

Plat Name: Mateny Hill

Plat #: 220170220

Location: Located on the east side of Mateny Hill Road, 230 feet north of Dawson Farm Road

Master Plan: Germantown Master Plan

Plat Details: RT-12.5 zone; 16 lots, 3 parcels

Applicant: Mateny Hill, LC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120150070 (MCPB Resolution No. 16-038), and Site Plan No. 820160020 (Certified Site Plan dated September 7, 2016) 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.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Mateny Hill, L.C., a Maryland limited liability company, by two (2) deeds, the first (1st) from Don D. and Rosalyn Roese, dated August 11, 2016 and recorded among the Land Records of Montgomery County, Maryland in Liber 22725 at Folio 235; and the second (2nd) from Lois Diane Wallich, dated August 11, 2016 and recorded among the aforesaid Land Records in Liber 22725 at Folio 242.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 65,429 square feet or 1.5020 acres of land. There is no street dedication by this plat.

Date: 2/13/17
 Daniel F. DeBolt
 Property Line Surveyor
 No. 021770219
 Exp. 02/17/2019



Owner's Certificate

We, Mateny Hill, L.C., a Maryland limited liability company, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, Establishes the minimum building restriction lines; Establishes the "Common Access Easements" as shown and described in note No. 9, hereon; Establishes the "Pedestrian Access Easement" as shown and described in note No. 9, hereon; Grants Public Utility Easements as shown herein and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 2844 at Folio 47, and all local government provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state and local governing agencies.

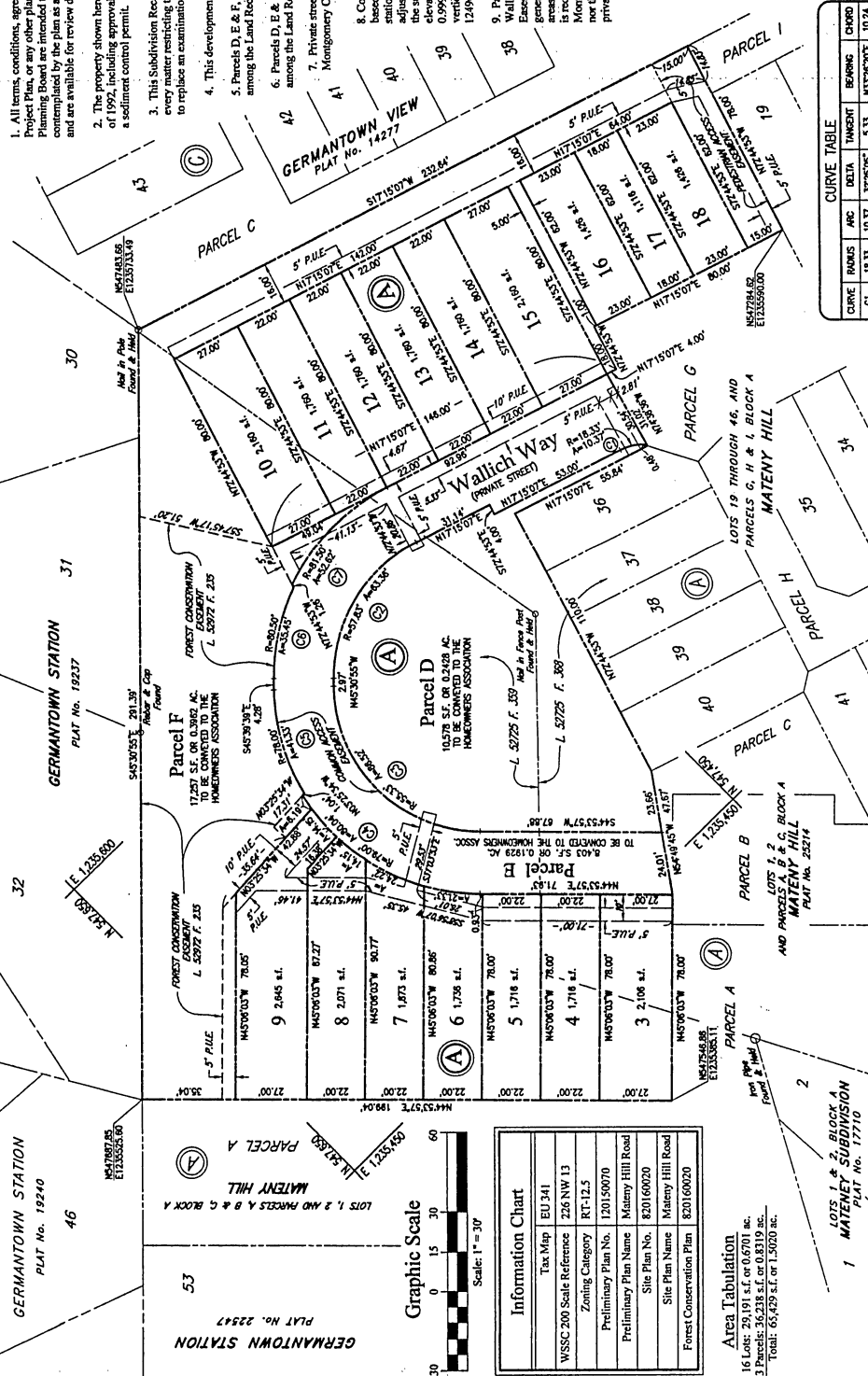
I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein, except that certain deed of trust, recorded in Liber 22725 at Folio 236 and the parties in interest thereto have below indicated their assent.

I hereby assent to this Subdivision Record Plat
 Mateny Hill, L.C.
 a Maryland Limited Liability Company
 By: [Signature]
 John Clarke, Manager
 Witness: [Signature]
 Terry Killings, Trustee
 Sandy Spring Bank

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 plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1972, 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.
- Parcels D, E & F, Block A are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 53086 at Folio 57.
- Parcels D, E & F, Block A are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 2844 at Folio 578.
- Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- Coordinates shown herein were established using conventional and GPS observations based on the Maryland State Plane Coordinate System (NAD 83/91) using NGS CORS stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.99996899. The average property elevation is 375 feet, for an elevation factor of 0.999978572. The combined factor for the subject property is 0.999946212. All bearings and distances shown are based on grid north. The coordinate datum is NAD 83/91. The coordinate values for GAIT are N 534457.87 E 124961.11 P Elevation 460.20
- Parcel E, Block A, is subject to a Common Access Easement as delineated herein, over Wallich Way, a private street, Parcel F, Block A is subject to a Pedestrian Access Easement, as delineated herein, and are intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement areas. The public access of these areas shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assembles/confirms its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement nor the Pedestrian Access Easement and will not participate in the maintenance of these private facilities.



CURVE TABLE

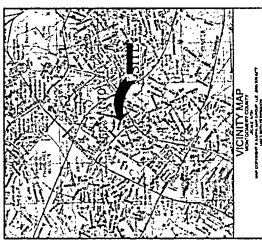
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	18.33	10.37	32.25°	5.33	N32°25'30"E	10.24
C2	57.63	63.36	62°46'01"	35.28	N14°07'54"W	80.24
C3	53.33	86.52	86°55'06"	54.93	S89°13'11"W	77.97
C4	70.00	80.04	50°03'03"	43.84	N73°55'28"E	76.68
C5	60.50	41.33	39°11'44"	21.16	S81°59'10"E	40.85
C6	69.50	35.45	29°14'01"	18.02	S33°55'54"E	35.17
C7	81.50	52.62	38°56'43"	27.27	S01°14'45"E	51.71

Information Chart

Tax Map	EUJ 341
WSSC 200 Scale Reference	Z26 NW 13
Zoning Category	RT-12.5
Preliminary Plan No.	120150070
Preliminary Plan Name	Mateny Hill Road
Site Plan No.	820160020
Forest Conservation Plan	820160020

Area Tabulation
 16 Lots: 29,191 s.f. or 0.6701 ac.
 3 Parcels: 36,238 s.f. or 0.8319 ac.
 Total: 65,429 s.f. or 1.5020 ac.

Approved: [Signature] Date: 2/13/17
 Chairman
 Department of Permitting, Services, Montgomery County
 Approved: [Signature] Date: 2/13/17
 Director
 Recorded: [Signature] Plat No.: 220170220



GRAPHIC SCALE
SCALE 1" = 30'

LEGEND

- DE SIGNAL POLE
- DE MANHOLE
- DE STORM DRAIN MANHOLE
- DE UTILITY POLE
- DE C&W WIRE
- DE LIGHT
- DE SIGN
- DE FIRE HYDRANT
- DE ARCHED WIRE
- DE OVER HEAD WIRE
- DE WOODS LINE
- DE BUSH HEDGE
- PROP. DRIVEWELL
- PROP. POROUS PAVEMENT/CONCRETE
- PROP. TRAIL LANE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROP. 4" SOIL FENCE
- PROP. 6" SOIL FENCE
- PROP. LIMITS OF DISTURBANCE
- PROP. STREETLIGHT
- PROP. SIDEWALK
- PROP. WPOU

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARY ADJUSTMENT AND THE ADJUSTED PLAT IS CORRECT AND ACCURATE IN ACCORDANCE WITH THE LAWS OF THE STATE OF MARYLAND.
DATE: 07/11/2011
BY: [Signature]
PROF. OF SURVEYING
MONTGOMERY COUNTY, MARYLAND

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THE ENGINEER'S CERTIFICATE FOR THE PROPOSED SUBDIVISION IS CORRECT AND ACCURATE IN ACCORDANCE WITH THE LAWS OF THE STATE OF MARYLAND.
DATE: 07/11/2011
BY: [Signature]
PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MARYLAND

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT THE DEVELOPER'S CERTIFICATE FOR THE PROPOSED SUBDIVISION IS CORRECT AND ACCURATE IN ACCORDANCE WITH THE LAWS OF THE STATE OF MARYLAND.
DATE: 07/11/2011
BY: [Signature]
DEVELOPER
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN
MATNEY HILL ROAD PROPERTY
GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Professional Engineers & Surveyors
10000 Rockville Pike, Suite 200, Rockville, MD 20850
Tel: 301-761-1234
Fax: 301-761-1235
www.cpjinc.com

DATE	07/11/2011
SCALE	AS SHOWN
PROJECT	MATNEY HILL ROAD
CLIENT	CPJ
PROJECT NO.	11-001
DATE PLOTTED	07/11/2011
SCALE	AS SHOWN
PROJECT	MATNEY HILL ROAD
CLIENT	CPJ
PROJECT NO.	11-001

