH	NO	BEARING	LENGTH
1	N13°22'03"E	293.90'	23	N49°47'21"E	13.27'
2	S58°57'27"E	12.09'	24	N53°46'15"E	31.90'
3	S54°57'06"E	32.74'	25	N66°38'33"E	34.29'
4	S51°53'42"E	35.72'	26	N74°06'09"E	0.96'
5	N76°28'40"E	8.28'	27	N82°49'22"E	12.40'
6	S80°32'48"E	68.43'	28	N52°30'03"E	12.39'
7	S79°15'24"E	169.06'	29	S57°44'56"E	22.28'
8	S23°50'14"E	28.27'	30	S53°09'23"E	14.87'
9	S03°48'04"E	33.94'	31	S69°14'45"E	15.38'
10	S08°32'20"E	26.02'	32	N78°51'20"E	35.89'
11	S07°36'07"W	19.47'	33	N60°32'51"E	13.10'
12	S60°16'43"W	20.76'	34	N72°01'52"E	21.39'
13	S80°00'05"W	22.23'	35	N84°55'31"E	15.46'
14	S90°00'00"W	39.92'	36	S66°23'26"E	5.98'
15	S63°27'24"W	20.15'	37	S27°34'31"E	8.87'
16	S32°45'36"W	21.42'	38	S09°13'11"W	13.36'
17	S21°16'08"W	15.08'	39	S33°59'42"W	21.73'
18	S66°32'37"E	3.67'	40	S60°00'30"W	72.30'
19	S60°12'58"E	171.58'	41	N76°58'17"W	123.49'
20	N49°12'33"E	9.26'	42	S60°00'30"W	25.00'
21	N37°49'09"E	41.96'	43	S57°21'59"E	75.83'
22	N64°18'37"E	71.82'	44	S54°48'55"W	145.58'
			44	N43°26'55"W	130.43'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CHD DISTANCE	DELTA
C1	233.00'	23.02'	11.52'	S68°11'34"E	23.01'	5°39'38"
C2	278.00'	122.17'	62.09'	S33°57'11"E	121.19'	35°06'12"
C3	253.00'	211.28'	112.24'	S01°44'51"E	205.19'	47°50'48"
C4	444.80'	102.37'	51.41'	S53°24'54"W	102.15'	13°11'12"
C5	1136.40'	176.48'	88.42'	S55°33'34"W	176.30'	8°53'52"
C6	902.09'	223.04'	112.09'	N50°31'54"W	222.47'	14°09'58"
C7	4040.00'	165.72'	82.87'	N58°47'24"W	165.72'	2°21'01"
C8	78.55'	33.25'	16.87'	S58°40'14"E	33.01'	24°15'22"
C9	278.00'	48.15'	24.14'	S51°30'17"E	48.01'	35°06'12"

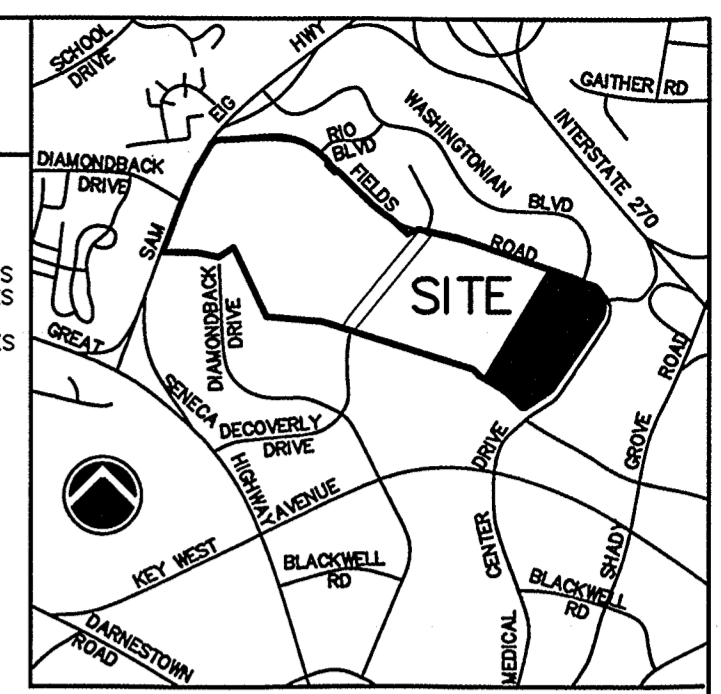
PLAT NO. **25593**

AREA TABULATION

1 LOT 1,336,550 SQ. FT. OR 30.68297 ACRES
 AREA OF DEDICATION 1,523 SQ. FT. OR 0.03496 ACRES
 TOTAL AREA 1,338,073 SQ. FT. OR 30.71793 ACRES

LEGEND

- L LIBER
- F FOLIO
- MCDOT MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
- ESMT EASEMENT
- SQ.FT. SQUARE FEET
- CHD CHORD
- FCE FOREST CONSERVATION EASEMENT
- B BOOK
- P PAGE



VICINITY MAP
SCALE: 1" = 2000'

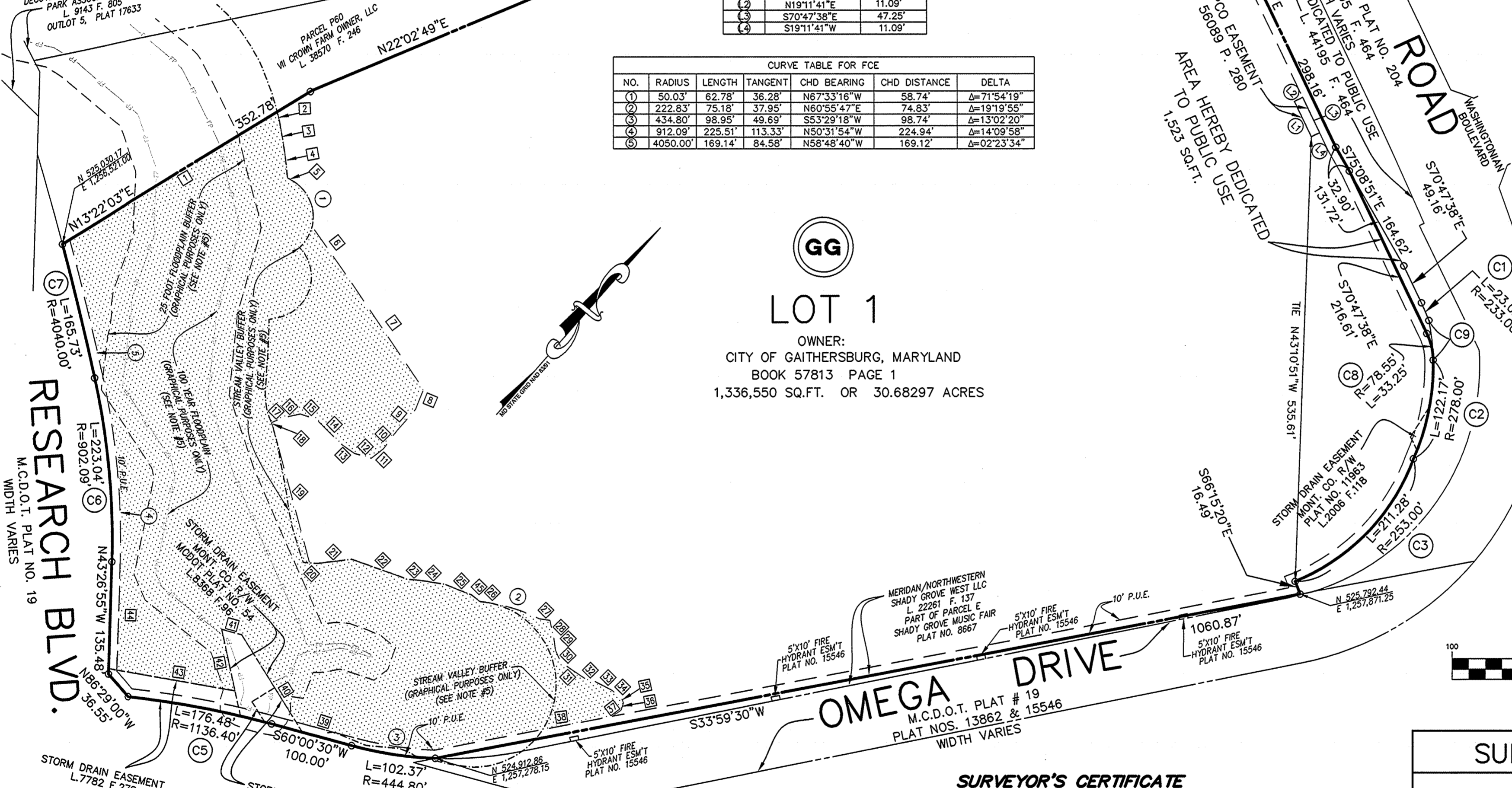
OWNER'S DEDICATION

CITY OF GAITHERSBURG, A MARYLAND MUNICIPAL CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATES THE AREA SHOWN AS "AREA HEREBY DEDICATED TO PUBLIC USE" CONTAINING 1,523 SQUARE FEET TO MONTGOMERY COUNTY FOR USE AS A PUBLIC ROAD.
 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 REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH CHAPTER 20, ARTICLE III, SECTION 20-32 AND ARTICLE VI, SECTION 20-50 OF THE GAITHERSBURG CITY CODE.
 FURTHER, WE GRANT TO THE PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREOF DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.
 THERE ARE NO PENDING SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

FOREST CONSERVATION ESM'T
 228,379 SQ.FT. OR 5.24286 ACRES
 THE CONSERVATION EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

LINE TABLE FOR PEPCO EASEMENT		
LINE	BEARING	DISTANCE
(1)	N70°47'38"W	47.25'
(2)	N19°11'41"E	11.09'
(3)	S70°47'38"E	47.25'
(4)	S19°11'41"W	11.09'

CURVE TABLE FOR FCE						
NO.	RADIUS	LENGTH	TANGENT	CHD BEARING	CHD DISTANCE	DELTA
(1)	50.03'	62.78'	36.28'	N67°33'16"W	58.74'	Δ=71°54'19"
(2)	222.83'	75.18'	37.95'	N60°55'47"E	74.83'	Δ=19°19'55"
(3)	434.80'	98.95'	49.69'	S53°29'18"W	98.74'	Δ=13°02'20"
(4)	912.09'	225.51'	113.33'	N50°31'54"W	224.94'	Δ=14°09'58"
(5)	4050.00'	169.14'	84.58'	N58°48'40"W	169.12'	Δ=02°23'34"



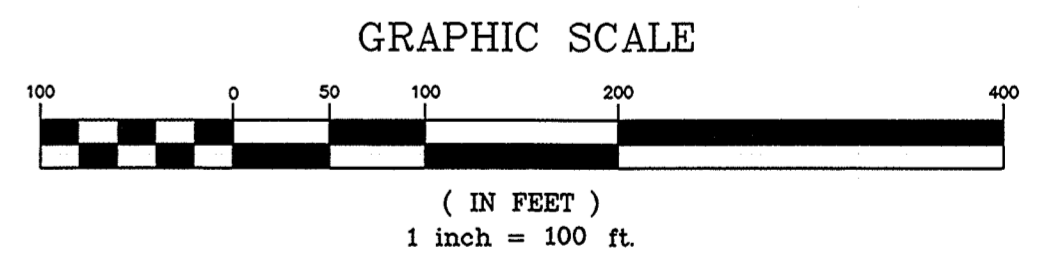
GG
LOT 1
 OWNER:
 CITY OF GAITHERSBURG, MARYLAND
 BOOK 57813 PAGE 1
 1,336,550 SQ.FT. OR 30.68297 ACRES

CITY OF GAITHERSBURG, MARYLAND
 9-6-19 BY: [Signature]
 DATE NAME: TONY TOMASELLO
 TITLE: CITY MANAGER

RECEIVED

OCT 07 2019

Clerk of the Circuit Court
 Montgomery County, Md.



THE CITY OF GAITHERSBURG PLANNING COMMISSION
 [Signature] 10/2/2019
 [Signature] 10/2/2019
 CHAIR DATE
 VICE CHAIR DATE

- NOTES:**
- 1.) THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FS561 AND FS562 AS PARCEL P905 WITH TAX ACCOUNT NUMBER OF 09-00769304.
 - 2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE GRID NAD83/91.
 - 3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 - 4.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ANNEXATION AGREEMENT X-182 RECORDED AT LIBER 33843 IN FOLIO 291 AND THE 2ND AMENDMENT TO ANNEXATION AGREEMENT X-182, RECORDED AT LIBER 40686 IN FOLIO 236, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 5.) THE 100 YEAR FLOODPLAIN, 25 FOOT FLOODPLAIN BUFFER, AND STREAM VALLEY BUFFER SHOWN HEREON IS BASED ON AN UNRECORDED RECORD PLAT PROVIDED BY THE CITY OF GAITHERSBURG.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED TO THE CITY OF GAITHERSBURG, MARYLAND FROM VII CROWN FARM OWNER, LLC, BY DEED DATED JUNE 26, 2019 AND RECORDED IN BOOK 57813 AT PAGE 1 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 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 AS DELINEATED HEREON IN ACCORDANCE WITH CHAPTER 20, ARTICLE III, SECTION 20-32, AND ARTICLE VIII, SECTION 20-52(D) OF THE GAITHERSBURG CITY CODE.
 THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 1,338,073 SQUARE FEET OR 30.71793 ACRES OF LAND, OF WHICH 1,523 SQUARE FEET OR 0.03496 ACRES IS DEDICATED TO PUBLIC USE.

SEPTEMBER 5, 2019 [Signature]
 DATE JOSHUA G. PRICE
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21846
 LICENSE EXPIRES: MAY 31, 2020



SUBDIVISION RECORD PLAT

PLAT 40
CROWN FARM
 LOT 1, BLOCK GG

GAITHERSBURG (9TH) ELECTION DISTRICT
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: SEPTEMBER 5, 2019

VKA
 VKA MARYLAND, LLC ■ ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GEOMATICS ■
 20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874 ■ (301) 916-4100 ■ FAX (301) 916-2262 ■ WWW.VKA.COM ■

RP-7844-2018

P233850

MSA S1249-31135

RP-7844-2018