

Plat Name: Cabin John Park, Section Two

Plat #: 220210770

Location: Located on the south side of Spring Road, 200 feet west of 80th Street.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Joseph Ottinger & Jocelyn Catalla

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Amended Forest Conservation/Preliminary Plan No. 11987244A (MCPB Resolution No. 21-035), 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.

GENERAL NOTES:

1. ALL 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 RECORDED OF THIS PLAN, UNLESS EXPRESSLY CONTEMPLATED BY THE PLANS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. THIS PROPERTY IS ZONED R90 AND IS SHOWN ON TAX MAP GN121.
5. THIS PROPERTY IS SHOWN ON WSSC 200 SHEET 208NW8.
6. THIS PROPERTY LIES WITHIN ZONE X PER FEMA FLOOD MAPS, COMMUNITY PANEL NO. 24031C0455D, EFFECTIVE DATE 9/29/2006.
7. BEARINGS AS SHOWN HEREON ARE BASED UPON PLAT NO. 19558.
8. THIS PLAN IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN 119872440, AMENDMENT NO. 11987244A

OWNER'S CERTIFICATE

WE, JOSEPH CLARENCE OTTINGER AND JOCELYN GULFERICA CATALA, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BUILDING RESTRICTION LINE. WE CAUSED ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUST, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN LIBER 8787 AT FOLIO 487 AND THE PARTIES THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

OWNERS

DATE 2/16/22 M. J. ... ATTEST JOCELYN CLARENCE OTTINGER
DATE 2/17/22 ... ATTEST JOCELYN GULFERICA CATALA
DATE 3/17/2022 Wells Fargo Bank, N.A. - Consent ATTEST Carla Edwards, Assistant Vice President

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A RESUBDIVISION OF LOT 127, SECTION TWO, CABIN JOHN PARK, AS PER THE PLAT OF SUBDIVISION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 19558 AND THE SURVEY THEREON WAS COURSED BY JOSEPH CLARENCE OTTINGER AND JOCELYN GULFERICA CATALA BY DEED DATED MARCH 13, 2016, AS SET FORTH IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN DEED BOOK 51785 AT PAGE 481.
I FURTHER CERTIFY THAT ALL PROPERTY CORNERS HAVE BEEN SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 20,262 SQUARE FEET OR 0.4652 ACRES OF LAND WITH NO DEDICATION.

DATE 2/11/22
MERIDIAN SURVEYS, INC.
STEPHEN J. WENTHOLD
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 10767
EXPIRES 2-10-2024

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

DIRECTOR: Melissa Pedraza

DATE: 2/30/2022

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____ CHAIR _____

MDCP & P.C. RECORD FILE NO. _____

LEGEND

- REBAR & CAP SET
- IRON PIPE FOUND & HELD
- P.U.E.-Public Utility Easement
- B.R.L.-Building Restriction Line
- S-Surveyed Distance
- P-Plat Distance

PREPARED BY:
MERIDIAN SURVEYS, INC.
7310 GROVE ROAD #109
FREDERICK, MARYLAND 21704
(301) 781-9400
EMAIL: steve@meridiansurveys.com
21-1193

RECORDED: _____
PLAT NUMBER: _____

PLAT NO.



