

Plat Name: Riverside Terrace
Plat #: 220100330

Location: Located on the north side of MacArthur Boulevard, approximately 1,250 feet west of Canal Bridge Court

Master Plan: Potomac

Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer

Applicant: The Magruder Companies

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 11994066A (MCPB Resolution No. 09-70), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

NOTES

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-200 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. BCI = BEARS WITH CAP FOUND
COP = CAPPED PIPE FOUND
IPR = IRON PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP GRID P022.
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
6. ALL OTHERS WHOSE INTERESTS, RIGHTS, CLAIMS, AND REQUIREMENTS ARE AFFECTED BY THIS PLAT SHALL BE ADVISED BY THE SURVEYOR OF THE PLAN DURING THE DEVELOPMENT OF THIS PLAT. ANY SUCH INTERESTS, RIGHTS, CLAIMS, AND REQUIREMENTS SHALL BE IDENTIFIED BY THE SURVEYOR OF THE PLAN AND MADE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. ANY SUCH INTERESTS, RIGHTS, CLAIMS, AND REQUIREMENTS SHALL BE IDENTIFIED BY THE SURVEYOR OF THE PLAN AND MADE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THE PURPOSE OF THIS PLAT OF SUBDIVISION IS TO BEHAVE THE SUBJECT OF THE PLAT AS A SINGLE UNIT OF LAND. THE SURVEYOR OF THE PLAN HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OTHER MATTERS AFFECTING TITLE.
8. THE SURVEYOR OF THE PLAN HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OTHER MATTERS AFFECTING TITLE.
9. THE SURVEYOR OF THE PLAN HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OTHER MATTERS AFFECTING TITLE.
10. THE PURPOSE OF THIS PLAT OF SUBDIVISION IS TO BEHAVE THE SUBJECT OF THE PLAT AS A SINGLE UNIT OF LAND. THE SURVEYOR OF THE PLAN HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OTHER MATTERS AFFECTING TITLE.

CATEGORY 1 CONSERVATION EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	ANGLE	DATE
C1	42.071	81.892	40.891	S 87.00114 N	42.72-53	

CATEGORY 1 CONSERVATION EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
1	N 57.02352 E	25.35	5	S 17.24189 E	125.04
2	N 17.24189 E	125.04	6	S 17.24189 E	125.04
3	S 07.20252 E	5.49	7	S 17.24189 E	125.04
4	S 07.20252 E	5.49	8	S 17.24189 E	125.04
5	S 29.26205 E	54.07	9	S 17.24189 E	125.04
6	S 29.26205 E	54.07	10	S 17.24189 E	125.04
7	N 75.24189 E	22.27	11	S 29.26205 E	54.07
8	S 17.24189 E	125.04	12	S 29.26205 E	54.07

OWNER'S CERTIFICATE

I, MICHAEL S. HAGRUDDER AND AN H. HAGRUDDER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT AND HEREBY GRANT THE CATEGORY 1 CONSERVATION EASEMENT SHOWN THEREON TO THE PARTIES NAMED IN, AND SUBJECT TO THE PROVISIONS OF THE MONTGOMERY COUNTY PLANNING BOARD OF MONTGOMERY COUNTY, MARYLAND, AND THE MONTGOMERY COUNTY PLANNING BOARD OF MONTGOMERY COUNTY, MARYLAND.

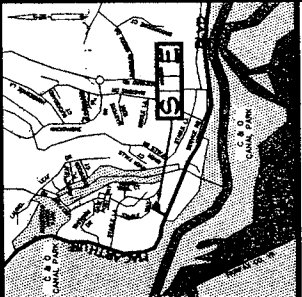
THE ABOVE IS NO SUITS, ACTIONS, OR CLAIMS, RIGHTS, INTERESTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR A CERTAIN DEED OF TRUST (LIBER 24885, FOLIO 106) TO WHICH THE PARTIES OF INTEREST HAVE HEREBY INDICATED THEIR ASSENT BELOW.

DATE: 11/19/2010
 MICHAEL S. HAGRUDDER
 AN H. HAGRUDDER
 DATE: 11-19-2010
 DATE: 11-19-2010
 DATE: 11-19-2010

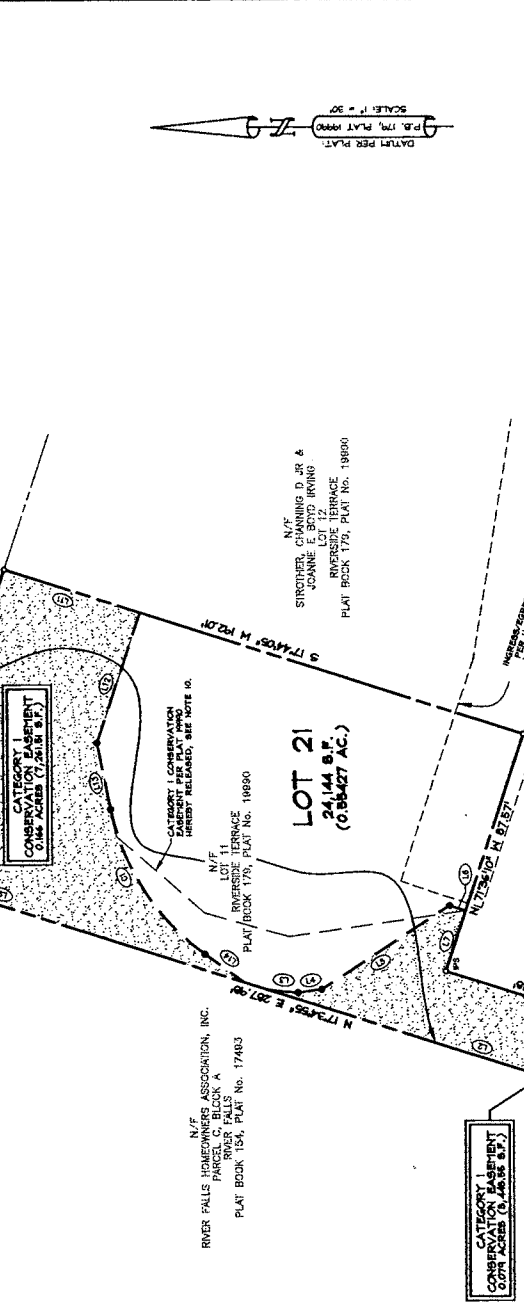
Department of Permitting Services
 Montgomery County, Maryland
 DATE: _____
 APPROVED: _____
 Director

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Chairman
 M.N.C.P. & P.C. Record File No. _____
 Plat No. _____
 Recorded _____

CAS ENGINEERING
 CIVIL SURVEYING & LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (301) 807-8031 FAX (301) 807-8045



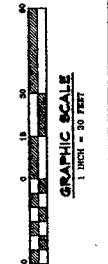
VICINITY MAP
 SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO ALL THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JANE HAGRUDDER AND MALDEN H. HAGRUDDER, JR. INTO MICHAEL S. HAGRUDDER AND AN H. HAGRUDDER, BY A LIBER 24885, FOLIO 106, TO THE PARTIES NAMED IN, AND SUBJECT TO THE PROVISIONS OF THE MONTGOMERY COUNTY PLANNING BOARD OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 24,144.00 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 80-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 11/15/2010
 JUDITH M. HARRIS
 PROFESSIONAL LAND SURVEYOR
 PD REG. NO. 2172

SUBDIVISION RECORD PLAT
 LOT 21
RIVERSIDE TERRACE
 BEING A RESUBDIVISION OF LOT 11
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' OCTOBER, 2009



RECORD PLAT REVIEW SHEET

Plat Name: Riverside Terrace Plat Number: 220100330
 Plan Name: Marsden Tract, Lot 11 Plan Number: 11994066A
 Plat Submission Date: 10/27/09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: [Signature] Date 2/29/10

Initial DRD Review:

FCP Revision Only ✓
 Signed Preliminary Plan – Date 10/16/09 Checked: Initial SD Date 12/11/09
 Planning Board Resolution – Date 9-14-09 Checked: Initial SD Date 12/11/09
 Site Plan Req'd for Development? Yes ___ No X Verified By: SD (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution – 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 ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ok Open Space N/A
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map ok Septic Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ok

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/28/09	11/13/09	11-16-09	NO REVISIONS
Research	Bobby Fleury	↓	↓	10/30/09	OK
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark	↓	↓		

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SD</u>	Date <u>12/11/09</u>
Final Mylar & DXF/DWG Received:	Initial <u>SD</u>	Date <u>3-1-10</u>
Final Mylar Review Complete:	Initial <u>SD</u>	Date <u>3/12/10</u>
Board Approval of Plat:		
Plat Agenda:	Initial <u>SD</u>	Date <u>3/25/2010</u>

Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

