

Plat Name: Spring Garden Estates
Plat #: 220180570

Location: Located on the south side of Oak Drive, 250 feet east of Kingstead Road
Master Plan Damascus Master Plan
Plat Details: R-200 zone, 2 lots
Owner: Kimberly Goode and Barbara Johnson

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620170060, as approved by the Planning Director on September 21, 2017, and that any minor modifications reflected on the plat do not alter the intent of the approval of the aforesaid plan.

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF ALL THE LAND COMPREHENSIVELY DESCRIBED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN BOOK 53138 AT PAGE 49, DATED SEPTEMBER 24, 2018 AND RECORDED ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 53138 AT PAGE 49, 2466.

I FURTHER CERTIFY THAT IF ENLARGED AS DESCRIBED IN THE OWNER'S CERTIFICATE, HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 56.4.3.6 OF THE MONTGOMERY COUNTY CODE.

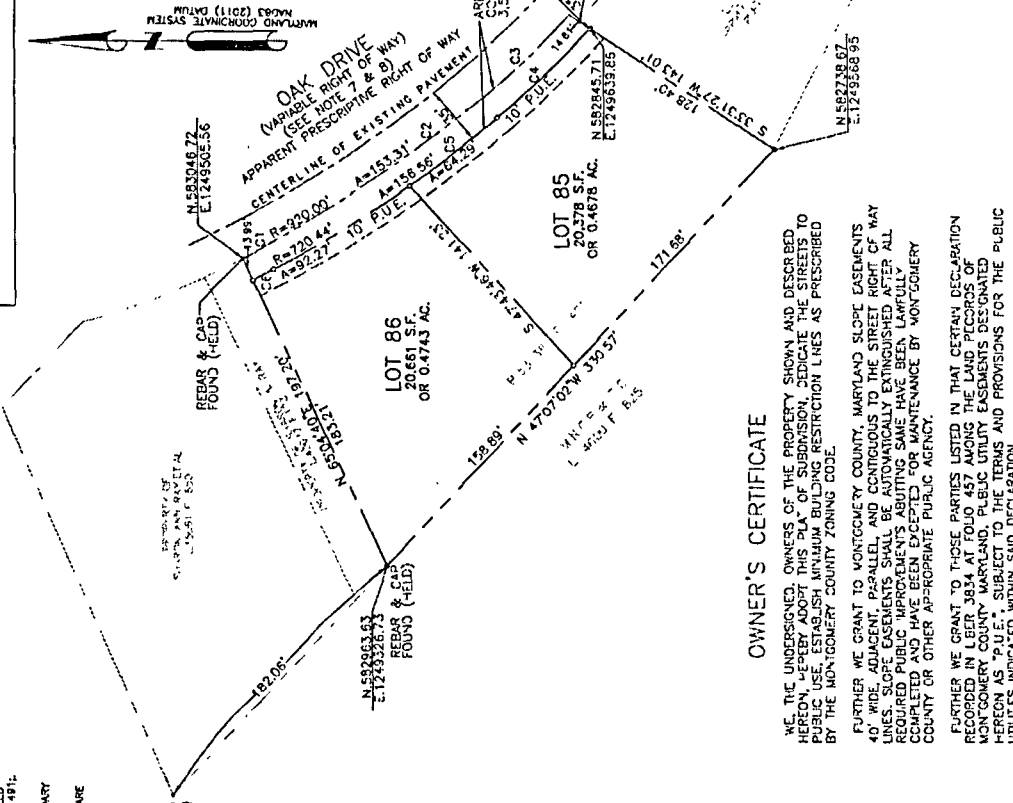
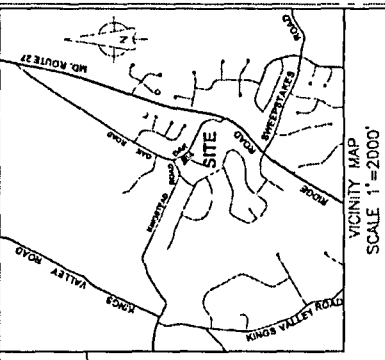
THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 41,595 SQUARE FEET OR 1.0238 ACRES OF LAND OF WHICH 3,556 SQUARE FEET OR 0.0816 OF AN ACRE IS DEDICATED TO PUBLIC USE.

Mitchell E. Goode
 MITCHELL E. GOODE
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRATION DATE: 12/10/2018

01/25/18
 DATE

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-2000
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.
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 OFFICIALLY EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL 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 ANY EXISTING PLAT, TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FA121 AS P824.
6. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBORDINATE PLAN NO. 620170060. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
7. OAK DRIVE IS AN ULTIMATE RIGHT OF WAY OF 70'
8. NO DEDICATED RIGHT OF WAY COULD BE FOUND THAT CIRCUMVENTS THE RIGHT OF WAY FOR THE PUBLIC USE OF THE EXISTING ROAD AS MAINTAINED BY MONTGOMERY COUNTY. OAK DRIVE IS AN APPARENT PRESCRIPTIVE RIGHT OF WAY.
9. THIS SURVEY IS IN THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, BASED UPON GCS AND CONVENTIONAL ANGLE-AND-DISTANCE OBSERVATIONS, CONTROLLING STATIONS #9255, #9256, #9257, SUBURBAN SALIARY COMMISSION STATIONS 13285, #582189, 200, E:1250432, 904, #9225, N:587374, 993, E:1254747, 372.



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 40' WIDE, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREET RIGHT OF WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN EXCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THE SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, DO HEREBY GRANT TO MONTGOMERY COUNTY, MARYLAND, THE REQUIRED EASEMENTS TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Barbara Johnson
 BARBARA JOHNSON
 WITNESS

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	44.90'	12.25'	01°33'58"	6.13'	5.28	49.53°E	12.25'
C2	920.00'	153.31'	03°32'32"	76.83'	3.34	23.01°E	153.31'
C3	424.40'	72.02'	09°43'21"	38.09'	5.44	01.14°E	71.93'
C4	598.29'	78.56'	07°14'11"	37.83'	11.40	10.58°W	78.51'
C5	720.44'	159.55'	12°27'04"	78.59'	3.42	20.70°W	156.25'
C6	603.25'	13.46'	01°16'44"	6.73'	11.27	29.76°W	13.46'

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PLANNING SERVICES

APPROVED: *Stephanie Johnson* DIRECTOR
 DATE: June 28, 2018

CONTRACTOR: _____ SECRETARY-TREASURER
 MNCPP & P.C. RECORD FILE NO. _____ PLAT NO. _____

SUBDIVISION RECORD PLAT
LOTS 85 AND 86, BLOCK A
SPRING GARDEN ESTATES
 DAMASCUS (12TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' JUNE, 2018

GOODE SURVEYS, LLC
 LAND SURVEYORS
 9162 DAMASCUS ROAD
 DAMASCUS, MARYLAND, 208372
 PHONE: (301) 368-3700
 FAX: (301) 368-3703





DATE: 04/10/17
 SCALE: 1" = 30'

Engineering & Architecture, Inc.
 1301 Industrial
 Columbia, MD 21047
 Phone: (410) 727-1100



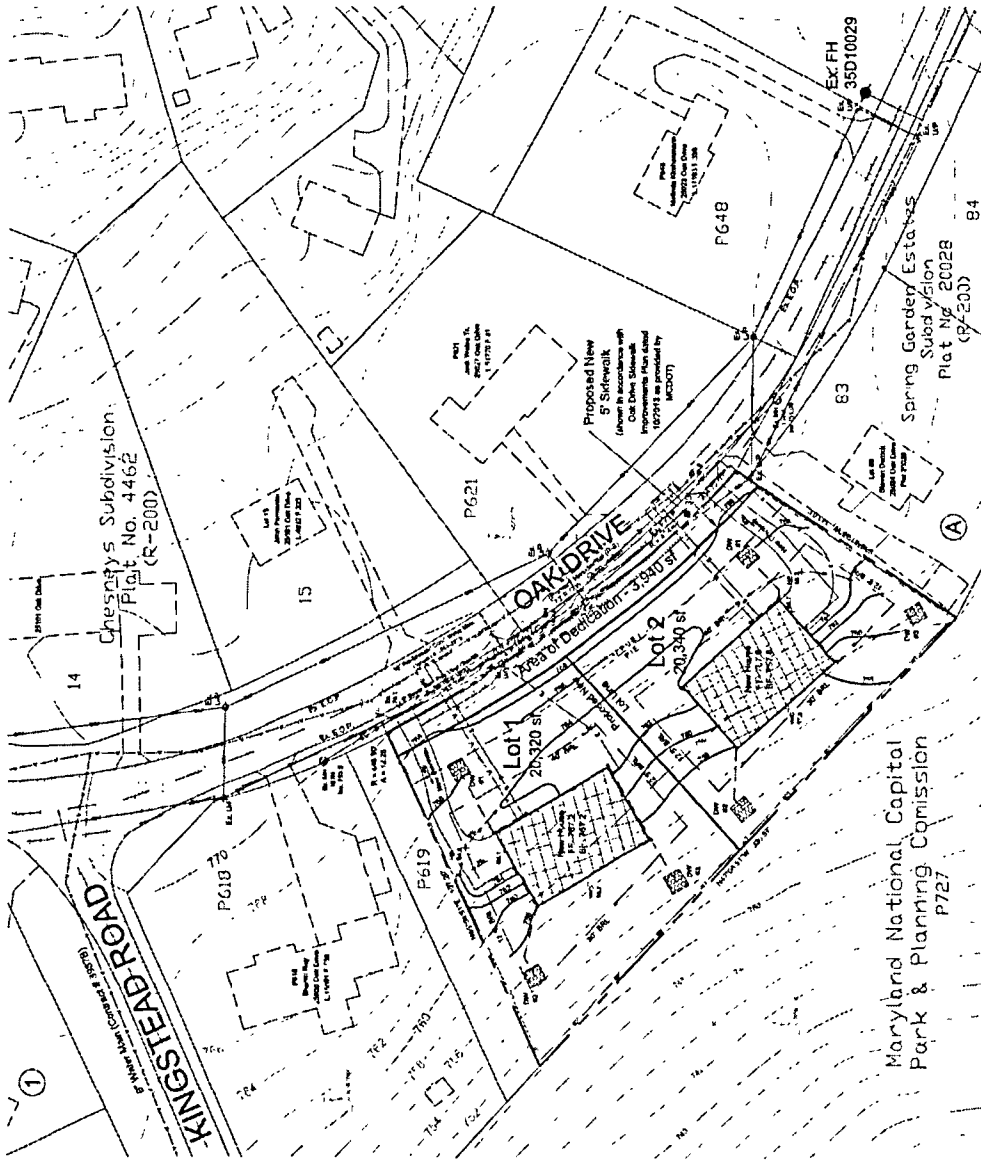
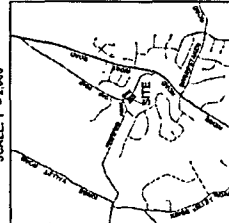
ADMINISTRATIVE SUBDIVISION PLAN
 Oak Drive
 Parcel 624, Tax Map: FX121
 Montgomery County, Maryland

ZONING STANDARDS:	
ZONE: R-200	Req. Prov.
Lot Size	20,000 sf 20,320 sf
Front Setback	40' or EBL 40' or EBL
Sideways	12 min., 25' total 12' or more
Rearyard	30' 30'
Building Height	40' to highest point or 35' to mean roof height 35' or less to mean roof height
Lot Coverage	25% Max. 25% or Less
Lot Width @ Building Line	100' 125'
Frontage	25' 100'

NOTES:
 1. AREA OF PROPERTY - 1.62 ACRES (64,800 SF)
 2. AREA OF LOT 2 - 20,320 SF
 3. NUMBER OF LOTS PROPOSED - 2
 4. AREA TO BE DEDICATED TO PUBLIC STREET - 1,500 SF
 5. AREA TO BE DEDICATED TO PUBLIC WATER AND SEWER - 1,500 SF
 6. SITE TO BE SERVED BY PUBLIC WATER AND SEWER.
 7. EXISTING SEWER & WATER SERVICE CATEGORIES: B 1 W 1
 8. LOCATED IN LITTLE BENNETT CREEK WATERBED
 9. EXISTING UTILITY LOCATIONS SHOWN AS DASHED LINES
 10. BOUNDARY SURVEY COMPLETED MAY 2016 BY NICH GLOUCE
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Prepared For:
 Nicholas J. Glouck &
 Associates, Inc.
 9186 Damascus Road
 Damascus, MD 20872
 (301) 461-3061

VICINITY MAP
 SCALE: 1" = 2,000'



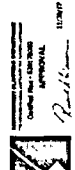
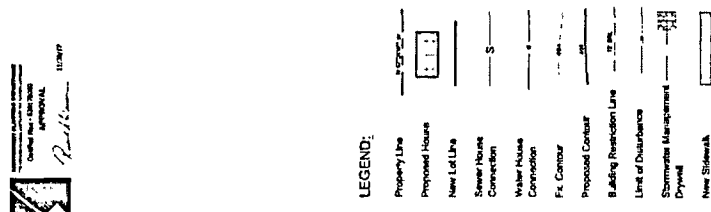
Professional Certification
 I hereby certify that the information shown herein is correct and accurate to my best knowledge and belief.
 David W. McKee
 Surveyor
 Date: 4/10/17
 MD PLS 02011

Note:
 Unless specifically noted on the plan drawing or in the conditions of approval, the building footprint, building height, setbacks, and other information shown on the plan drawing shall be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building setback lines, building height, and lot coverage for each lot. Other limitations for the development may also be included in the conditions of approval.



Surveyor's Certificate
 I hereby certify that the property boundary shown on this plan drawing is correct and accurate to my best knowledge and belief.
 Nicholas J. Glouck & Associates, Inc.
 Surveyor
 Date: 4/10/17
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Scale: 1" = 30'
 0 30' 60'



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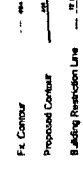
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