

Plat Name: Chevy Chase View
Plat #: 220140300

Location: Located on the north side of Clearbrook Lane, 200 feet northwest of Cedar Lane.

Master Plan: Kensington-Wheaton Master Plan

Plat Details: R-60 zone; 2 lots, 2 outlots
Community Water, Community Sewer

Applicant: Frederick Gore

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070520 (MCPB Resolution No. 13-04), 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.

SURVEYOR'S CERTIFICATE

I hereby certify:
that the survey information shown hereon is correct;
that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of the residue of that real property conveyed by W. Frederick Gore and Jean M. Gore, his wife, to W. Frederick Gore, Trustee of the W. Frederick Gore Revocable Trust U/A, dated May 12, 1992, and Jean M. Gore, Trustee of the Jean M. Gore Revocable Trust U/A, dated May 18, 1992, and recorded among the Land Records of Montgomery County, Maryland in Liber 10378 at Folio 229, said real property being Lot 8, Block E, as shown and indicated on a Subdivision Record Plat recorded among said Land Records, February 5, 1993, in Plat Book 168 as Plat 18924;

and that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 41,916 square feet or 0.96222 of an acre. There is no area being dedicated to public use by this plat.

Date: 12/04/2013
John R. Warner
Professional Land Surveyor
MD Reg. No. 10668
Two year MCLLR Professional Land Surveyor's License Renewal Date: 11/28/2015

OWNER'S CERTIFICATE

We, W. Frederick Gore and Jean M. Gore, trustees owners of the property shown and included hereon,

hereby:

establish this plat of subdivision,
grant a Public Utility Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

Establish the Twenty (20) foot wide Ingress/Egress and Utility Easement for the use and benefit of Lots 8 and 10, Block E, as shown and included hereon

Establish the Ten (10) foot wide Sewer House Connection Easement across Lot 10 for the benefit of Lot 9

Establish a blanked access easement across Lot 9, Block E to serve Outlot 1, and continue across Outlot 1 to serve Outlot 2. Said access easement to be extinguished when Outlot 2 is acquired by the owners of Lot 29, Block C and when Outlot 1 is acquired by Lot 9, Block E.

We, our successors, and/or assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, mortgages or trusts affecting the property included in the plan of subdivision.

11/20/13
Date
W. Frederick Gore, Trustee
Jean M. Gore, Trustee

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN

SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER:

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF
PERMITTING SERVICES

APPROVED:

BY:

DIRECTOR

PLAT NO.

DATE:

PLAT AREA TABULATION

Area of Lots - 36,199 square feet or 0.8310 acres
Area of Outlots - 5,717 square feet or 0.1312 acres
Area of Street Dedication - 0 square feet or 0.0000 acres
Total area included - 41,916 square feet or 0.9622 acres

PLAT NO.

NOTES

The property included on this subdivision plat is zoned R - 80 as of the date of the plat recordation. The property included in this subdivision is intended to be for Public water and sewer services.

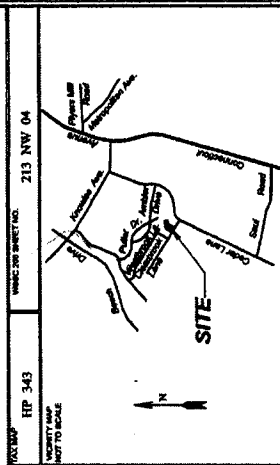
This subdivision record plat is not intended to show any matter affecting or relating to the ownership of the land or the property, but is a representation of the plat as recorded in the Land Records of Montgomery County, Maryland. It is not intended to show all matters affecting the title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

The lots included on this Plat of Subdivision are subject to the terms and conditions of a covenant recorded October 16, 2013, among the Land Records of Montgomery County, Maryland in Liber 47833 as Folio 184.

The property included hereon is subject to the requirements of the Chapter 22A, Montgomery County Forest Conservation Regulations, including approval of a Final Forest Conservation Plan or Tree Street Plan and appropriate agreements prior to issuance of a building permit.

The lots shown hereon are limited to the uses and conditions as required by approved Preliminary Plan No. 120070520.



SUBDIVISION RECORD PLAT

LOTS 9 & 10, and OUTLOTS 1 & 2, BLOCK E
Resubdivision of Lot 8, Block E

CHEVY CHASE VIEW
136 (WHEATON) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
18401 Woodloch Road, Suite C, Gaithersburg, MD 20878
Tel: (301) 740-1499 Fax: (301) 740-3856 E-Mail: wma@wmaassociates.com

DATE: November, 2013
1" = 30'

1 = 1

RECORD PLAT REVIEW SHEET

(H.M. Mark's Add. to)

Plat Name: Cherry Chase View Plat Number: 220140300
 Plan Name: Cherry Chase View Plan Number: 120070520
 Plat Submission Date: 9/18/13
 DRD Plat Reviewer: H. Mylan
 DRD Prelim Plan Reviewer: N. Braunstein Checked: HM Date 10/8

Background Review:

Signed Preliminary Plan - Date 6/25/13 Checked: Initial HM Date 10/8/13
 Planning Board Resolution No. 13-04 Resolution Mailing Date 1/23/13
 Site Plan Required? Yes No ✓ Verified By: HM (Initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.
 Site Plan Reviewer Check: Initial Date

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates OK Plan # ✓ Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells N/A
 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				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>HM</u>	Date <u>11/4/13</u>
Final Mylar & DXF/DWG Received:	Initial <u>HM</u>	Date <u>11/20/13</u>
Final Mylar Review Complete:	Initial <u>HM</u>	Date <u>12/2/13</u>

Board Approval of Plat:

Plat Agenda:	Initial <u>HM</u>	Date <u>12/12/13</u>
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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 Res. Division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

No.

