

Plat Name: Springfield
Plat #: 220160720

Location: Located on the north side of Ridgefield Road, 450 feet east of Ogden Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Jonathan Bauman

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140110 (MCPB Resolution No. 15-157), 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.

OWNERS' DEDICATION

I, Jonathan E. Bauman, Trustee of the Everett and Janice Bauman Irrevocable Family Trust, Jonathan E. Bauman, Trustee of the Everett A. Bauman Bypass Trust, and Jonathan E. Bauman, Guardian of the Property of Janice N. Bauman, owner of the property shown and included here on, hereby:

adopt this plat of subdivision, and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies;

establish a ten foot (10') ingress/egress, and utility easement as shown hereon for the use and benefit of Lots 29 & 30 Block 22;

I, my successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Sections 50-4.3.G of the Montgomery County Code (Subdivision of Land).

Date: _____ Owner: _____
Jonathan E. Bauman
Trustee, Everett A. Bauman Bypass Trust

Date: _____ Owner: _____
Jonathan E. Bauman
Guardian of the Property of Janice N. Bauman

SURVEYOR'S CERTIFICATE

I hereby certify the survey information shown here on is correct; this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland.

The real property conveyed by Jonathan E. Bauman, Personal Representative of the Estate of Jonathan E. Bauman and Jonathan E. Bauman, Guardian of the Property of Janice N. Bauman, parties of the first part, and Jonathan E. Bauman, Trustee of the Everett and Janice Bauman Irrevocable Family Trust, party of the second part by deed, dated October 15, 2013, recorded among the Land Records of Montgomery County, Maryland in Liber 48114 at Folio 516.

Said real property being formerly parts of Lots 8 and 9, Block A, as shown in their entirety on a Subdivision record plat known as "Country Club Hills" duly recorded July 11, 1951 in Plat Book 40 at Plat 2652 among the Land Records of Montgomery County, Maryland;

Secondly, The real property conveyed by Jonathan E. Bauman, Personal Representative of the Estate of Everett A. Bauman and Jonathan E. Bauman, Guardian of the Property of Janice N. Bauman, parties of the first part, and Jonathan E. Bauman, Trustee of the Everett A. Bauman Bypass Trust and Jonathan E. Bauman, Guardian of the Property of Janice N. Bauman, parties of the second part by deed, dated October 15, 2013, recorded among the Land Records of Montgomery County, Maryland in Liber 48114 at Folio 520.

Said real property being formerly Lot 21, Block 22 on a subdivision record plat known as "Springfield" duly recorded December 11, 1951 in Plat Book 41 at Plat 2988 among the Land Records of Montgomery County, Maryland;

and that property corner markers will be set in accordance with Section 50-4.1.G of the Montgomery County Code (Subdivision of Land), if so engaged.

The total area included in this plat of subdivision is 16,669 square feet or 0.3827 of an acre. There is no area being dedicated in public use by this plat.

Date: _____
John D. Witmer
Professional Land Surveyor
MD Reg. No. 10668
Two Year MDLLR Professional Land Surveyor's
License Renewal Date: 11/29/2017

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PARK PLANNING BOARD

APPROVED: _____

CHAIRMAN

SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF
PERMITTING SERVICES

APPROVED: 5/19/2017

BY: John D. Witmer Per D.O.S
DIRECTOR

PLAT NO. _____

DATE: _____

PLAT NO. _____

NOTES

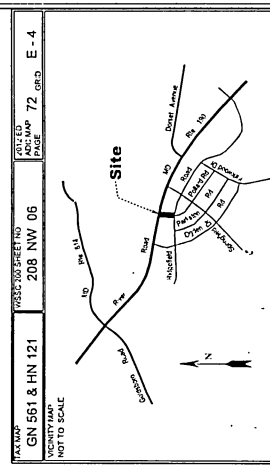
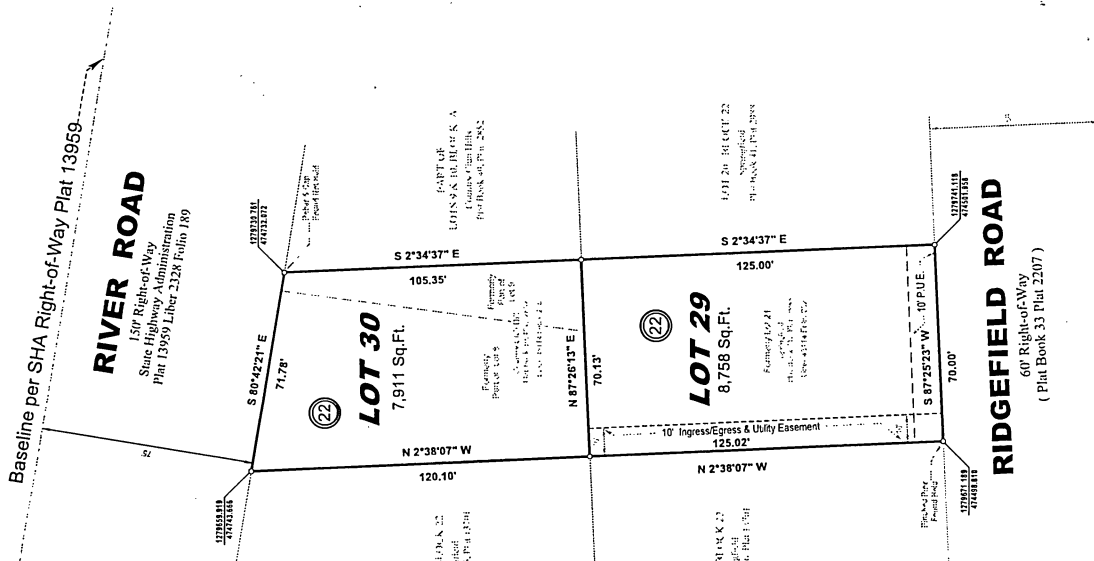
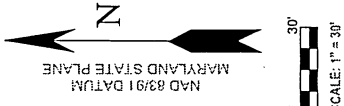
The property included on this subdivision plat is currently zoned R - 60.

The property is served by public water and sewer systems. Denial of access to River Road per State Highway Administration right-of-way plat 14839.

This subdivision record plat is not intended to show every matter affecting or pertaining to the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to meet all matters affecting the title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, shall remain in full force and effect and shall not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.

This plat is limited to the uses and conditions of approved Preliminary Plan No. 120140110 entitled, Country Club Hills.



TAXMAP GN 561 & HN 121	20252 500 SHEET NO 208 NW 06	ADJACENT PLAT 72	E - 4
<p>SUBDIVISION RECORD PLAT</p> <p>LOT 29 & 30, BLOCK 22 A RESUBDIVISION OF LOTS 1 TO 11, BLOCK A, COUNTRY CLUB HILLS AND A RESUBDIVISION OF LOTS 18 TO 25 - BLOCK 22 SPRINGFIELD</p> <p>SPRINGFIELD 7th (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p> <p>WITMER ASSOCIATES, LLC Land Surveyor, Land Planning & Design 18401 Woodfield Road, Suite C, Gaithersburg, MD 20879 Tele: (301) 746-1469 Fax: (301) 746-3056 E-Mail: witmer@wma.com</p> <p>DATE: APRIL, 2017 WALC PROSECTOR: 02731 E SHEET NO: 1 of 1</p>			

