

Plat Name: Spring Lawn Farm
Plat #: 220140790

Location: Located on the south side of Country Hills Road, 300 feet west of Crystal Spring Drive.

Master Plan: Sandy Spring - Ashton Master Plan

Plat Details: RE-2 zone; 1 lot

Applicant: Barbara Benson

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. 11992009A (MCPB Resolution No. 13-141), 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.

PLAT NO.

Area Tabulation

1 Lot(s) 97159 sq.ft. or 2.23046 Acres
Dedication 0 sq.ft. or 0 Acres
Total Area 97159 sq.ft. or 2.23046 Acres

Vicinity Map: 1" = 2000'

General Notes:

- This property is served by public water and a private septic system.
- The Plat: 1 Lot, Zoned: R2.
- The Map: JT342, WSSC 200 Sheet No. 22ANW1.
- The plat is in the Maryland Coordinate System (NAD83/01) as established by Global Positioning System observations incorporating Washington Suburban Sanitary Commission control stations 19800A, 17001A and 20330A.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan is maintained by the Planning Board and 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 deeds or notes or matters affecting title.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a required forest permit.
- This plat is limited to the uses and conditions of Limited Preliminary Plan Amendment No. 11992009A entitled "SANDY SPRING PROPERTY, LOT 11."
- The purpose of this plat is to reconfigure the conservation easements on Lot 13, Block D, Spring Lawn Farm as previously established on Plat Number 19518.
- The existing dwelling on Lot 20, Block A is approved for 4 bedrooms.
- Septic Building Restriction Lines (SBR) are subject to change with re-approval by the Health Department.

The area indicated thus [Symbol] (3714 square feet) is hereby released from the terms of the Category I Conservation Easement recorded in Liber 10728 at folio 501 (as referenced on Plat 19518).

The area indicated thus [Symbol] (7492 square feet) indicates a Category I Conservation Easement established by this plat.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, adopt this plat of redivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 30-24 of the subdivision regulations.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 30-24 (a) of the Montgomery County Code prior to the acceptance of public funds for improvements.

All remaining and newly granted Category I Conservation Easements shown herein are granted in accordance with a document recorded among the Land Records of Montgomery County, Maryland in Liber 13178 at folio 412.

There are no suits or actions at law, in equity, or in rem affecting the property shown herein.

2-28-2014

Date

2-28-2014

Date

Subdivision Record Plat

Lot 20, Block D

Spring Lawn Farm

(Resubdivision of Lot 13, Block D

as shown on Plat Number 19518)

Olney (8th) Election District

Montgomery County, Maryland

Scale: 1" = 50' July, 2013

ECI Job No.: 1148A
MNCPC Plat No. 22014790

LINE TABLE

LINE	BEARING	LENGTH
L1	N81°14'23"W	54.00'
L2	N82°33'49"E	62.25'
L3	N81°14'23"W	54.00'
L4	N82°33'49"E	62.25'
L5	N82°33'49"E	62.25'
L6	N67°45'14"W	43.33'
L7	N18°37'14"E	20.00'
L8	N67°45'14"W	40.00'
L9	N89°00'00"W	15.00'
L10	N35°00'00"E	16.36'
L11	N75°37'18"E	23.72'
L12	N04°09'20"E	34.81'
L13	N48°13'43"W	100.04'
L14	N62°22'34"W	169.48'
L15	N18°37'14"E	28.07'
L16	N62°22'34"W	172.96'
L17	N48°13'43"W	96.85'

Legend:

- RCF - Rubber & Cap Found
- P.A.E. - Public Access Easement
- P.U.E. - Public Utility Easement
- P.I.E. - Public Improvements Easement
- SBR - Septic Building Restriction Line

10447 Country Boulevard
Greenbelt, Maryland 20740
Tel: 410-231-2800 (toll free)
www.rodgers.com

RODGERS
CONSULTING

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DRAWN	ITQ
COMPUTED	ITQ
CHECKED	ITQ
DATE	Recorded
Plat No.	

APPROVED	
DIRECTOR	

CHURMAN	
ASST. SECRETARY-TREASURER	

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

APPROVED	
MNCPC Record File No.	

270-1107190

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown herein is correct and is a subdivision of Lot 13, Block D as shown on a plat of subdivision entitled "Lot 13 & 14, Block D Spring Lawn Farm" and recorded among the Land Records of Montgomery County, Maryland as Plat No. 19518; Lot 13, Block D being all of the property acquired by Barbara D. Benson and Andrew W. Benson from Clarence H. Wright and Lauren D. Wright in Liber 39788 at folio 344; and I further certify that once engaged as described in the provisions of the dedication herein, all property markers will be set as delineated herein in accordance with the provisions of Section 30-24 (a) of the Montgomery County Code. The total area included on this plat is 97159 square feet or 2.23046 acres of land, none of which is dedicated to public use.

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey was reflected herein in compliance with the requirements set forth in COMAR Title 01, Subtitle 11, Chapter 01, Regulation 11.

2-28-2014

Date

Trinity P. Quinn

Professional Land Surveyor

Montgomery County, Maryland

(License Expiration Date: 09-20-2014)

CURVE TABLE

CURVE	ARC	CHORD	BEARING	DELTA
1	330.00'	211.68'	109.82'	208.00'
2	350.00'	218.00'	112.36'	214.59'
3	300.00'	35.57'	17.82'	35.22'
4	550.00'	5.98'	2.53'	5.46'



GRAPHIC SCALE IN FEET 1" = 50'

RECORD PLAT REVIEW SHEET

Plat Name: Spring Lawn Farm (Lot 20 Block D) Plat Number: 220140790
 Plan Name: Sandy Spring Property Lot 13 Plan Number: 11992002A
 Plat Submission Date: 11/21/13
 DRD Plat Reviewer: C. Burmag
 DRD Prelim Plan Reviewer: J. Penn Checked: SSS Date 4/9/14

Background Review:

Signed Preliminary Plan - Date 10/21/12 Checked: Initial CB/SS Date _____
 Planning Board Resolution No. 13-141 Resolution Mailing Date 10/14/2013
 Site Plan Required? Yes _____ No X Verified By: CB (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Planning Board Resolution No. N/A
 Site Plan Reviewer Check: Initial N/A Date N/A

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates _____ Plan # OK Road/Alley Widths ✓ Easements OK Open Space N/A
 Non-standard BRLs OK Adjoining Land ✓ 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	1-20-13	12-6-13		
Research	Bobby Fleury			12/5	OK
SHA	Corren Giles				
PEPCO				12/11	NO COMMENTS
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Final Mylar & DXF/DWG Received:

Final Mylar Review Complete:

Board Approval of Plat:

Plat Agenda:

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 Rest Division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

Initial

Date

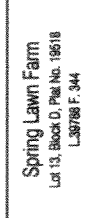
SSS
SSS

3-4-14
4-9-14

SSS

4-17-14

No. _____

[illegible][illegible]

Project Acquisition and Construction Services

10.64.13