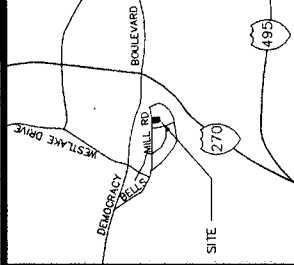


Plat Name: Wildwood Hills
Plat #: 220091010

Location: Located on the south side of Bells Mill Road, 250 feet east of Coventry Way
Master Plan: Potomac
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Applicant: Paul Tran

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120090030 (MCPB Resolution No. 08-161), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



VICINITY MAP
SCALE: 1" = 2000'

PLAT NO.

NOTES:
ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAN. THE MONTGOMERY PLANNING BOARD'S OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE 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 RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AS A SMALL PROPERTY AREA PER EXEMPTION No. 4200820205E. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF THE APPROVED TREE SAVE PLAN No. 120090030.

THIS PLAT IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF PRELIMINARY PLAN NUMBER 120090030, ENTITLED "WILDWOOD HILLS."

THE PROPERTY SHOWN HEREON EXISTS AS PART OF LOT 2, BLOCK B, WILDWOOD HILLS. PLAT NUMBER 2742 AS DESCRIBED IN THE DEED IN LIBER 29409 FOLIO 239 BOTH RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THIS PROPERTY IS SUBJECT TO THE CONDITIONS (WHICH INCLUDE A PRO-RATA SHARE OF FUTURE IMPROVEMENTS TO BELLS MILL ROAD) AS SET FORTH IN THE "DECLARATION OF COVENANTS," DATED APRIL 13, 2009 AND RECORDED IN LIBER 37157 AT FOLIO 015 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE EXISTING WELL MUST BE ABANDONED AND SEALED IN COMPLIANCE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION REQUIREMENTS PRIOR TO BUILDING PERMIT AND DEMOLITION PERMIT APPROVALS.

FOR PUBLIC WATER SUPPLY & SEWAGE SYSTEMS ONLY.

PROPERTY ZONED: R-200

TAX MAP NO: GP 342

WSSC GRID: 212 NW 07

AREA TABULATION

TOTAL NUMBER OF LOTS = 1
TOTAL NUMBER OF PARCELS = 0
TOTAL AREA OF LOTS = 26,204 SQUARE FEET OR 0.6016 ACRES
TOTAL AREA OF PARCELS = 0 SQUARE FEET OR 0 ACRES
TOTAL AREA OF PLAT = 26,204 SQUARE FEET OR 0.6016 ACRES

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY HERODAD ESKHEVARI, SURVIVING TENANT BY THE ENTIRETY OF FAKHROZAMAN AMIR GHAZANFARI UNTO PAUL TRAN AND LINDA CHAN BY DEED DATED FEBRUARY 28, 2005 AND RECORDED IN LIBER 29409 AT FOLIO 239 AND THAT IT ALSO A RE-SUBDIVISION OF PART OF LOT 2, BLOCK B, "WILDWOOD HILLS" AS SHOWN ON PLAT 2742, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 0.6016 ACRES OR 26,204 SQUARE FEET OF LAND, MORE OR LESS. THERE IS NO DEDICATION BY THIS PLAT.

12-14-09
DATE
RUSSELL E. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR, MD No. 11014

OWNERS' CERTIFICATE:

WE, PAUL TRAN AND LINDA CHAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, THE MULTIBUILDING PROTECTIVE LINES AND GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO BELLS MILL ROAD TO A DISTANCE OF FIFTY (50) FEET.

WE FURTHER GRANT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS TO P.U.E. TO THOSE PARTIES EASEMENTS," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THIS PROPERTY, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW AND THE PARTIES OF INTEREST THERETO HEREOF INDICATE THEIR ASSENT.

Robert E. Reese
ATTEST
DATE 11/18/2009

Paul Tran
ATTEST
DATE 11/18/2009

Chris Bergstrom
ATTEST
DATE 12/11/2009

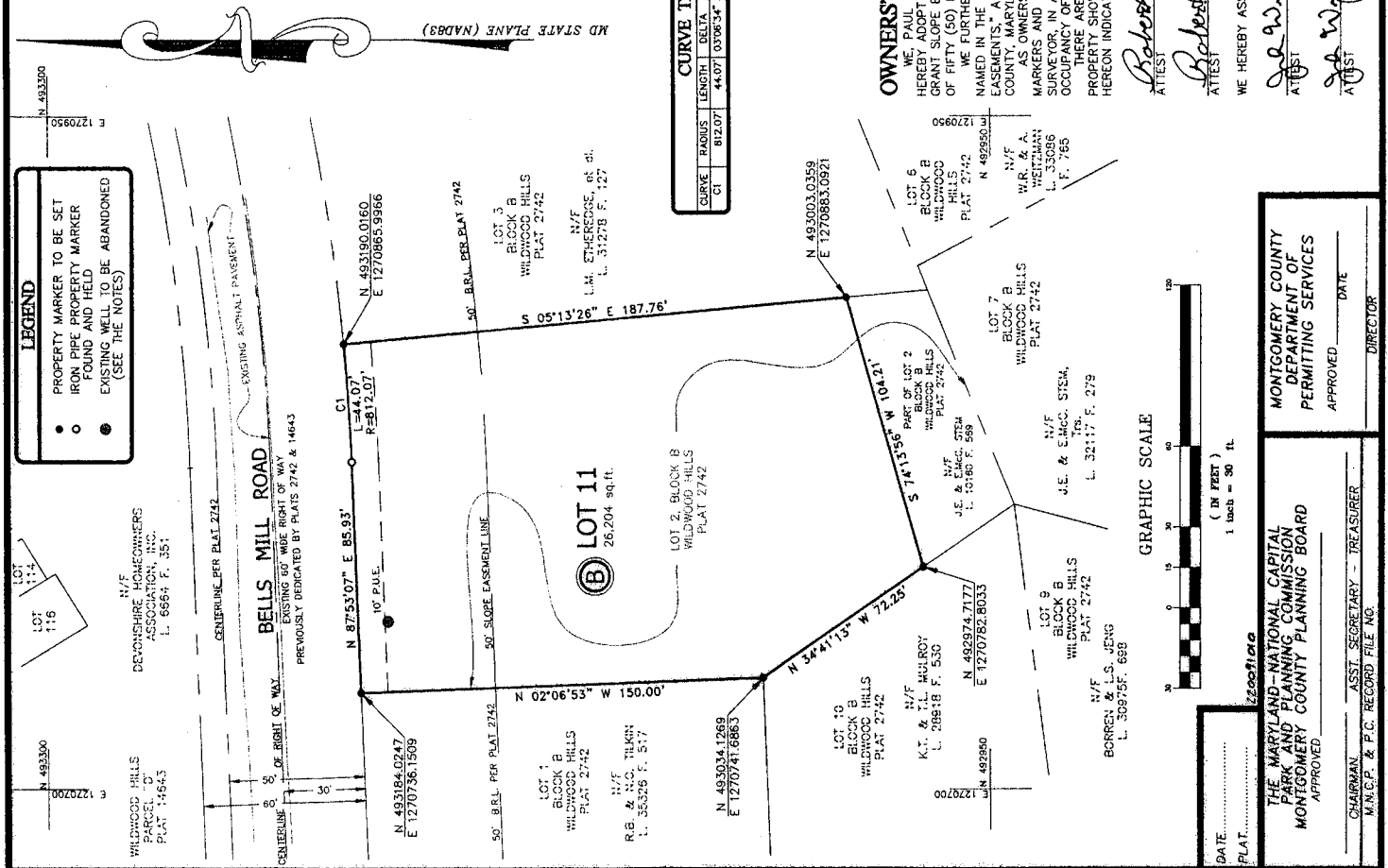
Chris Bergstrom, PRESIDENT
CAPITAL BANK

Paul Tran
ATTEST
DATE 12/11/2009

Paul Tran
ATTEST
DATE 12/11/2009

Chris Bergstrom, PRESIDENT
CAPITAL BANK

Dikaris Griffith, EVP
CARDINAL BANK



DATE: _____

PLAT: _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
M.M.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED _____ DATE _____
DIRECTOR _____

RECORD PLAT REVIEW SHEET

Plat Name: Wildwood Hills Plat Number: 220091010
 Plan Name: Wildwood Hills Plan Number: 120090030
 Plat Submission Date: 4-21-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: [Signature] Date 6/2/09

Initial DRD Review:

Signed Preliminary Plan - Date 5-18-09 Checked: Initial SOS Date 5/19/09
 Planning Board Opinion - Date 2-19-09 Checked: Initial SOS Date 5/19/09
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # OK Road/Alley Widths OK Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4-22-08</u>	<u>5-8-09</u>	<u>7-30-09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>			<u>4-22-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>				<u>Ex. Address</u>

Final DRD Review:

DRD Review Complete: Initial SOS Date 12/31/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SOS Date 5/18/09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 12-15-09
Board Approval of Plat:
 Plat Agenda: Initial SOS Date 1-14-10
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

