

PLAT No 21622

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 CLARE 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 THAT THE LIMIT OF 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REFLECTION OF THE LIMITS AS TRANSFERRED FROM THE FLOOD PLAN STUDY REFERENCED IN NOTE 7.

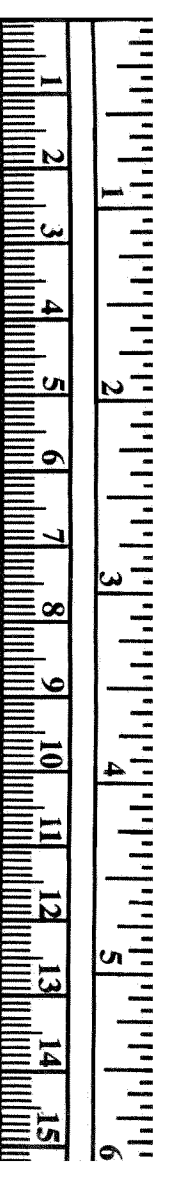
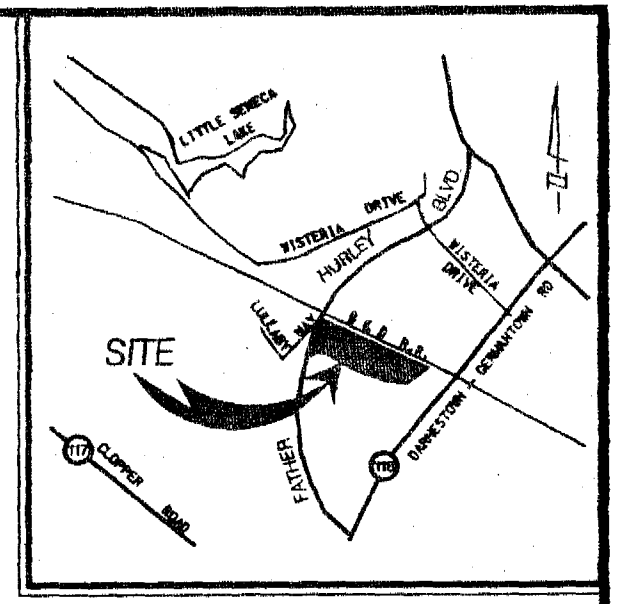
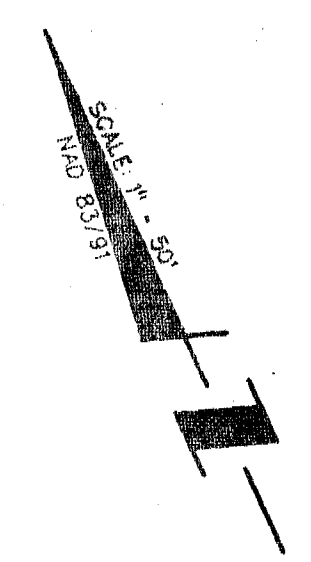
ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL IRON PIPES AND CONCRETE MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF THE MONTGOMERY COUNTY CODE.
THE TOTAL AREA OF THIS PLAT OF SUBDIVISION, WHICH INCLUDES 68 LOTS AND 2 PARCELS, IS 7,870.1 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

W. Joseph Hines
W. JOSEPH HINES
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10887

STATE OF MARYLAND
WILLIAM JOSEPH HINES
No. 10887
PROFESSIONAL LAND SURVEYOR
DATE: 10/1/00

CURVE DATA

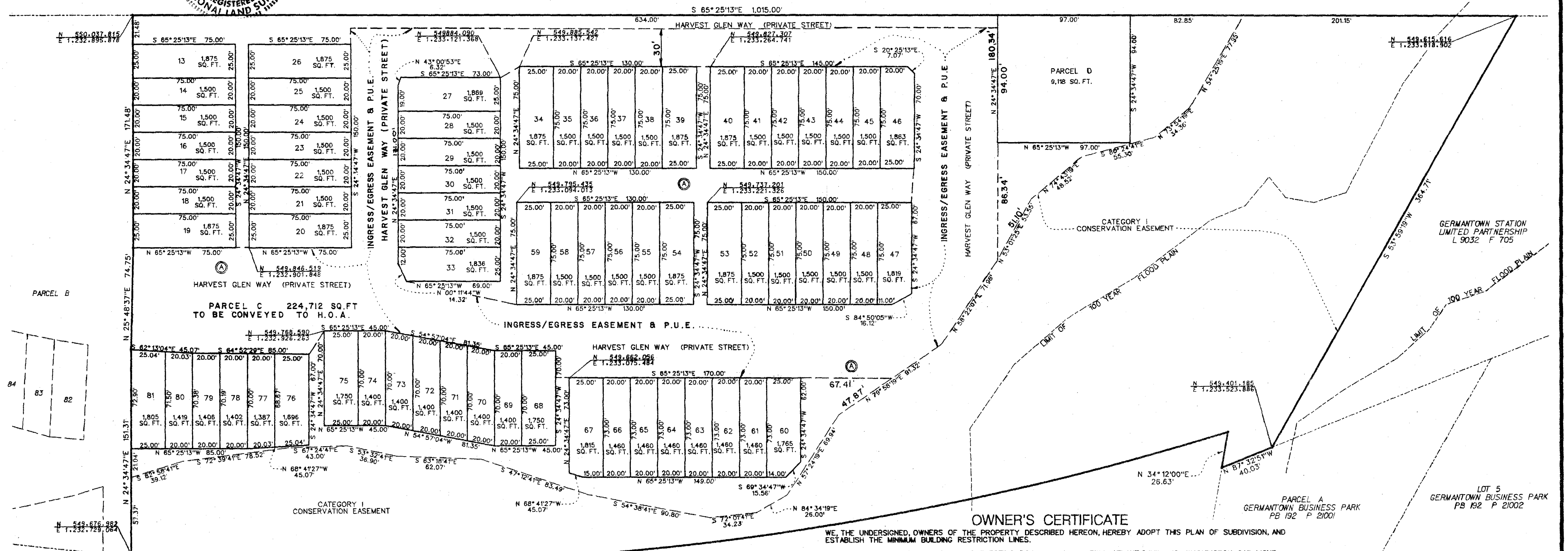
RADIUS	LENGTH	DELTA	TAN	CHORD BEARING	CHORD
1	2,160.00'	814.84'	21°36'51"	412.32'	N 71°52'11"W 810.02'



CSX TRANSPORTATION, INC.
FORMERLY
BALTIMORE & OHIO RAILROAD
RIGHT OF WAY TRACK MAP 251/11

AREA TABULATION

69 LOTS	108,992 SQ. FT.
2 PARCELS	233,830 SQ. FT.
TOTAL	342,822 SQ. FT.



OWNER'S CERTIFICATE
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO THE POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC/MD., INC., WASHINGTON GAS LIGHT COMPANY AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AN EASEMENT IN, ON, AND OVERTHE 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 3634 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 HOMEOWNERS 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(a)(2) 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

Thomas K. Rasmussen
THOMAS K. RASMUSSEN, TRUSTEE DATE

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
FCNB BANK
Thomas K. Rasmussen 10/3/00
THOMAS K. RASMUSSEN, TRUSTEE DATE

Morica C. Maynor
MORICA C. MAYNOR, TRUSTEE DATE

Michael H. Bodnar 10-5-00
MICHAEL H. BODNAR, TRUSTEE DATE

Dorothy H. Polue
DOROTHY H. POLUE, TRUSTEE DATE

SUBDIVISION RECORD PLAT
PARCELS C & D AND
LOTS 13 THROUGH 81
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

- 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 PD-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 (MNC&PC FILE # 8-98028).
 - THE PROPERTY INCLUDED IN THIS PLAN 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 RECORDATION 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.
 - THE LIMITS OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON WERE TAKEN FROM A FLOOD PLAN STUDY BY LOIEDERMAN ASSOCIATES, INC. AND APPROVED BY MDCPS IN A LETTER DATED SEPTEMBER 18, 1997.

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 201031197096899028112800PD15

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED - September 14, 2000
William Fisher
CHAIRMAN

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING
SERVICES
APPROVED - OCTOBER 19, 2000
Maria Wang Jenkins
ASST. SECRETARY / TREASURER

BY - *Robert Fisher*
DIRECTOR

SITE PLAN NO. 8-98028
PRELIMINARY PLAN NO. 1-97096
TAX MAP EU 342

RECORDED _____
PLAT BOOK _____
PLAT _____

M.N.C.P. & P.C. RECORD FILE NO. - 613-72

MSA 554 1249-27528