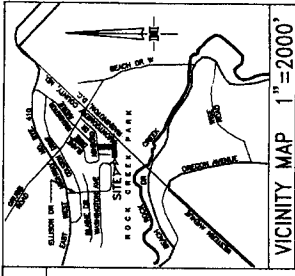


**Plat Name: Rock Creek Forest**  
**Plat #: 220151470**

Location: Located on the south side of Ashboro Drive, 950 feet west of Grubb Road  
Master Plan: North and West Silver Spring Master Plan  
Plat Details: R-60 zone, 2 lots and 1 parcel  
Applicant: Glavell and Associates, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120070050 (MCPB Resolution No. 14-18), 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.



VICINITY MAP 1" = 2000'

**PLAT NO.**

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISHING THE BUILDING RESTRICTION LINES AS SHOWN HEREON AND GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS 25 FEET WIDE TO BE SET BY ENGINEERING IN ACCORDANCE WITH THE M-N-C.P. & P.C. RECORD FILE NO. 120070550. SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED UPON THE DATE OF THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHTS OF WAY HAVE BEEN COMPLETED AND ADJUTED FOR IMPROVEMENT BY MONTGOMERY COUNTY.

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADVERTISE TO THE PUBLIC THAT WE HAVE CONVEYED TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS 25 FEET WIDE TO BE SET BY ENGINEERING IN ACCORDANCE WITH THE M-N-C.P. & P.C. RECORD FILE NO. 120070550. SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED UPON THE DATE OF THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHTS OF WAY HAVE BEEN COMPLETED AND ADJUTED FOR IMPROVEMENT BY MONTGOMERY COUNTY.

FURTHER, WE ESTABLISH THE CONSERVATION EASEMENT AS SHOWN HEREON, WHICH IS SUBJECT TO THE TERMS OF A DOCUMENT RECORDED IN LIBER 1378 AT FOLIO 421 AS AN ADDITION TO ROCK CREEK STREAM VALLEY UNIT 'A'.

FURTHER, WE INDICATE THE 27,415 S.F. AREA SHOWN AS PARCEL 'A' TO THE M-N-C.P. & P.C. RECORD FILE NO. 120070550. WE, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY WARRANT THAT THE SUBDIVISION IS TO BE SET BY ENGINEERING IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

ROBERT J. GAVEL, MARGARET GAVEL, AND ASSOCIATES, LLC  
 WITNESS  
 4/14/16  
 DATE

WE, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY WARRANT THAT THE SUBDIVISION IS TO BE SET BY ENGINEERING IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

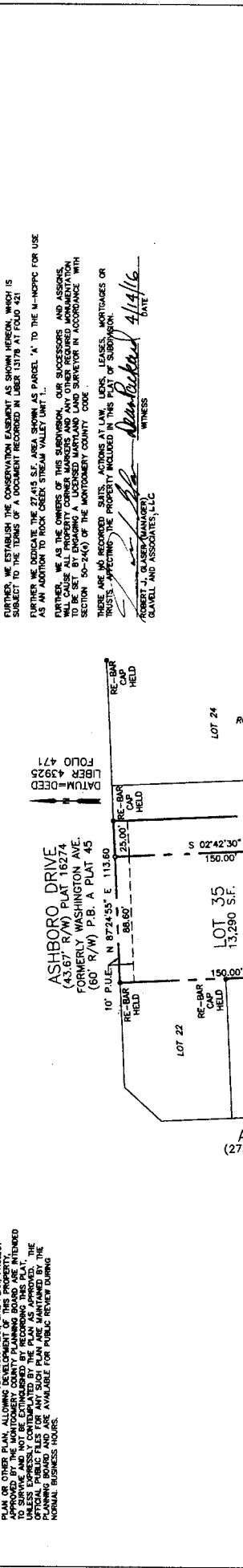
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ROBERT J. GAVEL, MARGARET GAVEL, AND ASSOCIATES, LLC  
 WITNESS  
 4/14/16  
 DATE

WE, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY WARRANT THAT THE SUBDIVISION IS TO BE SET BY ENGINEERING IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

ROBERT J. GAVEL, MARGARET GAVEL, AND ASSOCIATES, LLC  
 WITNESS  
 4/14/16  
 DATE



**APPROVAL/INFORMATION CHART**

TAX MAP	JN-123
ZONING CATEGORY	R-60
APPROVED PRELIMINARY PLAN #	120070550
APPROVED FOREST CONSERVATION PLAN	120070550

**LEGEND**

R/W = RIGHT OF WAY

B.R.L.=BUILDING RESTRICTION LINE

P.B.=PLAT BOOK

**NOTES:**

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 210-NK-02.

BUILDING FOUNDATIONS MUST NOT BE PLACED IN THE AREA BETWEEN NEAR LOT LINE OF LOT 36 AND THE 90 FT. BUILDING RESTRICTION LINE.

THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.

PARCEL 'A' TO BE CONVERTED TO M-N-C.P.C.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, AND AGREEMENTS, A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8797 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION THE COMMISSIONER AND USER OF THE PROPERTY MATTER SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT. OFFICIAL PUBLIC FILES FOR THIS PLAT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED MARYLAND LAND SURVEYOR AS DESCRIBED IN A CONVEYANCE FROM RENE F. GLASER, LINDSEY C. SHAWELL, STEPHEN ROSS GLASER, DAVID LOUIS GLASER, DANIEL CUNN GLASER, WENDY LEVITT (FORMERLY KNOWN AS WENDY LEVITT), AND MONTGOMERY COUNTY, MARYLAND TO HICKEY & OFFUTT'S LIMITED LIABILITY COMPANY, BY DEED DATED MAY 15, 2012 AND RECORDED AT LIBER 4322 FOLIO 471, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ALSO BEING A PART OF THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THIS SUBDIVISION IS RECORDED IN PLAT BOOK A 25 PLAT NUMBER 45 AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT BE SET IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 88,899 SQUARE FEET OR 1.58170 ACRES, MORE OR LESS AS SHOWN FOR PUBLIC RECORDS.

DATE: 4/14/16

DEAN PACKARD  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21815  
 EXP. DATE 12/14/2017

**PLAT TOTALS**

NUMBER OF LOTS/PARCELS	2/1
AREA OF LOTS & PARCELS	68,899 S.F.
AREA OF STREET DEDICATION	0.0000 S.F.
TOTAL AREA THIS PLAT	68,899 S.F.

**GRAPHIC SCALE: 1"=50'**

0 50 100 150

**APPROVED**

DATE: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

ASST. SECRETARY-TREASURER \_\_\_\_\_

M-N-C.P. & P.C. Record File No.: \_\_\_\_\_

**RECORDED**

PLAT NO. \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION**

Montgomery County, Maryland  
 Department of Permitting Services

**ROCK CREEK FOREST**

LOTS 35, 36 AND PARCEL 'A',  
 BLOCK 'M'

**A RESUBDIVISION OF LOT 59**

HICKEY AND OFFUTT'S SUBDIVISION  
 AND PART OF L. 43925 F. 471  
 WHEATON ELECTION DISTRICT No. 13  
 MONTGOMERY COUNTY, MARYLAND

**PACKARD & ASSOCIATES, LLC**

Civil Engineers & Land Surveyors

18220 FREDERICK ROAD, SUITE 600  
 GAITHERSBURG, MARYLAND 20877  
 Phone: (301) 208-0250

FEBRUARY, 2016

