

Plat Name: Riding Stable Estates
Plat #: 220140340

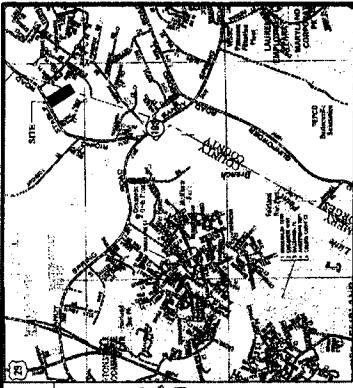
Location: Located on the east side of Riding Stable Road, 500 feet north of Riding Ridge Court.

Master Plan: Fairland Master Plan

Plat Details: RE-1 zone; 3 lots

Applicant: Charles Boswell

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. 12008008A (MCPB Resolution No. 13-179), 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 plan.



VICINITY MAP
SCALE: 1"=600'

PLAT No.

OWNER'S CERTIFICATE

WE, ROBERT L. BOSEWELL AND CHARLES BOSEWELL, OWNERS OF THE PROPERTY DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT IS A SUBDIVISION OF PART OF THE LANDS DESCRIBED IN A PREVIOUS PLAT OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 212,495.31 SQ. FT. OR 4.838 AC. 9,312 SQ. FT. OR 0.212 AC. OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE, PROPERTY WILL BE SUBJECT TO MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

WE, ROBERT L. BOSEWELL AND CHARLES BOSEWELL, OWNERS OF THE PROPERTY DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT IS A SUBDIVISION OF PART OF THE LANDS DESCRIBED IN A PREVIOUS PLAT OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 212,495.31 SQ. FT. OR 4.838 AC. 9,312 SQ. FT. OR 0.212 AC. OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE, PROPERTY WILL BE SUBJECT TO MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

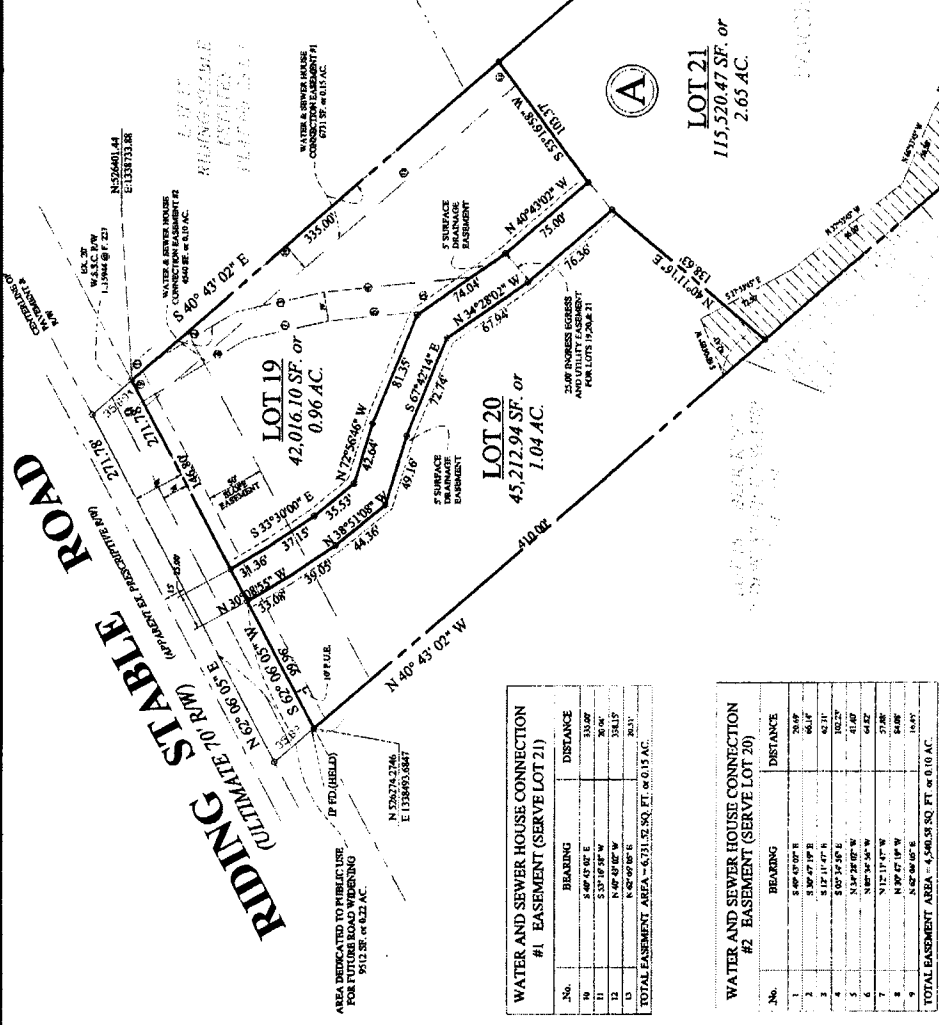
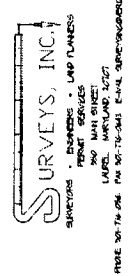
4-01-2014 DATE
4-01-2014 DATE

ROBERT L. BOSEWELL
CHARLES BOSEWELL

- NOTES:
1. WATER CATEGORY: 3. SEWER CATEGORY: 3
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE M-1 ZONE.
 3. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER ONLY.
 4. THIS PROPERTY IS SHOWN ON TAX MAP 13 121 PAICEL 142.
 5. ALL TRAILS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE MAINTAINED BY THE OWNER AND SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 6. 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.
 7. THE PROPERTY IS SUBJECT TO CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING THE APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND ASSOCIATED AGREEMENTS PRIOR TO THE ISSUANCE OF A SUBDIVISION RECORD PLAT.
 8. THE LOTS SHOWN HEREIN ARE LIMITED TO THE USES AND CONDITIONS AS REGULATED BY PRELIMINARY PLAN # 120080190.
 9. "A" ENTITLED "ROSEWELL'S ADDITION TO RIDING STABLE ESTATES."
 10. BLOODPLAN STUDY OF 9-18-1998 WAS APPROVED 11-4-1998 BY MCOPR. PRELIMINARY PLAN REFERENCE 199071.

SUBDIVISION RECORD PLAT
LOTS 19-21
BLOCK A
RIDING STABLE ESTATES

COLLETSVILLE (6TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
OCTOBER, 2013 SCALE: 1"=60'



WATER AND SEWER HOUSE CONNECTION #1 EASEMENT (SERVE LOT 21)

No.	BEARING	DISTANCE
1	S 60° 00' 00" E	33.00'
2	S 60° 00' 00" E	33.00'
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RECORD PLAT REVIEW SHEET

Plat Name: Baswell Addition to Ridgely Subdivision Plat Number: 220140340
 Plan Name: Baswell Addition to Ridgely Subdivision Plan Number: 120080080/A
 Plat Submission Date: 10-10-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date: 5/2/2013 Checked: Initial SSS Date 10/28/13
 Planning Board Resolution No. 13-35 Resolution Mailing Date 4-15-2013
 Site Plan Required? Yes _____ No X Verified By: _____ (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 _____ Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____
 Non-standard BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10-18-13	11-1-13	11/7/13	Offsite Easement OK ✓
Research	Bobby Fleury			10/22/13	Put into NAB 83/91 ✓
SHA	Corren Giles				
PEPCO	A. H. K. O. U.			10-24-13	NO COMMENTS ✓
Parks	Doug Powell				
DRD	Keiona Clark			N/A	N/A

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
MP
SSS
SSS

Date
3-7-14
4-1-14
4-8-14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SSS

4-17-14

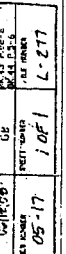
MCDPS Approval of Plat:

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. _____



15615 RIDING STABLE RD.
LAKELAND, KANSAS 67067
TEL. 321-5049, 41512

