

Plat Name: Fernwood
Plat #: 220140190

Location: Located in the northwest quadrant of then intersection of Inglemere Drive and Fernwood Road.
Master Plan: North Bethesda/Garrett Park Master Plan
Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer
Owner: Fariborz Honarpisheh

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120120190 (MCPB Resolution No. 13-79), 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.

OWNER'S CERTIFICATION

The undersigned owners of the property shown herein, hereby adopt this plan of subdivision and dedicate a portion of the land shown herein to the public use. Further establish minimum building restriction lines and grant to Montgomery County a share easement adjacent, parallel and contiguous to the public street right of way lines to the 25' building restriction lines. The undersigned also grant a Public Utility Easement (PUE) as shown herein to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(c) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plan of subdivision, except for certain deeds of trust for which the parties in interest thereto have been indicated their assent.

[Signature] Date: 12/13/2013
 Witness: *[Signature]* Fariborz Homayrishi
[Signature] Date: *[Signature]*
 Witness: *[Signature]* Deborah Ames Naylor
 Executive Vice President

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown herein is correct; that it is a subdivision of the land described in a deed from David Bradford Law and Lloyd William Law, Jr., Personal Representative of the Estate of Lloyd M. Law to Fariborz Homayrishi, dated January 31, 2003 and recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland. I further certify that, once approved as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set as delineated herein in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 20533 square feet of land, of which 228 square feet or 0.005 acres are dedicated to the public use.

[Signature] DATE: 1-12-2014
 THOMAS A. MADDOX, Registered Professional
 Land Surveyor MD #10860 (EXP. 4/2/14)

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF DEDICATION	228 SF
TOTAL AREA SHOWN ON PLAT	20533 SF

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

DIRECTOR

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____

CHAIRMAN ASST.-SECRETARY-TREASURER

RECORDED

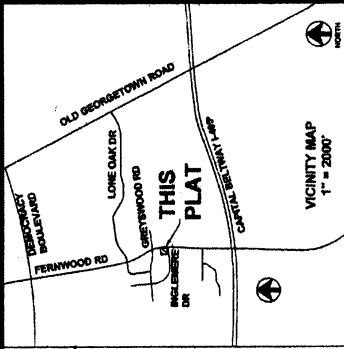
PLAT BOOK

PLAT

PLAT & P.C. RECORD FILE NO.

PLAT NO.

MARYLAND STATE
 PLANE
 NAD/83 DATUM



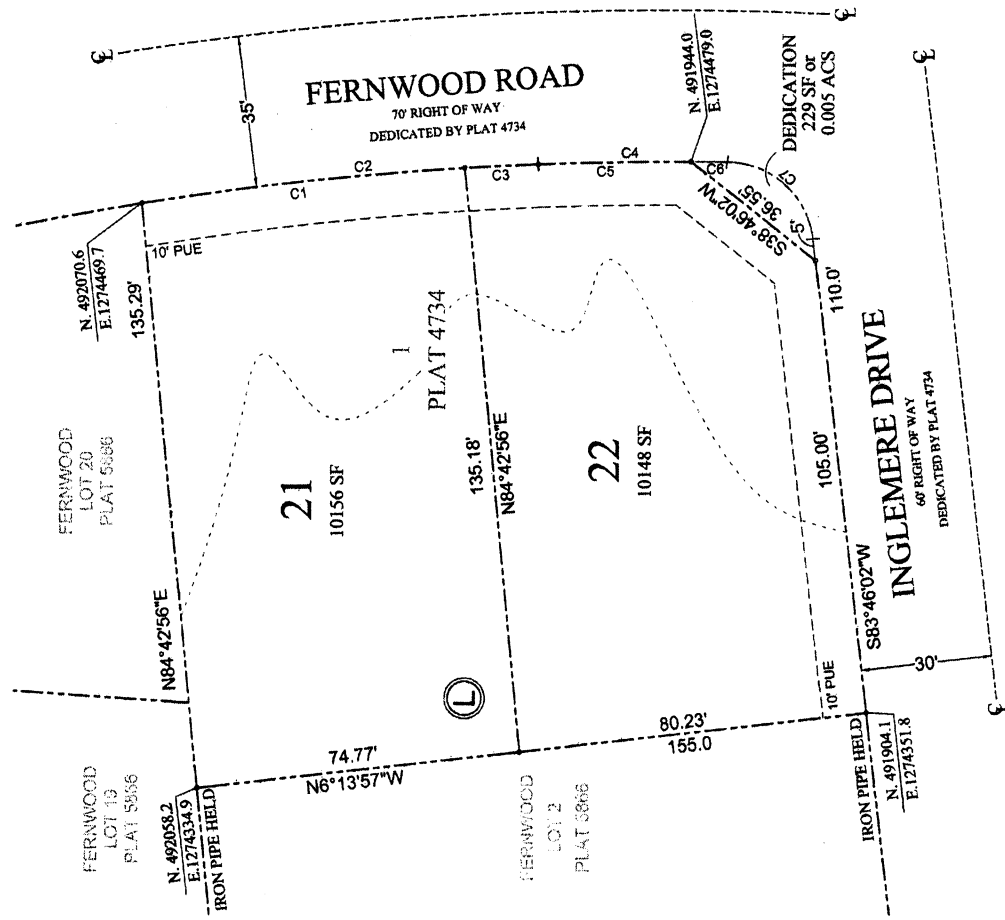
FERNWOOD ROAD

70' RIGHT OF WAY
 DEDICATED BY PLAT 4734

DEDICATION
 229 SF or
 0.005 ACS

INGLEMERE DRIVE

60' RIGHT OF WAY
 DEDICATED BY PLAT 4734



C	BEARING	CHORD	ARC	RAD.	DELTA
C1	S52°33'01"E	91.75	771.88	51.89	6°48'48"
C2	N2°42'27"W	17.00	771.88	17.00	1°15'42"
C3	S0°36'32"E	43.71	835.00	43.71	2°59'59"
C4	S0°53'52"E	35.33	835.00	35.33	2°25'28"
C5	S0°36'31"W	8.38	835.00	8.38	0°34'31"
C6	S42°19'41"W	26.47	20.00	28.93	82°52'42"
C7	S42°19'41"W	26.47	20.00	28.93	82°52'42"

NOTES

1. PROPERTY ZONED R-80 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S-1, W-1.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE PRESENT PLAN. THE PLANNING BOARD'S DECISIONS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GP-462, WSSC GRID 2170N06.
6. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS RECOMMENDED BY PRELIMINARY PLAN 120120160, ENTITLED "FERNWOOD".
7. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW PER EXEMPTION #42012089E.



220140120

1200P.LAT

RECORD PLAT REVIEW SHEET

Plat Name: Fernwood Plat Number: 220140190
 Plan Name: Fernwood Plan Number: 120120190
 Plat Submission Date: 8/27/13
 DRD Plat Reviewer: W. Meyer
 DRD Prelim Plan Reviewer: C. Gilbert Checked: WM Date 9/17/13

Background Review:

Signed Preliminary Plan - Date 7/26/13 Checked: Initial WM Date 9/17/13
 Planning Board Resolution No. 12-79 Resolution Mailing Date 6/7/13
 Site Plan Required? Yes No Verified By: WM (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-28-13	9-13-13		
Research	Bobby Fleury			5-13-13	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				No Comments

Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 12/3/13
 Final Mylar & DXF/DWG Received: Initial SJS Date 1-22-14
 Final Mylar Review Complete: Initial SJS Date 1-29-14

Board Approval of Plat:

Plat Agenda: Initial SJS Date 2-6-14

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 Rest of Division: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen: _____

No. _____

