

Plat Name: **Wilson Delay**

Plat #: **220220630**

Location: Located on the north side of West Hunter Road, approximately 3,200 feet west of
Darnestown Road (MD 28)

Master Plan: Agricultural and Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: Estate of Evelyn Matthews (Nancy Cawley as assigned personal representative)

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210020 (MCPB Resolution No. 21-116), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND SHOWN ON THE PLAT, AND THAT THE SAME HAS BEEN EXAMINED AND APPROVED BY ME, THE SURVEYOR, ON THE DATE SHOWN HEREON, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF MONTGOMERY COUNTY, MARYLAND, IN THE YEAR 1990, TOLDO 556.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

I FURTHER CERTIFY THAT THE PLAT OF SUBDIVISION IS 5.42 509 SQUARE FEET OR 12.4543 ACRES OF LAND, OF WHICH 7.962 SQUARE FEET OR 0.1828 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, IN ACCORDANCE WITH COMAR 09.13.06.12.

Jeffrey M. Egan
 JEFFREY M. EGAN, PROF. L.S. NO. 21512
 LICENSE EXPIRATION / RENEWAL DATE: 04/2023
 DATE: 4/29/2022

OWNERS CERTIFICATE

I, THE UNDERSIGNED, PERSONAL REPRESENTATIVE FOR THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY AUTHORIZE THIS PLAT OF SUBDIVISION, ESTABLISH THE BUILDING RESTRICTION AND EASEMENTS, AND THE PLAT OF SUBDIVISION, TO BE THE TRUE AND CORRECT PLAT OF SUBDIVISION, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF MONTGOMERY COUNTY, MARYLAND, IN THE YEAR 1990, TOLDO 556.

Wendy C. Matthews
 WENDY C. MATTHEWS, PERSONAL REPRESENTATIVE OF
 EVELYN D. MATTHEWS,
 OWNER
 DATE: 5/4/2022
 WITNESS: 5/4/2022

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	510.00'	161.56'	180.28'	N 87°28'24"E	81.46'

LEGEND	
CATEGORY 1 CONSERVATION EASEMENT	
SEWER DISPOSAL AREA	
EX. PG. - BOOK & PAGE	
5.0-F.T. - SEPTIC BUILDING RESTRICTION LINE	

MNC4PC RECORD FILE NUMBER

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIR _____
 MONTGOMERY PLAT SIGNATORY FOR
 SECRETARY/TREASURER

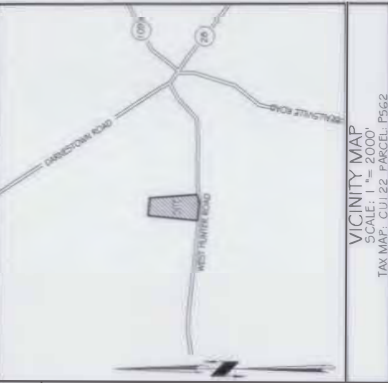
MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: 5/9/2022

BY: *Wendy C. Matthews*



PLAT NO.:



GENERAL NOTES:

- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 620210020, MCTB RESOLUTION NO. 21-116, DATED NOVEMBER 15, 2021.
- THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD PLAT IS ZONED AR.
- TAX MAP: CU 1122, W55C GRD.: 227NN20
- THIS PROPERTY IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS ONLY. THIS PROPERTY IS APPROVED FOR A 5 BEDROOM SINGLE FAMILY DWELLING PER TOLDO'S WELL AND SEPTIC SECTION ON JUNE 24, 2021. SEWER SERVICE CATEGORY IS S-6 AND WATER SERVICE CATEGORY IS W-6.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE MAINTAINED AND NOT TO BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE PROPERTY AND USES OF THE PROPERTY, NOR IS IT INTENDED TO REPLACE AND EXAMINATION OF TITLE OR DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING THE TERMS OF FINAL FOREST CONSERVATION PLAN 620210020.
- THE SEPTIC BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE WITH APPROVAL OF WELL AND SEPTIC DIVISION.
- 70-FOOT WIDE ULTIMATE RIGHT-OF-WAY PER MASTER PLAN.
- WEST HUNTER ROAD WAS ESTABLISHED AS A PUBLIC ROAD IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BY DEED DATED DECEMBER 6, 1870, AND RECORDED IN LIBER P.B. 8 AT TOLDO 402. THERE IS NO ORIGINAL RIGHT-OF-WAY WIDTH STATED.

PLAT TOTALS		
NUMBER OF LOTS	1	
AREA OF LOTS	534,547 Sq. Ft. or 12.2715 Ac.	
AREA OF DEDICATION	7,962 Sq. Ft. or 0.1828 Ac.	
TOTAL AREA SHOWN ON PLAT	542,509 Sq. Ft. or 12.4543 Ac.	

SUBDIVISION RECORD PLAT

LOT 1

WILSON DELAY

3RD ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"= 100' FEBRUARY, 2022



VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners

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RECORDED

PLAT No.

