Plat Name: Belvedere
Plat #: 220180460

Location: Located on the east side of Stonebarn Lane, approximately 2,100 feet south of Split Creek Court

Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot, 1 outlot
Owners: Michael and Deborah Rothbard

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170140 (MCPB Resolution No. 17-061), 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.
NOTES

1. The Subdivision Record Plat is not intended to show every matter affecting the ownership or use, nor every matter restricting the ownership or use, of this property. The Subdivision Record Plat is not intended to resolve and examination of titles or to depict or note all matters affecting title.

2. All the 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 recordation of this plat, unless expressly contemplated by the plan as approved. The official public fees for any such plan are maintained by the Planning Board and available for public review during normal business hours.

3. This property is served by private well and septic systems only.

4. This property is shown on Tax Map ER561 and ER341, and WESC 200 foot sheet 2177412 and 2177413.

5. The Zoning is RE-2.

6. All the lots shown herein are limited to the uses and conditions as required by Preliminary Plan of Subdivision No. 120170140, entitled "Rothbard Property".

7. The Septic Reserve Area is approved for a maximum of 5 bedrooms.

OWNERS CERTIFICATE

We, Michael A. Rothbard and Deborah L. Rothbard, owners of the property shown and described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we, our successors and assigns will cause permanent property corner markers as shown herein to be set by a licensed Maryland Land Surveyor in accordance with Section 504.3 of the Subdivision Regulations of Montgomery County, Maryland.

There are no covenants, restrictions, easements, liens, taxes, mortgages or liens affecting the property shown herein. Except for the two deeds of trust recorded in Book 541 as Page 52 and Liber 3250 at Folio 64 and the parties of interest hereby indicate their assent by signing below:

[Signatures and dates]

SURVEYOR’S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all of the land conveyed to Michael A. Rothbard and Deborah L. Rothbard, his wife, from Jeffrey L. Groh, per deed dated October 6, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 47835 at Folio 410, said land known as part of Outlot D, Plat 1656, and that once recorded as described in the Owner’s Certificate herein, all property markers shown thus (—–) will be set where indicated in accordance with the provisions of Section 504.3 of the Subdivision Regulations of Montgomery County Code. The total area included in this subdivision record Plat is 425,560 sq. ft. or 9.7722 acres of land. There is no dedication to public use made by this Plat.

[Signature]

SUBDIVISION RECORD PLAT
LOT 198 AND OUTLOT F
BELVEDERE

A RESUBDIVISION OF
PART OF OUTLOT D, BELVEDERE
6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1” = 100’
APRIL 2018

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