

MD STATE PLANE
NAD 83/11
L.9020 F.685

REVERTIBLE GRADING
EASEMENT PER
MONTGOMERY COUNTY
RIGHT-OF-WAY
PLAT FILE No.358

FISHER AVENUE
MONTGOMERY COUNTY
RIGHT-OF-WAY
PLAT FILE No.358

P.O.B.
PK NAIL
N = 539,060.1710
E = 1,194,050.9551

PERMANENT EASEMENT
PER MONTGOMERY COUNTY
RIGHT-OF-WAY
PLAT FILE No.358

N/F
TAX ID:03-00042287
WILSON KAREN HAEUSSLER
19964 FISHER AVE
PARCEL 639
LIBER 47301, FOLIO 160

PARCEL B
16,604 Sq. Feet
0.3812 Acres

PROPOSED 10'
UTILITY
EASEMENT
FOR PARCEL B
TO BE
RECORDED

N/F
TAX ID:03-0004674
EPIC DEVELOPERS LLC
FISHER AVE
PARCEL 636
LIBER 53422, FOLIO 473

PROPOSED
INGRESS/EGRESS
EASEMENT FOR
PARCEL A

PROPOSED 10'
UTILITY
EASEMENT FOR
PARCEL B
TO BE
RECORDED

N/F
TAX ID:03-0004685
EPIC DEVELOPERS LLC
19942 FISHER AVE
PARCEL 661
LIBER 53442, FOLIO 473

PARCEL A
36,657 Sq. Feet
0.8415 Acres

PREVIOUSLY
PARCEL 637
55,545 Sq. Ft.
1.2751 ACRES

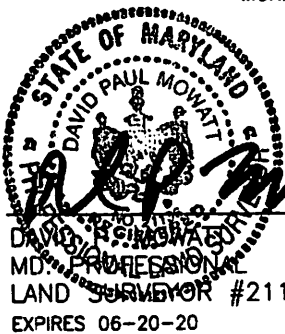
EX. 25' STORM DRAIN
EASEMENT
PER LIBER 4970
FOLIO 231

EX. 10' TEMPORARY
CONSTRUCTION
EASEMENT
PER LIBER 4970
FOLIO 231

AREA OF
TOWN OF
POOLESVILLE
DEDICATION

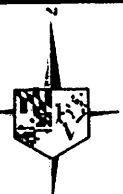
N/F
TAX ID:03-00044457
MORNINGSTAR RICHARD C & N N
17612 ELGIN RD
PARCEL 713
LIBER 1047, FOLIO 839

INGRESS/EGRESS EASEMENT		
LINE	BEARING	DISTANCE
L1	S 17°12'27" W	212.26'
L2	N 71°44'32" W	15.00'
L3	N 17°12'27" E	212.20'
L4	S 71°57'59" E	15.00'
3,183 SQ FT OR 0.0731 ACRES		



09/25/18
DATE

JOB No. 018-035
DATE: 09-25-18
DRAWN BY: SG
SCALE: 1"=60'



POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

EXHIBIT B
PARCEL A & B
POOLESVILLE
A SUBDIVISION OF PARCEL 637
TAX MAP CT 22
TOWN OF POOLESVILLE
MONTGOMERY COUNTY, MARYLAND