

**Plat Name:** Springwood  
**Plat #:** 220140610

**Location:** Located at the terminus of the Timber View Court, 250 feet south of Randolph Road.

**Master Plan:** White Oak Master Plan

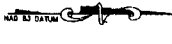
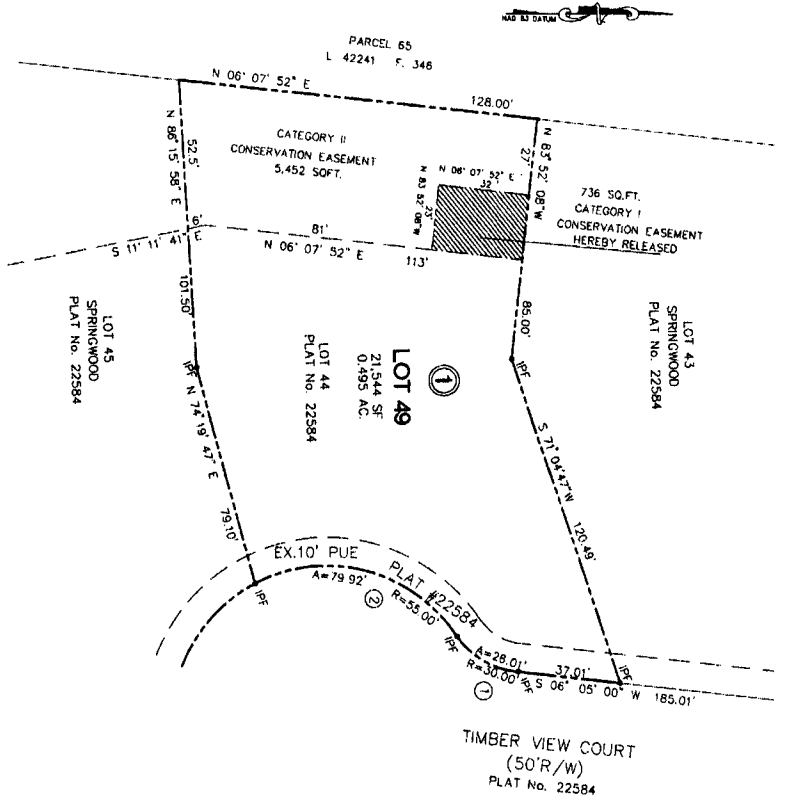
**Plat Details:** R-200 zone; 1 lot

**Owner:** Michael Sandler

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 12002073B (MCPB Resolution No. 13-111), 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.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	30.00'	26.01'	25.20'	N 18° 45' 26" E	49° 40' 51"
2	55.00'	79.92'	73.07'	S 14° 08' 10" W	83° 15' 22"

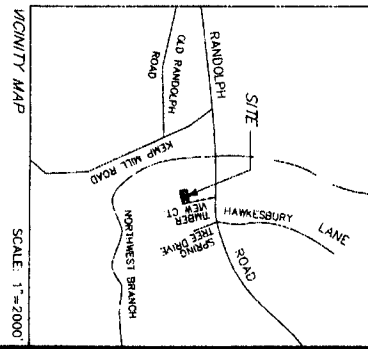
AREA OF LOT = 0.495 AC  
 AREA OF DEDICATION = 0 AC  
 TOTAL AREA OF PLAT = 0.495 AC



FLAT NO.

NOTES:

- 1- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 2- THIS PROPERTY IS SHOWN ON TAX MAP 00343.
- 3- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 4- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- 5- 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 DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 6- THE LOT SHOWN HEREON IS ZONED R-200.
- 7- THE PURPOSE OF THIS PLAT IS TO BEASE THE LIMITS AND TYPE OF THE CATEGORY I CONSERVATION EASEMENT UPON LOT 44 BLOCK ONE IN ACCORDANCE WITH AMENDED PRELIMINARY PLAN No.120020728 ENTITLED "YETLEY ESTATE".
- 8- THE CATEGORY I CONSERVATION EASEMENT PREVIOUSLY ESTABLISHED UPON LOT 44 BLOCK 1 (PLAT #22584) IS HEREBY RELEASED BY THE MONTGOMERY COUNTY PLANNING BOARD AND REPLACED WITH THE 5,452 SQUARE FOOT CATEGORY II CONSERVATION EASEMENT SHOWN HEREON.



SURVEYOR'S CERTIFICATE

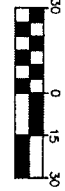
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY MERVIN J. YETLEY AND ELIZABETH A. YETLEY TO MICHAEL SANDLER AND LINDA SANDLER BY DEED DATED SEPTEMBER 5, 2003 AND RECORDED IN LIBER 2084 FOLD 738, AND BEING ALSO KNOWN AS LOT 44, BLOCK "1", SPRINGWOOD, AS RECORDED AS PLAT NUMBER 22584.

WE HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA ON THIS PLAT IS 21,544 SQ.FT. OR 0.4945 AC. OF WHICH THERE IS NO DEDICATION TO PUBLIC USE.

*Michael Sandler*  
 M. Sandler, L.S.  
 M.D. REC. # 110619  
 EXPIRATION DATE 2-10-2016

Date: 02/05/15

220140610



DATE: \_\_\_\_\_  
 Plat No. \_\_\_\_\_

OWNER'S CERTIFICATE

WE, MICHAEL SANDLER AND LINDA SANDLER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.

FURTHER WE ESTABLISH THE CATEGORY II CONSERVATION EASEMENT, AS DELINEATED HEREON, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A CERTAIN DOCUMENTS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 13178 FOLD 421.

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 LAND SURVEYOR, ACCORDANCE WITH SECTION 50-24(a)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 40840 AT FOLD 491 AND THE PARTIES IN INTEREST THERE TO HAVE AFFIXED THEIR SIGNATURES HEREON INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

DATE: 02/05/2015  
 DATE: 02/05/2015  
 DATE: 02/05/15

*Michael Sandler*  
 Michael Sandler  
*Linda Sandler*  
 Linda Sandler  
*Gregory R. Rags*  
 Gregory R. Rags, WITNESS  
*Guerrino Regis*  
 Guerrino Regis, WITNESS  
*John A. Rags*  
 John A. Rags, WITNESS  
*James B. Driver*  
 James B. Driver, WITNESS



TOTAL ENGINEERING SERVICES  
 PLANNING ENGINEERS, SURVEYORS  
 P.O. BOX 10123  
 SILVER SPRING, MD 20914  
 TEL(301) 515 1514 FAX(301) 515 5589

DATE: OCTOBER 18, 2015

WHEATON (13th) ELECTION DISTRICT  
 MONTGOMERY COUNTY  
 SCALE: 1" = 30'  
 SHEET 1 OF 1

SUBDIVISION RECORD PLAT  
 LOT 49  
 BLOCK 1  
 SPRINGWOOD

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER  
 M.N.C.P.P.C. RECORD FILE NO.

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED: March 19, 2015  
 Director

