Plat Name: Randolph Farms
Plat #: 220170320

Location: Located on the north side of Macon Road, 220 feet east of Hunters Lane
Master Plan: North Bethesda - Garret Park Master Plan
Plat Details: R-90 zone, 3 lots
Owners: Charles E. Stevens

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140130 (MCPB Resolution No. 15-67), 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.
the subject property, except for a Deed of Trust recorded in Liber 3907 at Folio 476 among the land records of Montgomery County, Maryland and the

31, 2010 in Liber 3907 at Folio 476 in Montgomery County, Maryland.

1 is correct; that it is a deed from Charles G. Stevens to as guardian for Charles D. Stevens in the Montgomery County Court on June 6, 1984, and recorded in
division of "Randolph Farms", in Plat Book 27 at Plat 1719, all
County, Maryland. I further
the owner's certification hereon, and other boundary markers identify the provisions of the deed. The total area included on is no dedication to the public

NOTES
1. PROPERTY ZONED R-60 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING REGULATIONS.

2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12241062, Entitled "RANDOLPH FARMS", MCP 09-06, DATED JULY 16, 2014. ANY PROPOSED CHANGES TO THIS PLAN WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

4. THE PROPERTY SHOWN HEREBY IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.

5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PHASED PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED BY RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC HOURS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.

6. THIS PLAT IS NOT INTENDED TO SHOW EVERY PROPERTY AFFECTING OR RESTRICTING THE OWNERSHIP OR USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP H122, W.S.B.C. 211NWS.

CURVE TABLE

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SUBDIVISION RECORD PLAT
LOTS 35-37
BLOCK 3
RANDOLPH FARMS
A RESUBDIVISION OF
LOT 7
BLOCK 3
ELECTION DISTRICT 4
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' OCTOBER 2015

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804