

Plat Name: Piney Spring
Plat #: 220100760

Location: Located on the east side of Piney Meetinghouse Road, 700 feet north of
Front Field Lane
Master Plan: Potomac
Plat Details: RE-2 zone; 1 lot
Community Water, Community Sewer
Applicant: Eleanor Cain

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 Amended Preliminary Plan No. 11993043A (MCPB Resolution No. 10-40), 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.

RECORD PLAT REVIEW SHEET

Plat Name: Piney Spring Plat Number: 220100760
 Plan Name: Piney Spring Plan Number: 11993043A
 Plat Submission Date: 3-18-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: PAW Date 5/11/10

Initial DRD Review:

Signed Preliminary Plan - Date 4/26/2010 Checked: Initial SJS Date 5/10/2010
 Planning Board Resolution - Date 4/26/2010 Checked: Initial SJS Date 5/10/2010
 Site Plan Req'd for Development? Yes No X Verified By: SJS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Resolution - 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 ok
 Coordinates ok Plan # Road/Alley Widths ok Easements ok Open Space N/A
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3/18/10	3/31/10	3-31-10	NO REVISION OK
Research	Bobby Fleury			3-25-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 4/21/10
 Final Mylar & DXF/DWG Received: Initial SJS Date 5-5-2010
 Final Mylar Review Complete: Initial SJS Date 5-10-2010

Board Approval of Plat:

Plat Agenda: Initial SJS Date 5/20/2010
 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 Resubdivision: _____

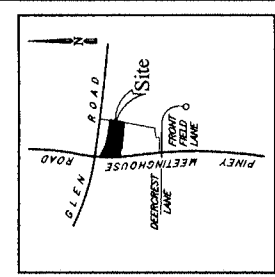
Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

Plat No.:



Scale: 1"=50'
 NAD 83 DATUM
 (Plat No. 20439)

OWNERS CERTIFICATE

I, Eleanor M. Cain, Trustee, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision and establish the Minimum Building Restriction Lines; grant to the applicable utility companies, their successors and assigns a Public Utility Easement (P.U.E.) as shown hereon with the terms and provisions being set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457; establish a Reciprocal Ingress & Egress Easement as shown hereon, for the benefit of the owners of Lots 14, 15 and 22, Block A, their successors, agents and assigns, with the terms and provisions of said Reciprocal Ingress & Egress Easement recorded among the aforesaid Land Records in Liber _____ at Folio _____

I, and my successors, certify that a licensed Land Surveyor will be engaged to set all Property corner markers in accordance with Section 50-24(c) of the Montgomery County Code; There are no suits, actions at law, leases, liens or trusts on the property included in this Subdivision Record Plat.

Date: 4/30/10
 Eleanor M. Cain, Trustee,
 Owner of Lots 15 & 16, Block A

I hereby assent to the extinguishing and relocation of the Reciprocal Ingress and Egress Easement as shown hereon.

Date: 5-3-10
 Michael H. McCombe, Trustee,
 Owner of Lot 14, Block A

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the property, 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 files for any such plat(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 11993063A entitled "Piney Spring".
- W.S.S.C. 200 scale reference: 215 NW 11
- This property is zoned RE-2.
- Vegetation access to Piney Meetinghouse Road is limited except at specific approved locations.
- The sole purpose of this plat is to extinguish the "Reciprocal Ingress & Egress Easement and P.U.E." across Lot 15, Block A, as shown on Plat No. 20439 and to establish its replacement as shown hereon, the release and abandonment of the Public Utility Easement will be by document to be recorded hereafter.

Curve	Radius	Chord	Area	Offset
1	50.00	100.00	1570.80	15.83
2	50.00	100.00	1570.80	15.83
3	46.50	93.00	1408.57	14.31
4	26.60	53.20	724.55	7.47
5	50.00	100.00	1570.80	15.83



Graphic Scale
 1"=50'

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of all of the property acquired by Eleanor M. Cain, Trustee of the Trust under the Will of Marguerite H. McCombe, dated July 2, 1992, Eleanor M. Pisars share from Michael H. McCombe and Eleanor M. Cain, formerly known as Eleanor M. Pisars, Trustee of the Trust established under the Will of Marguerite H. McCombe, by deed dated August 11, 2009 and recorded among the Land Records of Montgomery County, Maryland in Liber 38116 at Folio 303; that it is also a re-subdivision of all of Lot 15, Block A, as shown on a subdivision record plat entitled "Plat of Subdivision, Lots 13 through 16, Block A, Piney Spring" and recorded among the aforesaid Land Records at Plat No. 20439;

I further certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland; The total area included in this Subdivision Record Plat is 87,195 square feet or 2.00 acres of land, there is no dedication to public use by this plat.

Date: 4/29/10
 Daniel F. DeBolt
 Registered Property Line Surveyor
 Maryland No. 526

Subdivision Record Plat
 Lot 22, Block A
 (a Re-subdivision of Lot 15, Block A)

Piney Spring

Potomac (10th) District
 Montgomery County, Maryland
 Scale: 1"=50' April, 2010

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
 108 Elm Hill, Ste. 300 Silver Spring, MD 20907, 301.434.0000 Fax: 301.434.0006
 www.cpj.com • Gaithersburg, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA

1 Lot
 Tax Map Grid: FQ12
 220100760

Department of Permitting Services,
 Montgomery County

Approved: _____ Date: _____
 Asst. Secretary-Treasurer

Director

Recorded: _____
 Plat No.: _____

M.N.C.P.R.C. Record File No.: _____