

NOTES:

1. PROPERTY ZONED RDT. ALL EXISTING AND PROPOSED DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. LOT TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
3. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992 BY LETTER DATED JUNE, 29, 2005. PROPERTY MEETS THE DEFINITION OF AGRICULTURAL ACTIVITY DEFINED IN SECTION 22A-3(b). CATEGORY I CONSERVATION EASEMENT SHOWN IS BANKED FOR FUTURE USE.
4. 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 UNLESS MODIFIED BY FURTHER ACTION BY THE PLANNING BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP FW12 AND W.S.S.C. GRID SHEETS 233NW11,12, & 234NW11,12.
10. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35(A) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES SECTION 50-35A(a)(8), RESIDENTIAL LOTS LOCATED IN THE RDT ZONE.
12. SEPTIC FOR LOT 1 IS APPROVED FOR A 6 BEDROOM HOUSE. SEPTIC AREA TO SERVE P047 APPROVED FOR 4 BEDROOM HOUSE.
13. DENSITY FOR P047 HAS BEEN TAKEN FROM THE PARENT TRACT AND P047 MAY BE PLATTED THROUGH SECTION 50-35A(a)(8) MINOR SUBDIVISION PROCESS.
14. ALL AVAILABLE DENSITY FROM REMAINDER PARCEL AS SHOWN ON PRE-PRELIMINARY PLAN 7-03022 HAS BEEN TAKEN FOR THE CREATION OF THE LOT SHOWN ON THIS PLAT. NO ADDITIONAL DENSITY FROM THE REMAINDER PARCEL MAY BE USED FOR ANY FUTURE DEVELOPMENT, AS SPECIFIED IN A DECLARATION OF RESTRICTIVE COVENANT/EASEMENT RECORDED IN LIBER 31039 AT FOLIO 399 AMONG THE MONTGOMERY COUNTY LAND RECORDS, WITHOUT PERMISSION FROM THE MONTGOMERY COUNTY PLANNING BOARD.
15. FLOODPLAIN SHOWN ON THIS PLAT IS PER A FLOODPLAIN STUDY PERFORMED BY L.R. ENGINEERING. APPROVED BY MCDPS BY LETTER DATED OCTOBER 4, 2005, FLOODPLAIN APPLICATION NUMBER 220843.

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, dedicate the street shown hereon to the public use, establish and grant to Montgomery County, Maryland a temporary slope easement parallel and adjacent to the front building restriction line. Such slope easement to be automatically extinguished after all future improvements to the adjacent county road has been lawfully completed and accepted for maintenance by Montgomery County, Maryland; Further establish and grant a Public Utilities Easement (10' P.U.E.) as shown hereon, to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations to all federal, state, and local governing agencies. Further grant a Conservation Easement, as shown hereon, to the parties named in a document entitled "Conservation Easement Agreement, Category I" as recorded in Liber 13178 at Folio 412, among said land records. Further grant and establish an easement for septic access to the owner(s) of Parcel 047, their heirs and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trusts on the subject property, except for a certain mortgage and the party in interest thereto has hereon indicated their assent to this plan.

Delores A. Wainwright 10-11-05 *Roy E. Stanley*
 Witness Date Roy E. Stanley
Delores A. Wainwright 10-26-05 *Kathy A. Stanley*
 Witness Date Kathy A. Stanley
 Damascus Community Bank:
Delores A. Wainwright 10-11-05 *TERRY BROWN*
 Witness Date TERRY BROWN

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED Dec. 8, 2005
Burley CHAIRMAN
Dorothy St. James ASST.-SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. 626-55

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED JANUARY 6, 2006
John H. ... DIRECTOR #220072

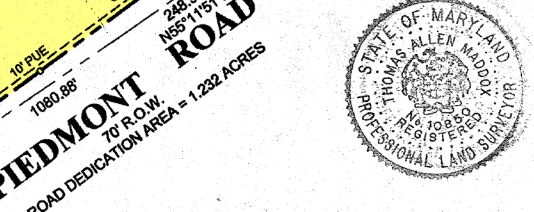
PLAT TOTALS	
NUMBER OF LOTS AND PARCELS	1
AREA OF LOTS AND PARCELS	45.045 ACS
AREA OF DEDICATION	2.084 ACS
TOTAL AREA SHOWN ON PLAT	47.129 ACS

WELL AND SEPTIC NOTES

LIMIT OF TOTAL ABSORPTION SYSTEM
 20' SEPTIC FIELD B.R.L.

SEPTIC FIELD BUILDING RESTRICTION LINE
 SUBJECT TO CHANGE UPON REAPPROVAL
 BY THE MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 WELL AND SEPTIC SECTION.

PROPOSED WELL SITE
 100' NON-POLLUTION LIMIT



SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Eleanor Louise Nehouse to Roy E. Stanley and Kathy A. Stanley, dated November 19, 2002, and recorded in Liber 22532 at Folio 670 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. I certify that the floodplain shown hereon is an accurate depiction of the floodplain study referenced in note #15 on this plat. The total area included on this plat is 47.129 acres of land of which 2.084 acres are dedicated to the public use.

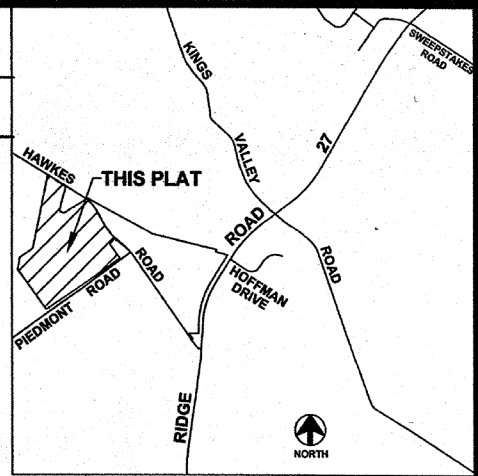
10/27/05
 DATE *Thomas A. Maddox*
 THOMAS A. MADDOX - Registered
 Professional Land Surveyor MD #10850

SUBDIVISION RECORD PLAT
 LOT 1
PIEDMONT ACRES
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 200' MARCH 2005

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

PLAT NO. **23322**
 RECORDED:

FILED
 JAN 20 2006
 Clerk of the Circuit Court
 Montgomery County, Md.



CURVE TABLE

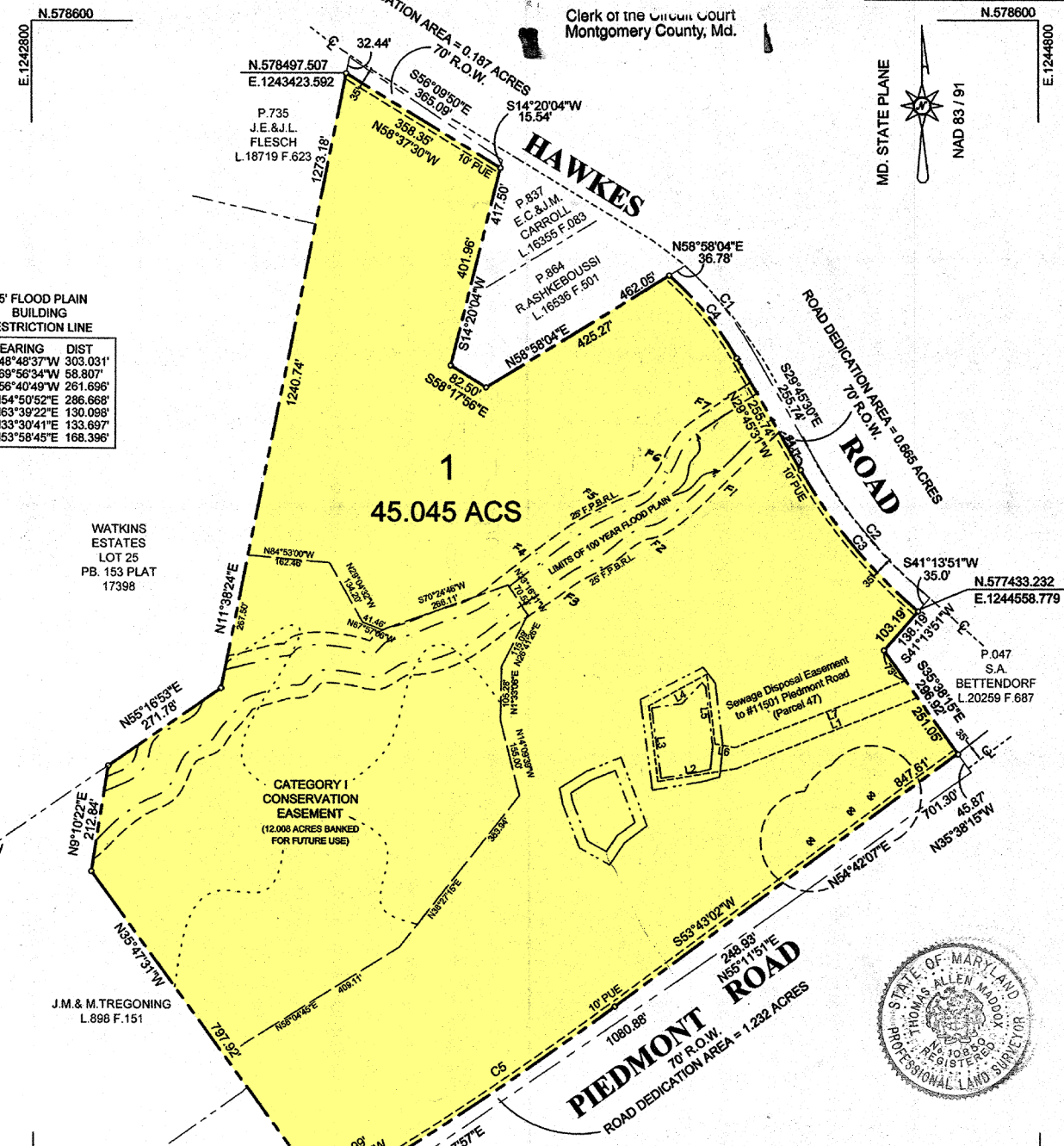
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S89°04'50"E	210.52	649.84	211.46	18°38'38"
C2	S89°47'59"E	353.17	1012.76	354.98	20°04'58"
C3	N38°46'55"W	384.73	1047.76	386.60	20°02'49"
C4	N39°35'31"W	210.01	614.84	211.05	19°40'01"
C5	S65°11'25"W	520.07	6965.00	520.19	4°16'45"

SEPTIC EASEMENT

LINE	BEARING	H. DIST
L1	S68°42'03"W	387.23
L2	S80°44'07"W	158.16
L3	N6°45'15"W	151.27
L4	S61°40'50"W	130.81
L5	S6°46'15"E	138.75
L6	S79°56'40"E	40.52
L7	N68°42'05"E	384.11

25' FLOOD PLAIN BUILDING RESTRICTION LINE

L.	BEARING	DIST
F1	S48°48'37"W	303.031'
F2	S68°56'34"W	58.807'
F3	S58°40'49"W	261.696'
F4	N54°50'52"E	286.668'
F5	N63°39'22"E	130.093'
F6	N33°30'41"E	133.697'
F7	N53°58'45"E	168.396'



Maryland State Archives

626-55 P117702
 MSA SSu 1249 29026