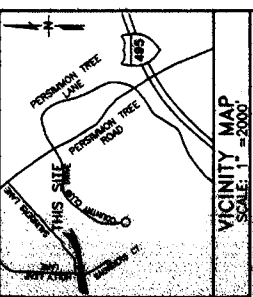


Plat Name: Clewerwall
Plat #: 220110970

Location: Located on the west side of Saunders Court, 300 feet south of Saunders Lane
Master Plan: Potomac
Plat Details: RE-2 zone; 2 lots
Community Water, Community Sewer
Applicant: John Troha, Carol Tuter & Mary Crook

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100150 (MCPB Resolution No. 11-04), 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 plans



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, or other plan showing development of this property, approved by the Montgomery County Planning Board are hereby incorporated into this plan. The plan is approved by the Planning Board and available for public review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including the approval of a Final Forest Conservation Plan prior to the issuance of a Subdivision Consent Permit.
- 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 this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note oil matters affecting title.
- The subject property is Zoned RE-2.
- All existing and proposed development on this property is subject to the standards under RE-2 Zone classification.
- This property is subject to the conditions of the covenant with Montgomery County regarding the construction of Saunders Court as recorded in the Land Records of Montgomery County in Liber 4870.
- Tax Map FMS52, WSSC Sheet No. 209NW09
- Lot 11 is currently served by private well and private septic systems only. Septic Building Restriction Lines subject to change with the Montgomery County Department of Permitting Services approval. The septic system is approved for a house with a maximum of 3 (three) bedrooms.
- The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan of Subdivision No. 120100150, entitled "Clewewall".

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my knowledge and belief, that it is a subdivision of all or part of the land described in the Certificate of Acknowledgment of the Montgomery County Department of Permitting Services dated September 28, 1953 and recorded among the Land Records of Montgomery County, Maryland in Liber 2654 at Folio 179 and also all of the land conveyed to John L. Troha and his wife Carol Tulea from Mary Charlotte Crook by Deed dated June 19, 2006 and recorded among the Land Records of Montgomery County, Maryland in Liber 32927 at Folio 594, and that the total area included in the plat is 226,706 square feet or 5.20445 acres of land. There is no street dedication by this plat.

Charles Thomas Goshay
Professional Land Surveyor
Montgomery No. 21392

6/9/11
Date

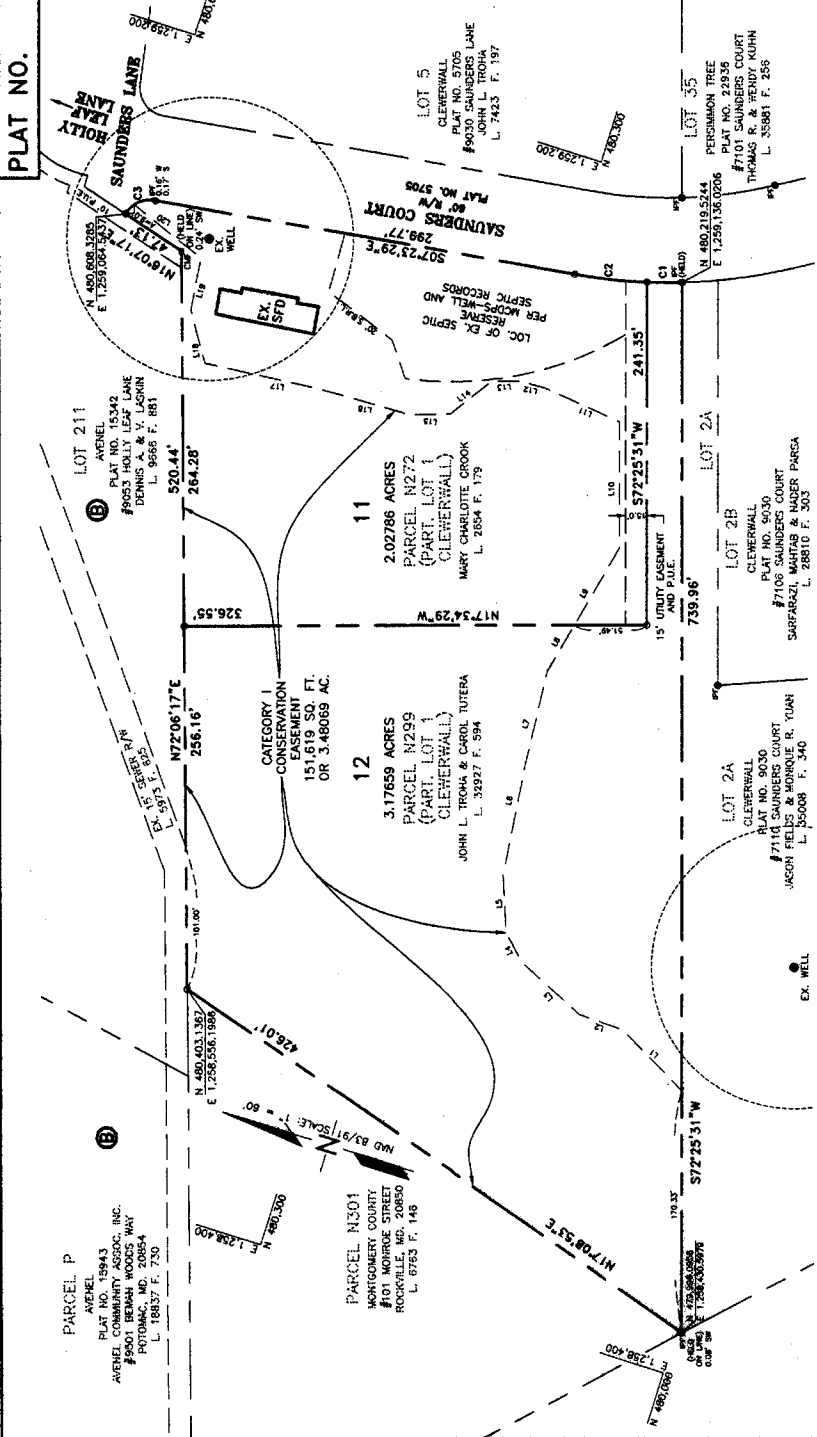
**SUBDIVISION RECORD PLAT
CLEWEWALL**

LOTS 11 AND 12
A RESUBDIVISION OF PART OF LOT 1, CLEWEWALL

1038 ELECTOR DISTRICT
MONTGOMERY COUNTY, MARYLAND
JUNE, 2011
SCALE: 1" = 40'

LANDMARK ENGINEERING, INC.

6110 EXECUTIVE BOULEVARD, SUITE 110 PHONE: (301) 230-5681
ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5684
CONSULTING ENGINEERS PLANNERS SURVEYORS



OWNER'S CERTIFICATE

We, Mary Charlotte Crook, John L. Troha and Carol Tulea, Owners of property described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a slope easement, first and second priority, to the property shown hereon, for the purpose of the installation of water and sewer lines. The slope easement shown hereon shall be relinquished after all required public improvements requiring said easement have been lawfully completed and have been accepted for maintenance by Montgomery County, Maryland.

Further, we grant a 15' Utility Easement P.U.E. across Lot 11, for the use and benefit of Lot 12 as shown hereon to the parties named in a document titled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, which said terms are incorporated therein;

Further, we grant the Category I Conservation Easement as shown hereon to the party named in the document entitled "Conservation Easement Agreement Category I" as recorded in Liber 13178 at Folio 412 among the Land Records of Montgomery County, Maryland.

Further, we, my successors, or assigns will cause permanent property corner markers shown thus (-o-) to be set by a registered Maryland Land Surveyor in accordance with section 50-24(e)(2) of the subdivision regulations of Montgomery County, Maryland.

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

CURVE TABLE

CHORD	ARC	ANGLE	AREA
100	100	180	15708
200	200	360	62832
300	300	540	141360
400	400	720	254400
500	500	900	402000
600	600	1080	584400
700	700	1260	801600
800	800	1440	1053600
900	900	1620	1340400
1000	1000	1800	1662000
1100	1100	1980	2019600
1200	1200	2160	2413200
1300	1300	2340	2842800
1400	1400	2520	3308400
1500	1500	2700	3809200
1600	1600	2880	4345200
1700	1700	3060	4916400
1800	1800	3240	5522800
1900	1900	3420	6164400
2000	2000	3600	6841200
2100	2100	3780	7553200
2200	2200	3960	8299600
2300	2300	4140	9080400
2400	2400	4320	9895600
2500	2500	4500	10745200
2600	2600	4680	11628800
2700	2700	4860	12546400
2800	2800	5040	13498000
2900	2900	5220	14483600
3000	3000	5400	15502400
3100	3100	5580	16554400
3200	3200	5760	17638800
3300	3300	5940	18755600
3400	3400	6120	19904800
3500	3500	6300	21086400
3600	3600	6480	22300400
3700	3700	6660	23536800
3800	3800	6840	24795600
3900	3900	7020	26076800
4000	4000	7200	27380400
4100	4100	7380	28706400
4200	4200	7560	30054800
4300	4300	7740	31435600
4400	4400	7920	32848800
4500	4500	8100	34294400
4600	4600	8280	35772400
4700	4700	8460	37282800
4800	4800	8640	38825600
4900	4900	8820	40400800
5000	5000	9000	42008400
5100	5100	9180	43648400
5200	5200	9360	45320800
5300	5300	9540	47025600
5400	5400	9720	48762800
5500	5500	9900	50532400
5600	5600	10080	52334400
5700	5700	10260	54168800
5800	5800	10440	56035600
5900	5900	10620	57934800
6000	6000	10800	59866400
6100	6100	10980	61830400
6200	6200	11160	63826800
6300	6300	11340	65855600
6400	6400	11520	67916800
6500	6500	11700	69999600
6600	6600	11880	72114000
6700	6700	12060	74259600
6800	6800	12240	76436400
6900	6900	12420	78644400
7000	7000	12600	80883600
7100	7100	12780	83154000
7200	7200	12960	85455600
7300	7300	13140	87788400
7400	7400	13320	90152400
7500	7500	13500	92547600
7600	7600	13680	94974000
7700	7700	13860	97431600
7800	7800	14040	99920400
7900	7900	14220	102440400
8000	8000	14400	104991600
8100	8100	14580	107574000
8200	8200	14760	110187600
8300	8300	14940	112832400
8400	8400	15120	115508400
8500	8500	15300	118215600
8600	8600	15480	120954000
8700	8700	15660	123723600
8800	8800	15840	126524400
8900	8900	16020	129356400
9000	9000	16200	132219600
9100	9100	16380	135114000
9200	9200	16560	138039600
9300	9300	16740	141096400
9400	9400	16920	144184400
9500	9500	17100	147303600
9600	9600	17280	150444000
9700	9700	17460	153615600
9800	9800	17640	156818400
9900	9900	17820	160052400
10000	10000	18000	163317600

LEGEND
 -o- IRON PIPE FOUND
 --- REBAR NO CAP FOUND
 --- CONC. MONUMENT FOUND

Robert Clark 6/9/11 Date
 Witness *Mary Charlotte Crook* Mary Charlotte Crook
John L. Troha John L. Troha
Carol Tulea Carol Tulea

APPROVED ON: _____
 DIRECTOR: _____
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 DATE: _____
 CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____
 MDCPPC RECORD FILE NO.: _____

RECORDED

RECORD PLAT REVIEW SHEET

Plat Name: Clewerwall Plat Number: 220110970
 Plan Name: Clewerwall Plan Number: 170100150
 Plat Submission Date: 3-15-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: DAW Date 6/28/11

Initial DRD Review:

Signed Preliminary Plan - Date 5/12/11 Checked: Initial SOS Date 6/24/11
 Planning Board Resolution - Date 5-3-11 Checked: Initial SOS Date 6/24/11
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - 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 # Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map Septic/Wells OK
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-16-11	4-1-11	4-7-11	Hold FCE Agreement
Research	Bobby Fleury			5/17/11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>5/12/11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>6/21/11</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>6/28/11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>7/7/11</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant 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 Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

