

Plat Name: Palatine
Plat #: 220180770

Location: Located on the north side of Centurion Way, approximately 740 feet northeast of the intersection of Greenbriar Road
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Michael Bonnell

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.F** of the Subdivision Regulations, which states:

- F. Plat of correction.* A plat of correction may be used for any of the following:
1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
 2. to revise easements to reflect a Board action;
 3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection

Staff notes for the Board that the subject plat application has been submitted solely to depict changes to the conservation easement as approved by the Planning Board. Staff supports this plat of correction.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Michael A. Bonnell from Robert J. Robinson and Pamela S. Robinson, husband and wife, by deed dated October 28, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 51174 at Folio 082, that it is also a resubdivision of Lot 11, Block E as shown on a subdivision record plat entitled "Palatine Subdivision" and recorded among the aforesaid Land Records in Plat Book 157 as Plat No. 17806;

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 87,120 square feet or 2.00 acres of land; there is no street dedication by this plat.

Date: May 1, 2018
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland Reg. No. 235
 Exp.: 07/17/2019

Owner's Certificate

I, Michael A. Bonnell, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat and establish the minimum building restriction lines; subject to all current and applicable regulations of all federal, state and local governing agencies.

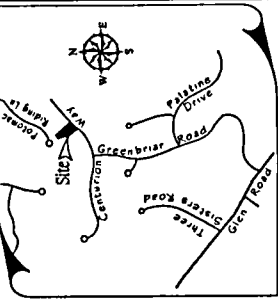
I further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except a certain Deed of Trust recorded in Liber 51174 at Folio 084 and the parties in interest therein have below indicated their assent.

Date: 5/10/2018
 Michael A. Bonnell, Owner

I hereby assent to this plat of subdivision.

Mortgage Electronic Registration Systems Inc., as nominee for
 Montgomery Mortgage, LLC.
 By: [Signature]
 Daniela Harwood, Vice President
 (print name & title)

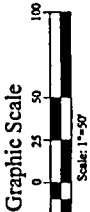
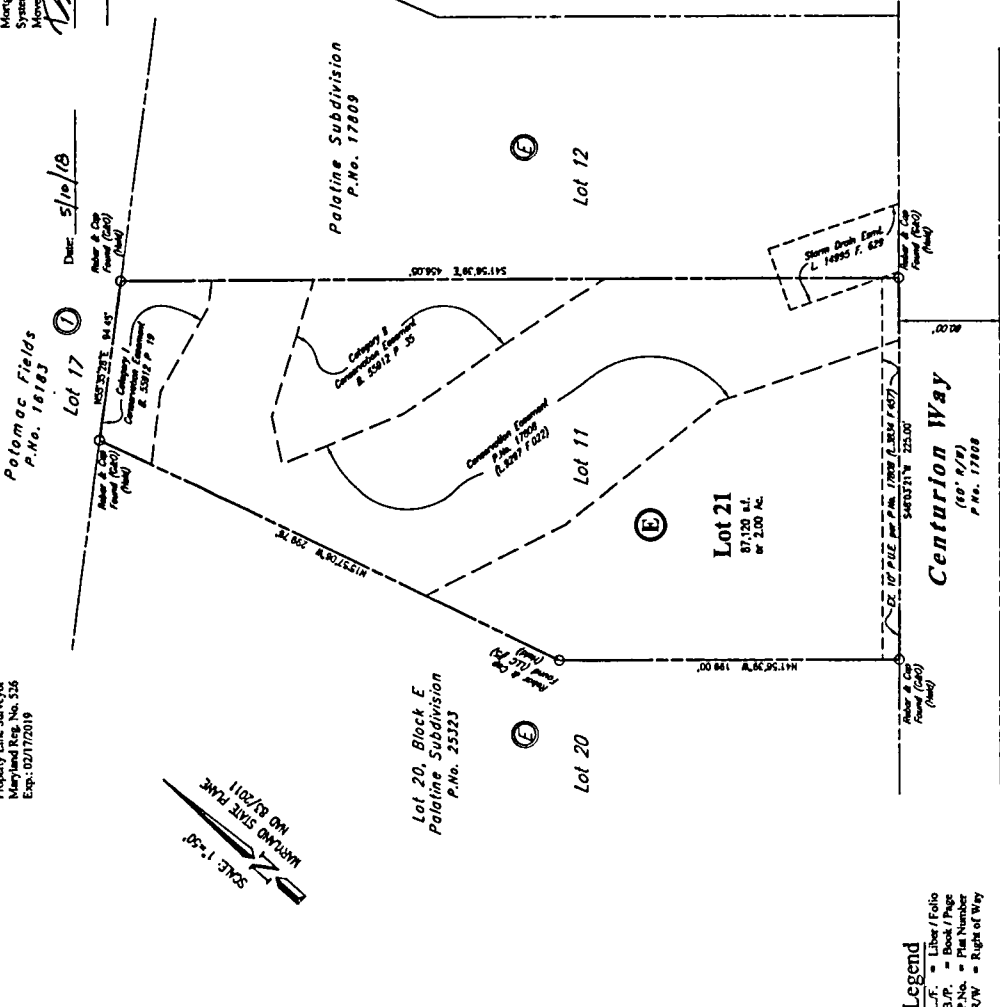


Vicinity Map
(Not to Scale)

Plat No.: _____

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, the project of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show any easements or other interests in the property, except as specifically indicated on the plat. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is zoned RE-2.
- This property is shown on Tax Map ERL561 and WSSC Grid 217 NW 12.
- Development is subject to a Covenant relating to sewer service made by the Dumont Oaks Corporation dated March 16, 1990 and recorded among the Land Records of Montgomery County, Maryland in Liber 9259 at Folio 782.
- This property is served by public water and sewer systems only.
- Coordinates shown hereon were established using Trimble real-time Kinematic (RTK) system (VRS) and are based on Maryland coordinate system NAD83 (2011). All bearings and distances shown are based on grid coordinates. The average scale factor for the subject property is 0.99995754. The average property elevation based upon NAVD83 vertical datum is 2.59 feet, for an elevation factor of 0.99999714. The combined factor for the subject property is 0.99994648. All bearings and distances shown are based on grid coordinates.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a settlement consent permit.
- The property shown hereon is the subject of an approved NRI/FSD M-NCR/6PC #420180970 dated December 05, 2017.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Chapter 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This is a Plat of Connection as provided for in Section 50.7.1.F (2). Its sole purpose is to depict the Category I and Category II Conservation Easements required by the Montgomery County Planning Board.
- The property shown hereon is subject to an agreement with the Montgomery County Planning Board relating to grading of the property, as noted on a Plat of Subdivision entitled "Palatine Subdivision, Lots 41 thru 43, Block B & Lot 10 and 11, Block E" recorded in P.B. 137 at P. No. 17808.
- This property line within Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain as shown on FEMA Flood Insurance Rate Map for Montgomery County, Maryland, Map No. 24031C02ED, effective September 29, 2006.
- This property is subject to the terms and conditions of a Final Forest Conservation Plan, Plan No. SC2018006, approved March 12, 2017.
- The property shown hereon is subject to Preliminary Plan No. 119880940.



Subdivision Record Plat
Lot 21, Block E
a resubdivision of Lot 11, Block E
Palatine
Subdivision
 Darnestown (6th) District
 Montgomery County, Maryland
 April, 2018 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 275 Thales Rd., Ste. 300 Silver Spring, MD 20910 301-581-0200 Fax: 301-581-0204
 www.cpj.com • After Hours: 301-581-0200 • Fax: 301-581-0204 • Mobile: 301-581-0204

Approved: May 11, 2018
[Signature] Director
 Department of Permitting Services,
 Montgomery County

Approved: _____
 Chairperson
 Montgomery County Planning Board

Date: _____
 Vice Secretary / Treasurer

Recorded: _____
 Plat No.: _____

M.N. 08/PC, Record File No.: _____

220180770