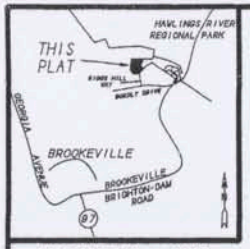
PLAT NO 20713

HAWLINGS RIVER ESTATES

PB. 110 P. 12811



VICINITY MAP
SCALE 1" - 2000'

MD STATE GRID N

PREVIOUSLY DEDICATED AS SHIPE ROAD

CURVE TABLE

LABEL	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C 1	220.00	30°00'00"	115.18	113.88'	N 13°23'00" W
C 2	205.00	77°00'00"	468.66	234.72'	S 64°06'00" W
C 3	477.70	26°26'02"	220.11	218.11'	N 26°12'01" E
C 4	527.70	26°26'02"	243.31	241.12'	S 26°12'01" W
C 5	245.00	77°00'00"	329.25	305.02'	S 8°06'00" W
C 6	280.00	30°58'48"	151.38	149.55'	S 16°52'05" E
C 7	33.00	38°24'18"	22.12	21.71'	N 26°12'03" W
C 8	80.00	180°23'17"	189.15	83.16'	N 15°18'48" E
C 9	80.00	139°13'23"	129.99	184.04'	S 2°30'04" E
C 10	33.00	45°48'17"	28.24	24.63'	S 29°41'34" W

N.557,182.128
E.1,287,211.203

S48°33'38"E 740.83'

680.83'

818.46' IRON PIPE FOUND

CENTER OF CIRCLE
N.557,128.008
E.1,287,918.880

10' P.U.E.

CATEGORY 1 CONSERVATION EASEMENT

5
4.46 ACRES

6
2.54 ACRES

7
2.48 ACRES

8
2.06 ACRES

9
2.04 ACRES

HILL RIGGS WAY

STREAM

BEAVER DAM

CENTRAL UNION MISSION
L. 580 F. 172

10

ABRAMS
PB. 126 P. 19767

ABRAMS
PB. 126 P. 19767

N.558,558.510
E.1,287,893.328

N.558,205.458
E.1,287,102.880

CONSERVATION EASEMENT

LABEL	BEARING	DISTANCE
L 1	N 32°46'18" W	88.108'
L 2	N 4°21'52" E	43.226'
L 3	N 63°43'11" E	141.228'
L 4	S 31°48'05" E	82.881'
L 5	N 88°11'55" E	181.555'
L 6	N 12°28'08" W	84.688'
L 7	S 48°53'28" W	155.028'
L 8	N 72°28'26" W	88.896'
L 9	N 33°58'18" W	58.894'
L 10	N 1°35'13" W	128.612'
L 11	S 81°58'33" E	138.898'
L 12	N 5°48'08" W	24.298'
L 13	N 64°43'54" W	65.278'
L 14	N 67°56'01" W	118.818'
L 15	N 8°27'44" W	72.883'
L 16	S 73°32'18" E	72.338'
L 17	N 75°51'01" E	128.684'
L 18	S 81°34'58" E	209.633'
L 19	N 43°18'13" W	158.848'
L 20	S 64°48'39" W	194.846'
L 21	N 3°21'35" E	65.610'
L 22	N 43°42'56" E	186.881'
L 23	N 86°08'08" W	48.754'
L 24	S 33°48'44" E	38.778'
L 25	S 21°14'35" W	54.834'
L 26	S 66°47'17" E	189.945'
L 27	N 67°18'38" E	54.881'
L 28	S 31°18'44" E	71.988'
L 29	N 88°58'48" W	43.622'
L 30	N 43°31'13" E	206.185'

LEGEND

CRITICAL ABSORPTION SYSTEM

LIMIT OF TOTAL ABSORPTION SYSTEM

25' SEPTIC FIELD R.B.L.

PROPOSED WELL SITE

100' NON-PULLUTION LIMIT

ALL LOTS APPROVED FOR SIX BEDROOMS.

THE LOCATION OF THE SEPTIC BUILDING RESTRICTION IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE M.C.D.P.S. - WELL & SEPTIC SECTION

7/28/97 7/30/97 8/20/97

NOTE:

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 THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.

2. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE MONTGOMERY COUNTY FOREST CONSERVATION LAWS OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION LAW PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MD.

3. ZONING - RC, RURAL CLUSTER SUBDIVISION RESUBDIVISION STRICLTY CONTROLLED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND DESCRIBED IN A DEED FROM AMYE HOTTEL CHILDS, PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN K. HOTTEL, TO AMYE HOTTEL CHILDS, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EVELYN K. HOTTEL, DATED JANUARY 13, 1987 AND RECORDED IN LIBER 7304 AT FOLIO 603 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY CORNER MARKERS INDICATED THUS -o- WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY, CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 13.369 ACRES OF LAND OF WHICH 1.460 ACRES IS DEDICATED TO PUBLIC USE.

DATE: DEC. 12, 1997

STATE OF MARYLAND
THOMAS A. MADDOX
No. 10831
REGISTERED
PROFESSIONAL LAND SURVEYOR

THOMAS A. MADDOX
LAND SURVEYOR

OWNER'S DEDICATION

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE, DEDICATE THE STREET SHOWN HEREON FOR PUBLIC USE AND ESTABLISH SLOPE EASEMENTS TO THE FRONT BUILDING RESTRICTION LINE OR AS SHOWN HEREON. SUCH SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND OR OTHER APPROPRIATE PUBLIC AGENCY.

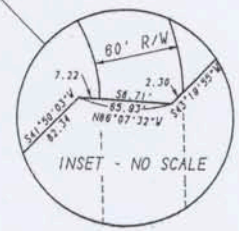
I FURTHER GRANT A UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AND GRANT A CONSERVATION EASEMENT AS SHOWN HEREON TO THE PARTY NAMED IN THE DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY - 1 " AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND FURTHER ASSURE THAT PROPERTY CORNER MARKERS OR OTHER MONUMENTATION WILL BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN ON THIS PLAN, EXCEPT A TRUSTEESHIP UNDER THE WILL OF EVELYN K. HOTTEL AND THE PARTY IN INTEREST THERETO HAVE HEREON INDICATED THEIR ASSENT.

WITNESS

12/1/97
DATE

Amye Hottel Childs
AMYE HOTTEL CHILDS
TRUSTEE UNDER THE WILL
OF EVELYN K. HOTTEL



SUBDIVISION RECORD PLAT
LOTS 5 THRU 9
HAWLINGS RIVER ESTATES
ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER 1997

FILED
MAY - 7 1998

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984 - 5804 OR (301) 330-0812

2031-4-8

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED DECEMBER 18, 1997

CHAIRMAN SECRETARY - TREASURER

M.N.C.P.&P.C. RECORD FILE NO. 606-40

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED APRIL 27, 1998

DIRECTOR P.L.A.N. 98-030

DATE
PLAT BOOK
PAGE

MSA S54 1249-7459 606-40