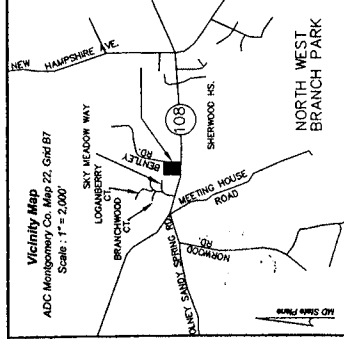


Plat Name: Bentley Ridge
Plat #: 220091040

Location: Located on the west side of Bentley Road, 350 feet north of Olney-Sandy Spring Road
Master Plan: Sandy Spring - Ashton
Plat Details: RE-1 zone; 4 lots
Community Water, Community Sewer
Applicant: Briggs-Bentley Ridge, LLC

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 Preliminary Plan No. 120070120 (MCPB Resolution No. 08-30), 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.



Plat No.

SURVEYOR'S CERTIFICATE:

I hereby certify that the information herein is true to the best of our knowledge and belief; that it represents a subdivision of all of the land described in a conveyance from John T. Korman and Stacy L. Korman to the Land Records of Montgomery County, Maryland, in Liber 22884 at Folio 719 and that if so engaged, we will put property corner markers in place in accordance with Section 50-24(e) of the Subdivision Regulations of the Montgomery County Code.

Recorded in this office in this office is 208,608 square feet (4.780 acres), of which 11,729 square feet (0.2683 acres) are being dedicated to public use.

Date: **SEPT. 1, 2003**

OWNER'S CERTIFICATION:

Briggs-Bentley Ridge, LLC, owner of the land described in the plan of subdivision, dedicates the most shown hereon to public use, establish the common ingress/egress easement as shown hereon and the common driveway easement as shown hereon, and the dedication of terms and provisions recorded in the Land Records of Montgomery County, Maryland, in Liber 2834 at Folio 457.

We further grant a Category 1 Conservation Easement as shown hereon to the parties named in, and subject to the terms of, the document recorded in Liber 10178 at Folio 412 among the Land Records of Montgomery County, Maryland.

Property corner markers will be placed in accordance with Section 50-24(e) of the Subdivision Regulations of the Montgomery County Code.

There are no debts, judgments or liens affecting said property except for a closed trust recorded in Liber 2834 at Folio 457 and all parties have heretofore attested their signatures, including their consent to the plat of subdivision.

By: **James P. Briggs** Date: **9-9-03** Witness: **James P. Briggs**
James P. Briggs Date: **9-9-03** Witness: **James P. Briggs**
James P. Briggs Date: **9-9-03** Witness: **James P. Briggs**

Capacity: **MANAGING PARTNER**
Briggs-Bentley Ridge, LLC
PNC BANK
 Trustee: **ROSEMARY HEUSEL**

LEGEND:

PUE Public Utility Easement
 WSSC Washington Suburban Sanitary Commission
 RPF Iron Pipe Found
 RBE Rebar Found
 RBCF Rebar with cap Found
 ESMT Easement
 RW Right of Way
 EX Existing
 -DNV- Overhead Wire
 UB Utility Pole

NOTES:

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless expressly amended by this plan. Any other documents, including any easements, which are maintained by the planning board and available for public review during normal business hours.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of a final forest conservation plan, and appropriate agreements prior to issuance of a permit under that law.

3. This property is zoned RE-1 (Sandy Spring-Ashburn Rural Overlay Zone).

4. The lot shown hereon are limited to the uses and conditions as required by Preliminary Ordinance 10702. Any proposed changes in use will require further Planning Board review and approval.

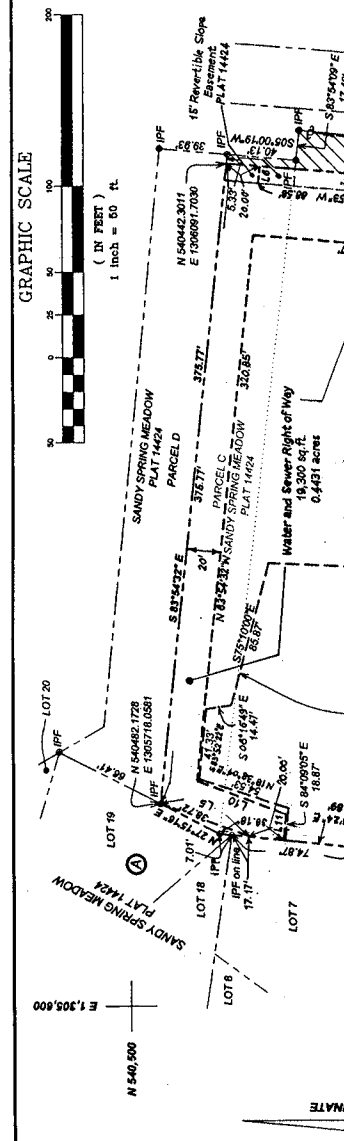
5. This subdivision record plat is not intended to show any matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This plat is not intended to replace an examination of title or to depict or note all matters of title.

6. Bentley Ridge is a macadam road in current use by the general public and maintained by Montgomery County, Maryland, current title status unrecorded; neither the surveyor, the report of title examination, nor the Montgomery County Department of Public Works and Engineering is responsible for the dedication to public use on the easement line by Plat 20194(2) and Plat 23420 (57' and on the westerly line by Plat 14424).

PLAT TABULATION:

NUMBER OF LOTS..... 4
 NUMBER OF PARCELS..... 4
 AREA OF LOT(S)..... 196,879 SQ. FT. (4,5197 ACRES)
 AREA OF PARCEL(S)..... 11,729 SQ. FT. (0.2683 ACRES)
 AREA OF STREET DEDICATION..... 208,608 SQ. FT. (4.780 ACRES)
 TOTAL AREA..... 208,608 SQ. FT. (4.780 ACRES)

Subdivision Record Plat
LOTS 1 - 4
BENTLEY RIDGE
 BEING IN PART OF A RESUBDIVISION OF
PARCEL C, BLOCK A
SANDY SPRING MEADOW
 Olney (8th) Election District
 Montgomery County, Maryland
 Date: September, 2009



LINE TABLE

Line	Bearing	Distance
L1	S 78°45'19" E	230.92'
L2	S 05°33'32" W	191.94'
L3	N 03°29'24" W	20.44'
L4	N 03°09'41" E	18.44'
TOTAL AREA		
4,498 SQ. FT. OR 0.1031 ACRES		
SHOWN THUS:		

AREA TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

Line	Bearing	Distance
L1	S 78°45'19" E	230.92'
L2	S 05°33'32" W	191.94'
L3	N 03°29'24" W	20.44'
L4	N 03°09'41" E	18.44'
L5	S 40°28'43" W	55.00'
L6	N 84°07'54" W	15.30'

POINT OF BEGINNING FOR ROW DEDICATION TO SHA (SEE TABLE PROVIDED)

POINT OF BEGINNING FOR ROW DEDICATION TO SH (SEE TABLE PROVIDED)

FOR PUBLIC WATER AND SEWER ONLY

APPROVALS:

Chairman: _____ Secretary/Treasurer: _____

Approval Date: _____

Department of Permitting Services
 Montgomery County, Maryland
 Approve Date: _____ Director: _____

Preliminary Plan: 120070120 Parcel: 344
 Tax Map: JT342 Parcel: 344
 Recorded: _____
 Plat: _____

FOR PUBLIC WATER AND SEWER ONLY

APPROVALS:

Chairman: _____ Secretary/Treasurer: _____

Approval Date: _____

Department of Permitting Services
 Montgomery County, Maryland
 Approve Date: _____ Director: _____

Preliminary Plan: 120070120 Parcel: 344
 Tax Map: JT342 Parcel: 344
 Recorded: _____
 Plat: _____

Capitol Development Design, Inc.
Engineers - Surveyors - Planners
 4800 Powder Mill Rd Suite 200, Beltsville, Maryland 20705
 Office Phone: 301-937-3501
 Fax: 301-937-3507 Drawn By: SEC Job No. 06-009
 WSSC Map 224.NW.01

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RECORD PLAT REVIEW SHEET

Plat Name: BENTLEY RIDGE Plat Number: 220091040
 Plan Name: BENTLEY RIDGE Plan Number: 120070120
 Plat Submission Date: 4-28-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Brankin Checked: NTB Date 7/17/09

Initial DRD Review:

Signed Preliminary Plan – Date 5-23-08 Checked: Initial SJS Date 5/26/09
 Planning Board Opinion – Date 3-18-08 Checked: Initial SJS Date 5-26-09
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion – 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
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4/29/09</u>	<u>5/13/09</u>	<u>5-15-09</u>	<u>Add Note Cyber/Folio</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>4-30-09</u>	<u>Add Coordinate Values</u>
SHA	<u>Doug Mills</u>	↓	↓		
PEPCO	<u>Steve Baxter</u>	↓	↓		
Parks	<u>Doug Powell</u>	↓	↓		
DRD	<u>Nellie Carey</u>	↓	↓	<u>5-20-09</u>	<u>See Address plan</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 12/4/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 7-14-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 12/3/09

Board Approval of Plat:

Plat Agenda: Initial SJS Date 12/17/09

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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 Green Books for Resubdivision: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

