

Plat Name: BLAIR
Plat #: 220090380

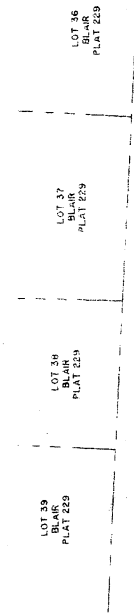
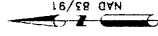
Location: Located on the south side of Gist Avenue, 150 feet east of Philadelphia Avenue
Master Plan: Silver Spring CBD
Plat Details: CBD-1(Fenton Village Overlay Zone); 1 lot
Community Water, Community Sewer
Applicant: Anders Lofstrand

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070850 (MCPB Opinion dated November 8, 2005), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

NOTES

1. 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.
2. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
3. THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER CHAPTER 22A OF THE MONTGOMERY COUNTY CODE. EXEMPTION #4-04068E.
4. NO 100 YEAR FLOODPLAINS ARE LOCATED ON THIS SITE.
5. PROPERTY ZONED CBD-1.
6. 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. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP IN 343 & WSSC 200 SHEET 210 NW 01
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAN NO. 120050850 TITLED "SECTION ONE BLAIR," APPROVED SEPTEMBER 22, 2005.

PLAT NO.



VICINITY MAP
SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT THAT IT IS A SUBDIVISION OF THE PROPERTY OWNED BY ANDERS R. LOFSTRAND III BY A DEED DATED DECEMBER 15, 1989, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 17748 AT FOLIO 350 THAT IS ALSO LOTS 2 AND 38, BLOCK C-1, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SECTION ONE BLAIR" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 3 AS PLAT 287.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATION HEREON, ALL MONUMENTS SHOWN THUS (●) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 5.071 SQUARE FEET OR 0.1164 ACRES OF LAND, MORE OR LESS, 800 SQ. FT. OF WHICH IS DEDICATED TO PUBLIC USE.

10-13-05
DATE

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE
PROFESSIONAL LAND SURVEYOR MB#5216

OWNER'S CERTIFICATE

I, ANDERS R. LOFSTRAND III, OWNER OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT THE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENT," RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER OF THIS SUBDIVISION, I OR MY SUCCESSORS WILL CAUSE ALL PROPERTY CORNER MONUMENTS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

10/13/05
DATE

Mary Howard Anders
MARY HOWARD ANDERS
LOFSTRAND III

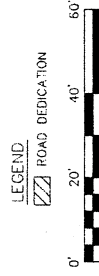
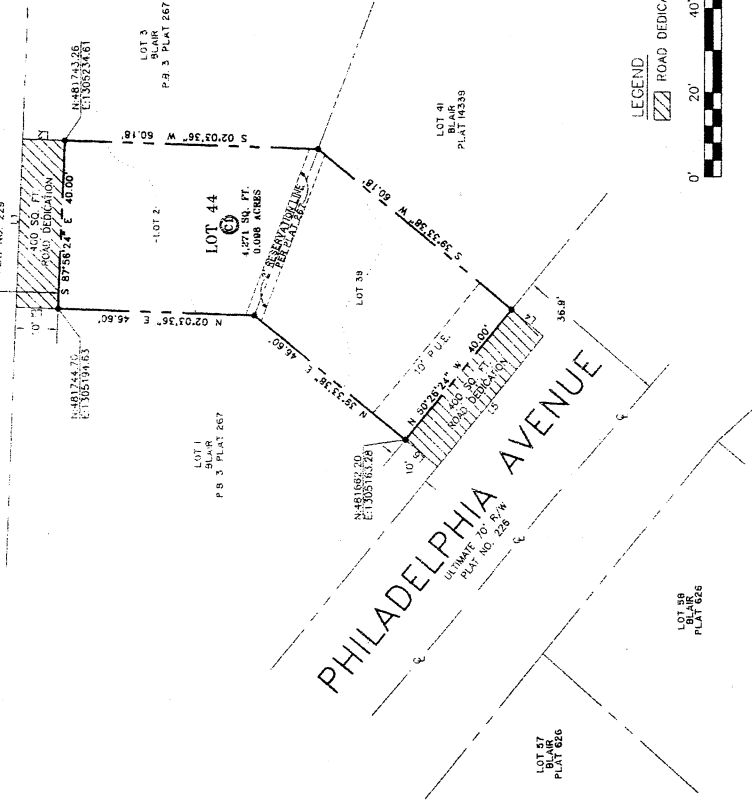
SUBDIVISION RECORD PLAT
LOT 44, BLOCK C-1
RESUBDIVISION OF LOTS 2 AND 38
SECTION ONE
BLAIR
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 08/18/08
SHEET 1 of 1

O'Connell & L
O'Connell & Lawrence, Inc.
Certificated Surveyors, Engineers, Surveyors
17900 Georgia Avenue, Suite 302
Owensboro, KY 40366
Tel: (606) 924-4570 • Fax: (606) 924-5872

PA-005-101\Bura\Comp\Record Plat Final - J.Ling Oct. 10, 2008-02:49pm

GIST AVENUE

PHILADELPHIA AVENUE



LINE TABLE FOR ROADWAY DEDICATION

L1	S. 87°56'24" E	40.00'
L2	S. 02°03'36" W	10.00'
L3	N. 02°03'36" E	10.00'
L4	S. 39°33'38" W	10.00'
L5	S. 50°26'24" E	40.00'
L6	N. 39°33'38" E	10.00'

PLAT TOTALS
TOTAL NUMBER OF LOTS = 1
TOTAL AREA OF LOTS = 4,271 SQUARE FEET (0.0981 ACRES)
TOTAL AREA OF DEDICATION = 800 SQUARE FEET (0.184 ACRES)
TOTAL AREA OF PLAT = 5,071 SQUARE FEET (0.1164 ACRES)

209038

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

APPROVED: _____ DATE: _____

ASST. SECRETARY-TREASURER: _____

CHAIRMAN: _____

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

PLAT NO: _____ DATE: _____

APPROVED: _____ DATE: _____

DIRECTOR: _____

RECORD PLAT REVIEW SHEET

Plat Name: Blair Plat Number: 220090380
 Plan Name: Blair, Section 1 Plan Number: 120050850
 Plat Submission Date: 8/28/08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: D. Kinney Checked: RAW Date 10/14/08

Initial DRD Review:
 Signed Preliminary Plan - Date 7/31/08 Checked: Initial SOS Date 9/25/08
 Planning Board Opinion - Date 11-8-08 Checked: Initial SOS Date 9/26/08
 Site Plan Req'd for Development? Yes No Verified By: RK/SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: _____ Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area ok Zoning Bearings & Distances ok
 Coordinates Plan # Road/Alley Widths Easements ok Open Space N/A
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>MS Kister</u>	<u>9/3/08</u>	<u>9/19/08</u>	<u>9/18/08</u>	<u>Revise Note 4</u>
Research	Bobby Fleury			<u>9/4/08</u>	<u>OK</u>
SHA	Doug Mills			<u>N/A</u>	
PEPCO	Steve Baxter			<u>9/3/08</u>	<u>Add PUE on G1st Ave. N/A</u>
Parks	Doug Powell			<u>N/A</u>	
DRD	Nellie Carey			<u>9/23/08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>10/17/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>10-9-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>10/14/08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>10/30/08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

