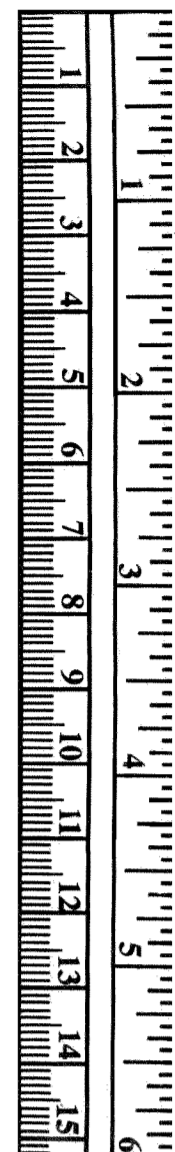


MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 21621, MSA_S1249_27527. Date available 2000/10/24. Printed 05/27/2021.

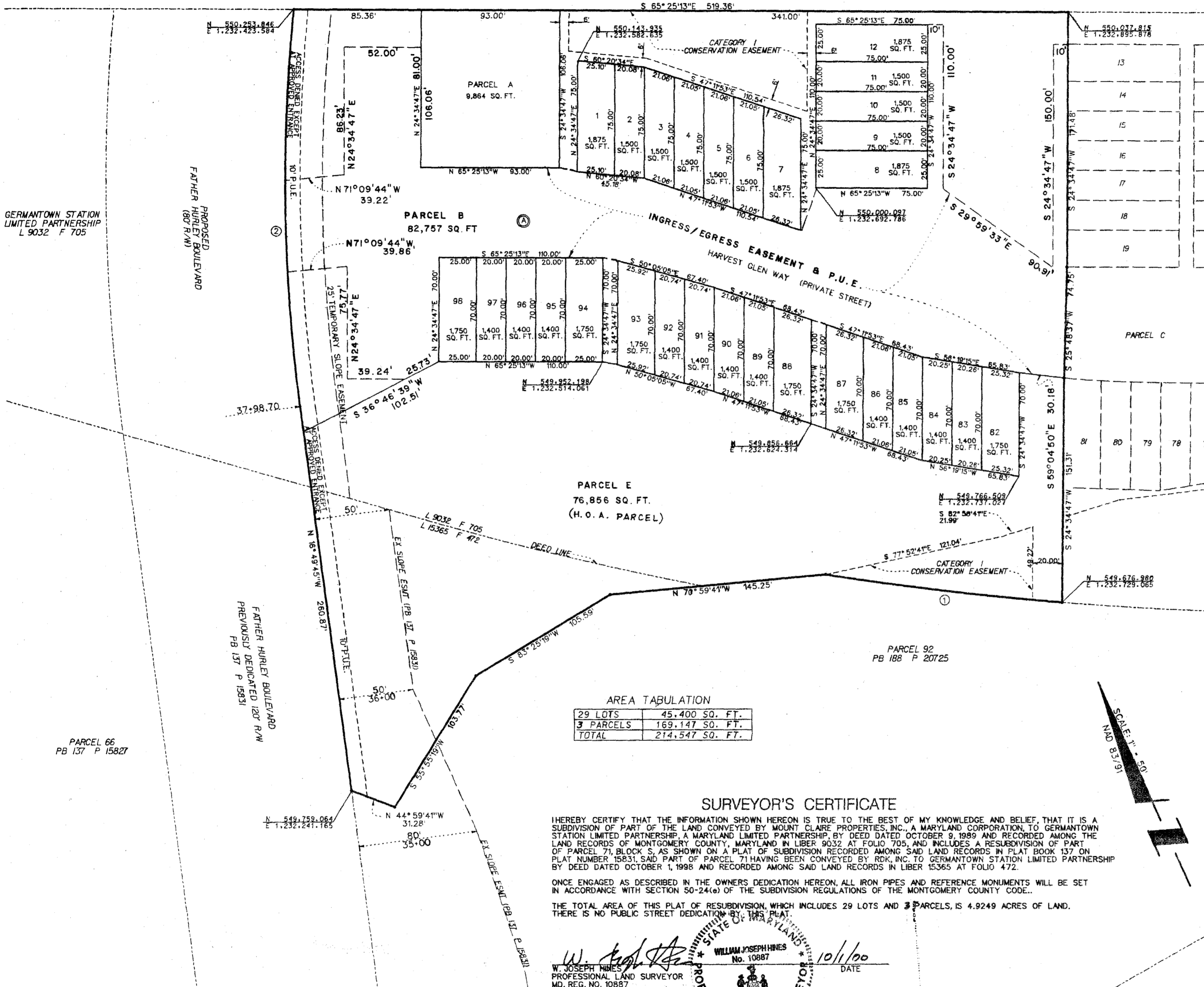
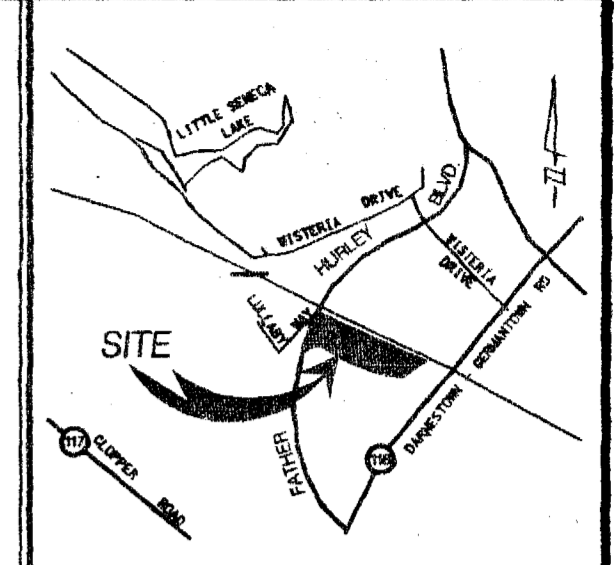


PLAT NO 21621

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	TAN	CHORD BEARING	CHORD
1	2,160.00'	160.68'	04°15'44"	80.38'	N 58°55'53"W	160.65'
2	1,140.00'	268.00'	13°28'11"	134.62'	N 23°33'50"E	267.38'

CSX TRANSPORTATION, INC.
FORMERLY BALTIMORE & OHIO RAILROAD
RIGHT OF WAY TRACK MAP 25/71



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS 25 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREET RIGHT OF WAY LINES AS REQUIRED BY MONTGOMERY COUNTY ORDINANCE 4-115, SAID SLOPE EASEMENTS TO BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHTS OF WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THE POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC/MO, INC., WASHINGTON GAS LIGHT COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AN EASEMENT, IN, ON, AND OVER THE LAND HEREON DESCRIBED AS A PUBLIC UTILITY EASEMENT AND DESIGNATED HEREON AS "P.U.E." SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. IN LIBER 3834 AT FOLIO 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE HEREBY ESTABLISH THE INGRESS/EGRESS EASEMENT, AS DELINEATED HEREON SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A HOMEOWNER'S ASSOCIATION DOCUMENT TO BE RECORDED HEREAFTER.

FURTHER, WE HEREBY ESTABLISH THE CATEGORY I CONSERVATION EASEMENT AS DELINEATED HEREON SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A CERTAIN DOCUMENT RECORDED AMONG SAID LAND RECORDS IN LIBER 13178 AT FOLIO 142.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS, AND ASSIGNS WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE LAND INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST, AND THE PARTIES OF INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

GERMANTOWN STATION LIMITED PARTNERSHIP

William Fisher 10-1-00
WILLIAM FISHER, GENERAL PARTNER DATE

Michael H. Bodnar
WITNESS

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

FCNB BANK

Thomas N. Rasmussen 10/3/00
THOMAS N. RASMUSSEN, TRUSTEE DATE

Monica C. Paynor
WITNESS

Michael H. Bodnar 10-8-00
MICHAEL H. BODNAR, TRUSTEE DATE

Sarah M. Juskec
WITNESS

AREA TABULATION

29 LOTS	45,400 SQ. FT.
3 PARCELS	169,147 SQ. FT.
TOTAL	214,547 SQ. FT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MOUNT CLAIRE PROPERTIES, INC., A MARYLAND CORPORATION, TO GERMANTOWN STATION LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED OCTOBER 9, 1999 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 9032 AT FOLIO 705, AND INCLUDES A RESUBDIVISION OF PART OF PARCEL 71, BLOCK S, AS SHOWN ON A PLAT OF SUBDIVISION RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 137 ON PLAT NUMBER 15831, SAID PART OF PARCEL 71 HAVING BEEN CONVEYED BY RDK, INC. TO GERMANTOWN STATION LIMITED PARTNERSHIP BY DEED DATED OCTOBER 1, 1998 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 15365 AT FOLIO 472.

ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL IRON PIPES AND REFERENCE MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF RESUBDIVISION, WHICH INCLUDES 29 LOTS AND 3 PARCELS, IS 4.9249 ACRES OF LAND. THERE IS NO PUBLIC STREET DEDICATION BY THIS PLAT.

William Joseph Hines
WILLIAM JOSEPH HINES
No. 10887
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10887
DATE 10/1/00

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 201030197096899028112800.PD15

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - September 14, 2000
William H. Hines CHAIRMAN
Mini Mary Ferstman ASST. SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -613-71

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - October 19, 2000
William H. Hines DIRECTOR

SITE PLAN NO. 8-99028
PRELIMINARY PLAN NO. 1-97096
TAX MAP EU 342

RECORDED
PLAT BOOK
PLAT

NOTES

- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC SEWER AND WATER.
- ADDITIONAL PUBLIC UTILITY EASEMENTS WILL BE ESTABLISHED AFTER CONSTRUCTION DRAWINGS HAVE BEEN COMPLETED BY UTILITY COMPANIES.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED PO-15.
- DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
- DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS OF A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (MNCPC FILE # 8-99028).
- THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS RECORDED IN LIBER 18447 AT FOLIO 780
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY 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 RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS 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.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

FILED
OCT 24 2000

SUBDIVISION RECORD PLAT
PARCELS A, B & E AND
LOTS 1 THROUGH 12 &
LOTS 82 THROUGH 98
BLOCK A

GERMANTOWN STATION
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 50' JANUARY, 2000

LOIEDERMAN ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

1390 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750

MSA 554 1249-27527