Plat Name: Piney Spring
Plat #: 220180510

Location: Located on the east side of Piney Meetinghouse Road, 500 feet south of Glen Road
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 2 lots
Owners: Badiollah Rahmi, Sanjay Sengal and Mahjabeen Khan

The subdivision plat has been reviewed by M-NCPCC staff and determined to be in compliance with Preliminary Plan No. 11993043C (MCPB Resolution No. 17-095), 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.
PLAT NO.

GENERAL NOTES

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

2. All the terms, conditions, covenants, limitations and restrictions associated with any preliminary plans, site plan, or final plan or other plan allowing development of this property, will be shown in detail on this plat. The plat is to be used only to survive and not be extinguished by the recordation thereof. The plat shall not be subject to any other public record or to any other public record of any kind.

3. The purpose of this plat is to extinguish the "Reciprocal Ingress and Egress Easement," which is designated as Lot 22, and blocks A as shown on Plat No. 24. In addition, to establish the location of permitted access from Piney Meetinghouse Road to Lot 24 on an approved amended preliminary plat in Lot 14, entitled "Spring Creek." Hence, the plat is approved as shown on plat No. 24.

4. The Stormwater Management Easement and the 20' Stormwater Management Access Easement on Lot 24 (formerly Lot 14) have been extinguished by a deed recorded in Book 5560, Page 473 among the Land Records of Montgomery County, Maryland.

5. The right of way for Piney Meetinghouse Road is planned to be 100 feet per the existing master plan.

6. This property is served by public water and sewer systems.


8. The zoning category is RE-2.

9. Tax Map FO 122

OWNER'S CERTIFICATE

We, the undersigned owners of the property shown herein and described in the Surveyor's Certificate hereby adopt this plat of subdivision and establish the Minimum Building restriction.

We further hereby extinguish and release any rights to the reciprocal "Ingress/Egress Easement" as shown on Lot 25 (formerly Lot 22).

We further certify that property markers found are shown. All other property markers shown (---)(---) to be set by a Maryland Registered Land Surveyor in accordance with Section 50.4.3.G. of the Subdivision Regulations of Montgomery County, Maryland.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct that it is a subdivision of part of the property acquired by Bodolah Rahimi, by deed dated September 18, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 49232 at Folio 497, said parcel known as Lot 14, Block A in a subdivision known as "Piney Spring" and recorded among the Land Records of Montgomery County, Maryland, at Plat No. 20436. Also being a subdivision of all property acquired by Sonarj Singal and Mahboob Shah, by deed dated April 18, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 41639 at Folio 135, said parcel known as Lot 22, Block A as shown on the current plat entitled "Subdivision Record Plat for Lot 22, Block A" on plat No. 24. In addition, the plat is approved as shown on plat No. 24.

I further certify that property markers found are shown. All other property markers shown (---)(---) to be set in accordance with Section 50.4.3.G. of the Subdivision Regulations of Montgomery County, Maryland.

The total area included on the plat is 179,967 square feet or 4.1919 acres. There is no dedication to public use made by this plat.

4/30/18

Charles T. Gramley
Professional Land Surveyor
Maryland No. 21397
Expiration Date: February 4, 2020

LANDMARK ENGINEERING, INC.
4819 EXECUTIVE BLVD, SUITE 210
ROCKVILLE, MARYLAND 20852
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FAX: (301) 220-3286
CONSULTING ENGINEERS PLANNERS SURVEYORS

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED ON: 7/17/2014
DIRECTOR: John S._json

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISION
MONTGOMERY COUNTY PLANNING BOARD

DATE:

CHAMBER: ASST. SECRETARY-TREASURER

WHOPOCC FILE NO:

SUBDIVISION RECORD PLAT
LOTS 24 & 25, BLOCK A
A SUBDIVISION OF
LOTS 14 & 22, BLOCK A
PINEY SPRING
POTOMAC (10TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' APRIL, 2018

4/30/18

Charles T. Gramley
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