

Plat Name: Winterset
Plat #: 220091170

Location: Located on the north side of Glen Road, 500 feet west of Split Tree Road
Master Plan: Potomac
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Applicant: Ramiro Paez

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 11996019A (MCPB Resolution No. 09-53), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

PLAT NO:

LINE	BEARING	DISTANCE
L1	S. 02°00'12" W	25.02'
L2	N. 05°53'42" E	103.23'
L3	N. 84°06'18" W	8.76'
L4	S. 23°05'40" W	46.79'
L5	S. 23°23'42" W	21.31'
L6	S. 23°40'51" W	27.81'
L7	N. 64°42'35" W	49.06'

LINE TABLE

NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER RIGHT OR EASEMENT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING CONSTRUCTION OF THE SUBDIVISION, AND ANY REQUIREMENTS OF THE PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTINGUATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. THIS PROPERTY APPEARS ON TAX MAP FG562; MISC. GRID 215AW9
5. THERE IS NO DEDICATION TO PUBLIC USE PER THIS PLAT.
6. THIS PROPERTY IS ZONED R-2000.
7. THE PREVIOUSLY RECORDED CONSERVATION EASEMENT ON THIS PROPERTY AND SHOWN ON PLAT NUMBER 20104 IS HEREBY ABANDONED BY THIS PLAT.
8. THE LOT SHOWN HEREON IS LIMITED TO THE USE AND CONDITIONS OF PRELIMINARY PLAN No. 11996019A.

OWNER'S CERTIFICATION:

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE MINIMUM BUILDING RESTRICTION LINES, WE FURTHER GRANT TO THE PARTIES NAMED IN, AND SUBJECT TO THE TERMS OF THE DOCUMENT RECORDED IN LIBER 1879 AT FOLIO 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE: 8-24-09
 DATE: 8-24-09
 WITNESS: [Signature]
 WITNESS: [Signature]

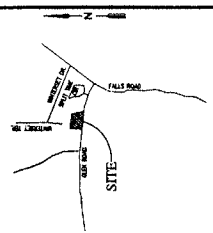
DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____

DIRECTOR
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIRMAN
 M.A.C.P. & P.C. RECORD FILE NUMBER

DATE: _____
 PLAT NO: 209117

ASST. SECRETARY-TREASURER



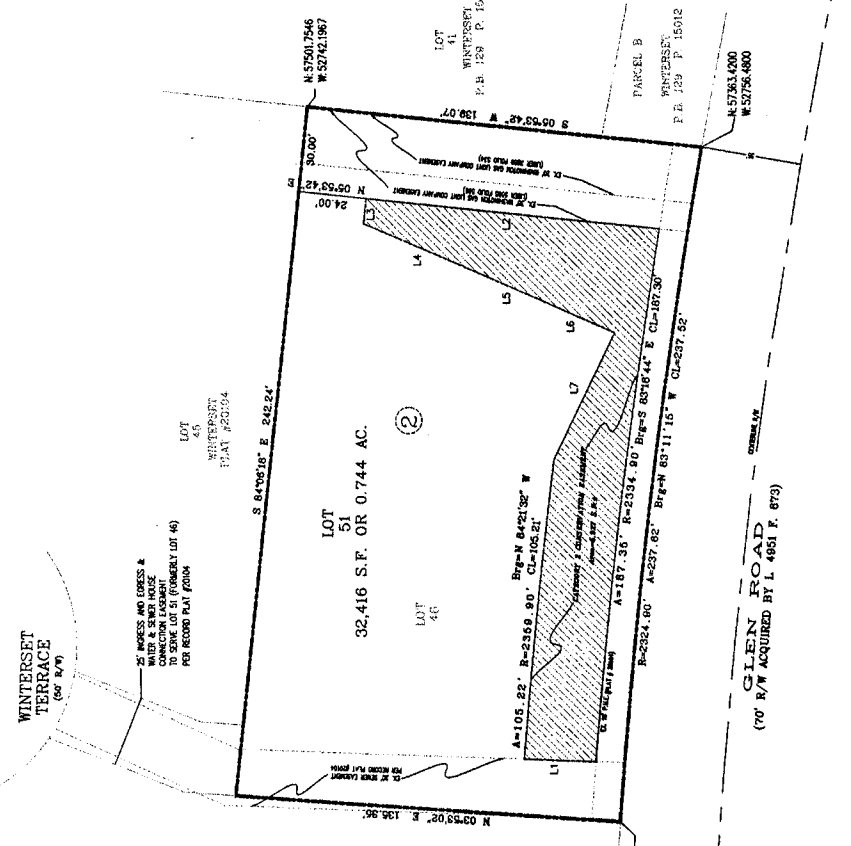
VICINITY MAP SCALE: 1" = 2,000'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY ROSEMARK CUSTOM HOMES, LLC UNTO LORETTA L. WONG AND RAMIRO X. PAEZ, BY DEED DATED NOVEMBER 11, 2004, AND ALL THE LAND SHOWN ON THIS PLAT IS A RESUBDIVISION OF THE LAND SHOWN ON A PLAT OF SUBDIVISION KNOWN AS "WINTERSET" AS RECORDED IN PLAT 2 BOOK 180 AT PLAT 20104 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

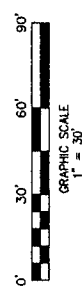
I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WERE LOCATED AND COMPARED WITH THE PROVISIONS OF SECTION 50-24(G) OF THE AREA OF LAND SHOWN ON THIS PLAT IS 0.744 ACRES OR 32,416 SQUARE FEET OF LAND. THERE IS NO DEDICATION BY THIS PLAT.

DATE: 8/24/09
 [Signature]
 SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 REG. NO. 15012



SUBDIVISION RECORD PLAT
 LOT 51 BLOCK 2
 WINTERSET

POTOMAC (10th) Election District
 Montgomery County, Maryland
 1" = 30' JUNE, 2009



GRAPHIC SCALE
 1" = 30'

LANDPLAN ASSOCIATES
 17129 GEORGIA AVE
 SILVER SPRING, MD 20902
 TEL: 301-576-5555
 FAX: 301-576-5556



RECORD PLAT REVIEW SHEET

Plat Name: WINTERSET Plat Number: 220091170
 Plan Name: Winterset (Pace Property) Plan Number: 12996019A
 Plat Submission Date: 6-17-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaner Checked: RAW Date 9/15/09

Initial DRD Review:

Signed Preliminary Plan – Date N/A Checked: Initial NA Date N/A
 Planning Board Opinion – Date 6/16/09 Checked: Initial SOS Date 7-23-09
 Site Plan Req'd for Development? Yes ___ No X Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>6-18-09</u>	<u>7-3-09</u>	<u>7-1-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury	↓	↓	<u>6-18-09</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓	<u>7-16-09</u>	<u>Ex House</u>
DRD	Nellie Carey	↓	↓		

Final DRD Review:

DRD Review Complete:	Initial <u>SJD</u>	Date <u>9/15/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>8-14-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>9-4-09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>9/24/09</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer 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 Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____