

Plat Name: Chandlee Estates

Plat #: 220150440

Location: Located on the west side of Chandlee Mill Road, 1850 feet south of the intersection with Gold Mine Road.

Master Plan: Sandy Spring - Ashton Master Plan

Plat Details: RE-2 zone; 2 lots

Applicants: Diana Rice and Estate of Jefferson D. Lawrence

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120120040 (MCPB Resolution No. 14-46), 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.

NOTES:

1. 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 DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
2. COORDINATES REFERENCED ARE BASED ON THE NAD 83/11 MARYLAND COORDINATE SYSTEM AS PROJECTED BY WASHINGTON SUBURBAN SANITARY COMMISSION GEODESIC CONTROL STATION 20831 N 1307536.120 E 1300973.483 STATION 20830 N 5400777.750 E 1300033.811
3. NO 100 YEAR FLOODPLAINS ARE LOCATED ON THIS SITE.
4. THE PROPERTY IS ZONED RE-2.
5. 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 COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY, MARYLAND, AND NOT BE EXTINGUISHED BY THE RECOMMENDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS AND VIA THE MONTGOMERY PLANNING DAC WEBSITE.
6. THIS PROPERTY IS FOUND ON MONTGOMERY COUNTY TAX MAP J1121 & WSSC 200 SHEET 2268W02.
7. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS REQUIRED BY PRELIMINARY PLAN NO. 120120040, ENTITLED "19230 CHANDLEE MILL ROAD".
8. INITIAL DEVELOPMENT OF THE LOTS SHOWN HEREON IS SUBJECT TO AN IMPERVIOUS SURFACE COMPLIANCE AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD FOR PRELIMINARY PLAN NO. 120120040, AS RECORDED IN THE MONTGOMERY COUNTY LAND RECORDS AT LIBER 49624 AND FOLD 02A.
9. THIS PROPERTY IS SUBJECT TO A DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT, AS RECORDED IN THE MONTGOMERY COUNTY LAND RECORDS AT LIBER 50227 AND FOLD 02D.
10. THE SEPTIC AREAS FOR LOTS 1 AND 2 ARE DESIGNED AND APPROVED FOR TWO BEDROOM HOUSES, SHOWN HEREON PER PRELIMINARY PLAN NO. 120120040 AND APPROVED BY THE WELL & SEPTIC SECTION OF MCOPS ON 12/9/2011.
11. LOTS 1 AND 2 WILL BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS.

PLAT NO.
MCOFS PUBLIC SAFETY WATER SUPPLY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°02'15" E	11.80
L2	S 77°02'15" E	11.80
L3	S 69°42'41" W	27.97
L4	S 69°42'41" W	27.97
L5	S 69°42'41" W	27.97
L6	S 69°42'41" W	27.97
L7	S 69°42'41" W	27.97
L8	S 69°42'41" W	27.97
L9	S 69°42'41" W	27.97
L10	S 69°42'41" W	27.97
L11	S 69°42'41" W	27.97
L12	S 69°42'41" W	27.97
L13	S 69°42'41" W	27.97
L14	S 69°42'41" W	27.97
L15	S 69°42'41" W	27.97
L16	S 69°42'41" W	27.97
L17	S 69°42'41" W	27.97
L18	S 69°42'41" W	27.97
L19	S 69°42'41" W	27.97
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L22	S 69°42'41" W	27.97
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L24	S 69°42'41" W	27.97
L25	S 69°42'41" W	27.97
L26	S 69°42'41" W	27.97
L27	S 69°42'41" W	27.97
L28	S 69°42'41" W	27.97
L29	S 69°42'41" W	27.97
L30	S 69°42'41" W	27.97
L31	S 69°42'41" W	27.97
L32	S 69°42'41" W	27.97
L33	S 69°42'41" W	27.97
L34	S 69°42'41" W	27.97
L35	S 69°42'41" W	27.97
L36	S 69°42'41" W	27.97
L37	S 69°42'41" W	27.97
L38	S 69°42'41" W	27.97
L39	S 69°42'41" W	27.97
L40	S 69°42'41" W	27.97

CATEGORY I CONSERVATION EASEMENT LINE TABLE

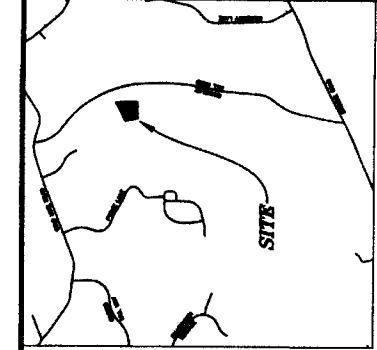
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L38	S 69°42'41" W	27.97
L39	S 69°42'41" W	27.97
L40	S 69°42'41" W	27.97

PROPERTY MONUMENTATION DATA

POINT	MARKING	DATE	BY
1	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
2	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
3	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
4	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
5	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
6	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
7	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
8	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
9	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
10	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
11	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
12	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
13	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
14	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
15	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
16	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
17	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
18	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
19	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
20	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
21	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
22	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
23	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
24	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
25	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
26	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
27	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
28	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
29	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
30	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
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32	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
33	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
34	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
35	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
36	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
37	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
38	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
39	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE
40	OPEN ENDED PIPE FOUND	5/10/15	DMN RICE

CATEGORY I CONSERVATION EASEMENT CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	PIVOT POINT	BEARING	DISTANCE
C1	N 01°51'06" E	18.41	18.41	0°00'00"	17,050 SF SEPTIC AREA	S 77°02'15" E	11.80
C2	N 01°51'06" E	18.41	18.41	0°00'00"	92,115 SQ. FT. 2.1148 ACRES	S 77°02'15" E	11.80
C3	N 01°51'06" E	18.41	18.41	0°00'00"	86,165 SQ. FT. 2.0239 ACRES	S 77°02'15" E	11.80
C4	N 01°51'06" E	18.41	18.41	0°00'00"	17,573 SF SEPTIC AREA	S 77°02'15" E	11.80



SURVEYOR'S CERTIFICATE
SCALE: 1"=2000'

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF IS CORRECT, THAT IT IS A SUBDIVISION OF THE PROPERTY OWNED BY JEFFREY D. LAWRENCE AND DAWN RICE BY A PLAT DATED JULY 18, 2011, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT NO. 19230 CHANDLEE MILL ROAD.

I FURTHER CERTIFY THAT ONCE ENCLOSED AS REQUIRED IN THE OWNERS CERTIFICATION HEREON, ALL MONUMENTS SHOWN THEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 10-204(b) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL ACRES INCLUDED IN THIS PLAT OF SUBDIVISION IS 18.048 ACRES (FEET OR 1.036 ACRES OF LAND, NONE OF WHICH IS DESIGNATED FOR PUBLIC USE).

Jeffrey D. Lawrence
DATE: 5/10/15
PROFESSIONAL LAND SURVEYOR NO. 87511
EXP. 11/20/2015

OWNERS CERTIFICATE

WE, THE PARTY LAWRENCE (SURVIVING TENANT BY THE ENTIRETY OF DECEASED JEFFREY D. LAWRENCE) AND DAWN RICE (SURVIVING TENANT BY THE ENTIRETY OF DECEASED DAWN RICE) OF THE PART OF SUBDIVISION ESTABLISHED BY THE IMMEDIATE PRECEDING PLAT OF SUBDIVISION, DO HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND, THE NECESSARY EASEMENT FOR THE MOUNTGOMERY COUNTY FIRE AND RESCUE SERVICE TO ACCESS EASEMENT FOR THE BENEFIT OF THE MOUNTGOMERY COUNTY FIRE AND RESCUE SERVICE. WE FURTHER GRANT THE CATEGORY I CONSERVATION EASEMENT AS SHOWN HERE TO THE PARTIES NAMED IN AND SUBJECT TO TERMS SET FORTH IN A CERTAIN DOCUMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS OWNERS OF THIS SUBDIVISION. WE WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 10-204(b) OF THE MONTGOMERY COUNTY CODE.

THESE ARE OUR TRUSTED ACTIONS OF LAW, LEASER, LIENOR, MORTGAGEE OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

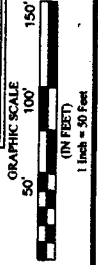
Jeffrey D. Lawrence
DATE: 5/10/15
WITNESS: JEFFREY D. LAWRENCE

Dawn Rice
DATE: 5/10/15
WITNESS: DAWN RICE

LEGEND

- ⊕ EXISTING MONUMENTATION (OPEN ENDED PIPE FOUND)
- ⊕ WELL LOCATION
- SEPTIC B.R.L.
- MCOFS EASEMENT
- CATEGORY I CONSERVATION EASEMENT (2.00 ACRES)
- EXISTING DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT PER L. 40227 F. 02D.

SUBDIVISION RECORD PLAT
LOTS 1 & 2
CHANDLEE ESTATES
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
DATE: 5/28/15



O'Connell & Lawrence, Inc.
Professional Land Surveyors
17906 Georgia Avenue, Suite 302
P.O. Box 10000, Gaithersburg, MD 20878
Tel: (301) 924-4700 Fax: (301) 924-9872
OCL File No.: 014-023

PLAT NO: _____
DATE: _____

APPROVED: *David J. Jones*
DATE: _____
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____
DATE: _____
CHAIRMAN: _____
ASST. SECRETARY/TREASURER: _____
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

P:\014-2014\014-023 CHANDLEE MILL Road\Plan\014-023 CHANDLEE MILL Record Plat - REV'd Aug 28, 2015-12:58pm

