

Plat Name: Bannockburn
Plat #: 220190650

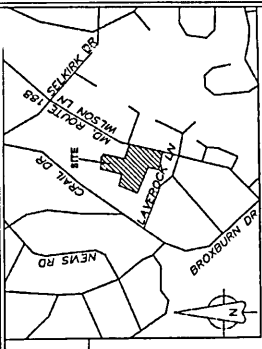
Location: Located on the west side of Wilson Lane (MD 188), 350 feet north of Laverock Lane.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-200 zone; 2 lots

Owner: National Capital Presbytery

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180030 (MCPB Resolution No. 18-065), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.



VICINITY MAP
SCALE 1"=1000'

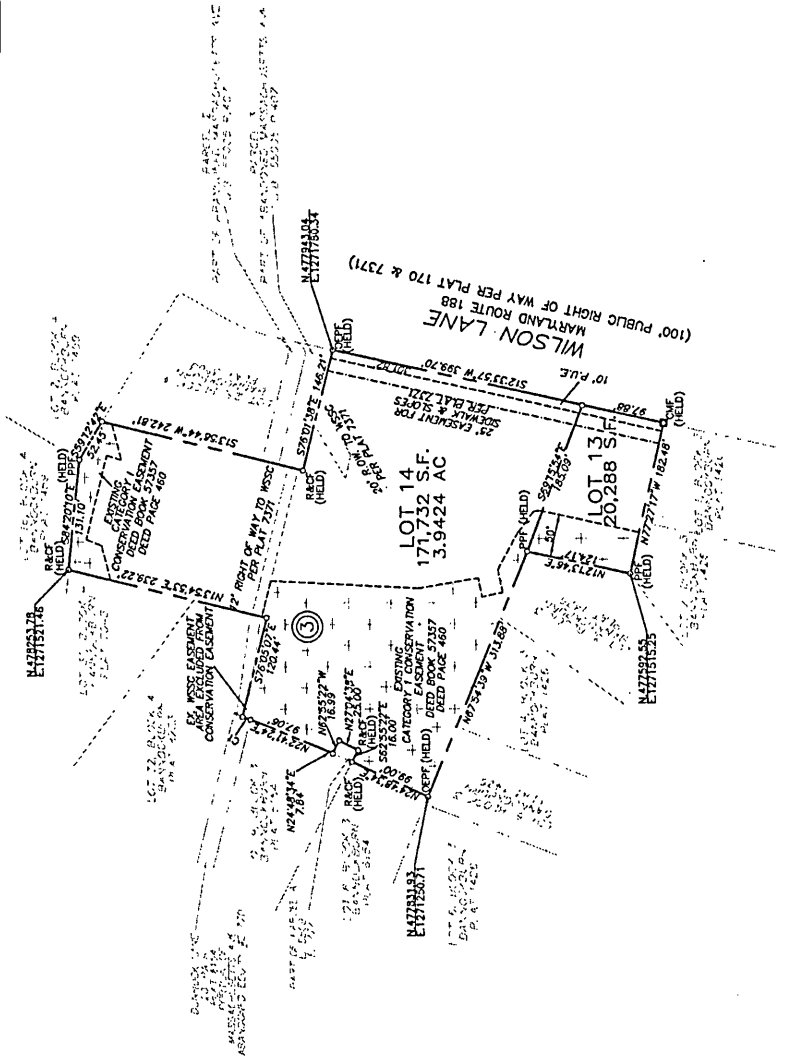
LEGEND	
ODP	= OPEN END PIPE FOUND
CMF	= CONCRETE MONUMENT FOUND
R&CF	= REBAR AND CAP FOUND
PPF	= FINCHED PIPE FOUND
L	= LIBER
F	= FOLD
D.B.	= DEED BOOK
P.	= PAGE



SUBDIVISION RECORD PLAT
LOTS 13 & 14, BLOCK 3
BANNOCKBURN
 (A RESUBDIVISION OF PART OF PARCEL "A")
 BETHESDA 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' MAY, 2019

GOODE SURVEYS, LLC
 P.O. BOX 599
 DAMASCUS, MD 20872
 PHONE: (301)368-3700
 FAX: (301)368-3703

PLAT NO.



SUBMERIDIAN	ANS	BETA	AUSKEY	CSHORE	REARNS	CHORD
C-1	50.04	10.04	93.3500	5.03	S. 207.42.05 W.	10.02



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AS AMENDED, AND DATED FEBRUARY 22ND, 2013 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 46181 AT FOLIO 092, AND ALSO A RESUBDIVISION OF PART OF PARCEL "A" AS SHOWN ON A PLAT ENTITLED "PARCEL A, GUNTON-THEALE MEMORIAL PRESBYTERIAN CHURCH, BANNOCKBURN", AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 7371.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS --> WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 192,020 SQUARE FEET OR 4.4022 ACRES OF LAND.

6/13/19 DATE

Michelle L. Goode
 MICHELLE L. GOODE
 PROFESSIONAL SURVEYOR
 MONTGOMERY REG. NO. 4474
 LICENSE EXPIRATION DATE: 12/10/2020

- NOTES**
1. THIS PROPERTY IS CURRENTLY ZONED R-200.
 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER PLANS 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. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GN442.
 6. THIS PLAT IS LIMITED TO THE USER AND CONVEYORS AS REQUIRED BY PRELIMINARY PLAN NO. 12018030. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 7. THIS PLAT IS IN THE MARIANS COORDINATE SYSTEM NAD83 (2011) DATUM, BASED ON UTM ZONES AND CONVENTIONAL NORTH-SOUTH DISTANCE OBSERVATIONS. CONTROLLING STATIONS ARE WASHINGTON SUBURBAN SANITARY COMMISSION STATIONS 22663 AND 19818.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE REVIEWED THIS PLAT OF SUBDIVISION AND THE RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND TO THEIR SUCCESSORS AND HEIRS, AND SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNEES, DO HEREBY GRANT TO THE SURVEYORS AND ENGINEERS EMPLOYED BY US AUTHORITY TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN INDEMNITY DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DEED BOOK 54789 PAGE 204, AND THE PARTIES OF INTEREST THERE TO HAVE HEREON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

NATIONAL CAPITAL PRESBYTERY
 A DISTRICT OF COLUMBIA CORPORATION
 TODD S. MCCREIGHT
 TODD S. MCCREIGHT
 DATE 6/12/19
 WITNESS

SANDY SPRING BANK
 WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
 DATE 6/10/19
 WITNESS

Steven E. Anderson
 STEVEN E. ANDERSON, TRUSTEE

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: 6-19-2019
 CHAIRMAN: *Robert A. Truett*
 SECRETARY-TREASURER: *Robert A. Truett*

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: 6-19-2019
 PLAT NO. *7371*

RECORDED: _____
 PLAT NO. _____

