

**Plat Name: Locust Hill Estates**  
**Plat #: 220100510**

Location: Located on the north side of Broad Brook Drive, approximately 1,000 feet east of Rockville Pike (MD 355)

Master Plan: Bethesda - Chevy Chase

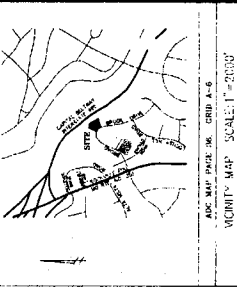
Plat Details: R-60, 2 lots

Community Water, Community Sewer

Applicant: Ray Amin

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. 120080110 (MCPB Resolution No. 10-12), 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.

PLAT NO.:



OWNER'S CERTIFICATION:

WE, MAHMOUD AMIN, FARHAD BEHLAD, VAZIR AND RAHIM AMIN, OWNERS OF THE SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING REGULATION LINES, WE FURTHER GRANT A PUBLIC UTILITY EASEMENT AS SHOWN HEREON AS TO P.U.E. TO THE PUBLIC UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO, THE COMPANIES AND PHOENIX OF PUBLIC UTILITY COMPANIES, ALL OF WHICH ARE REGISTERED AND LICENSED AS SUCH UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. AS OWNERS OF THE PROPERTY WE CERTIFY THAT PROPERTY CORNER OR OTHER MONUMENTATION WILL BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH THE MARYLAND SURVEYING AND MAPPING ACT OF 2006. THERE ARE NO SUIES, ACTIONS AT LAW, LIENS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

Signature of Farhad Behlad Vaziri, dated 09/22/2010. Witness: B. Pagan, dated 09/22/2010.

SUBDIVISION RECORD PLAT  
LOTS 38 & 39 BLOCK 5  
LOCUST HILL ESTATES

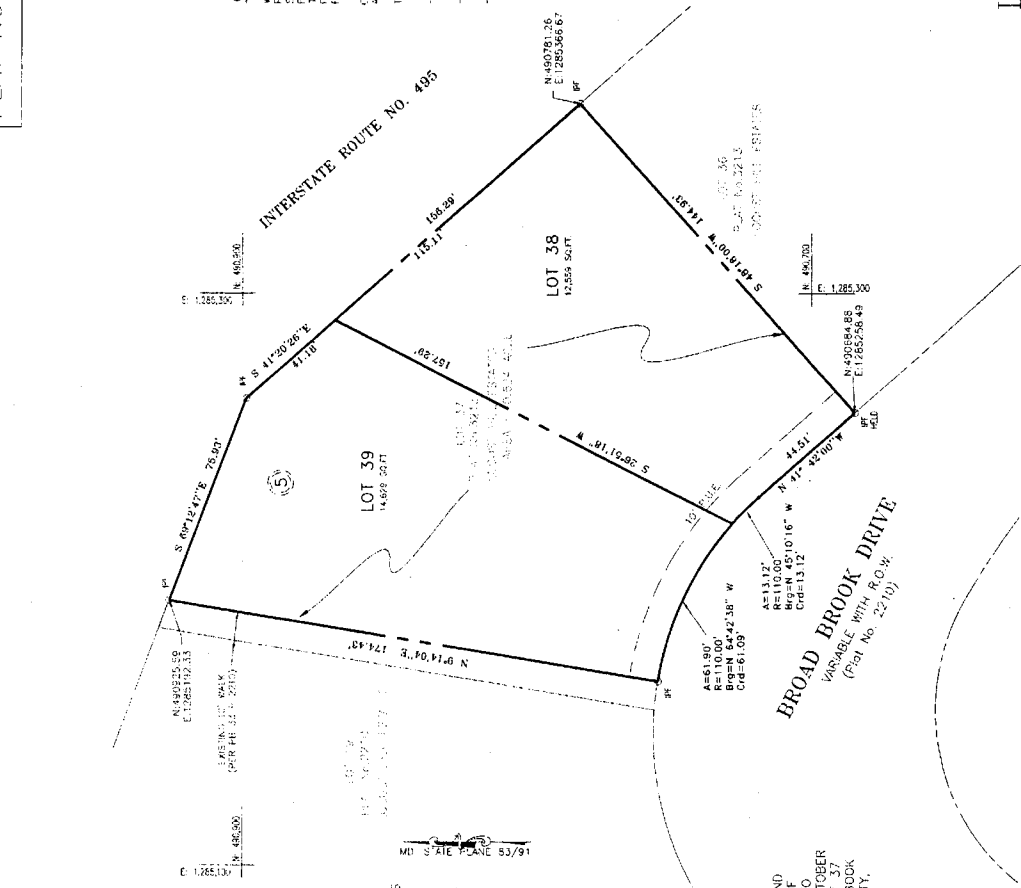
Resubdivision of Lot 37 BLOCK 5  
BETHESDA (7th) ELECTION DISTRICT  
Montgomery County, Maryland

1" = 30' SEPTEMBER, 2010



KRIS CONSULTANTS, LLC

1813 ELTON ROAD, ADELPHI, MD 20728  
TEL: (301) 648-2649 FAX: (301) 439-5636  
EMAIL: KRISCONSULTANT@VERIZON.NET



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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO GUARANTEE THE ACCURACY OF THE DEPICTED OR NOTED MATTERS AFFECTING THE PROPERTY.
2. 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 MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CORRECTED BY THE PLAN AS APPROVED. THE OFFICIAL RECORDING OF THIS PLAN SHALL SUPERSEDE ANY PREVIOUS PLAN, PROJECT PLAN OR OTHER PLAN APPROVED BY THE PLANNING BOARD AND ANY PREVIOUS BOARDING NORMAL BUSINESS HOURS.
3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. THIS PROPERTY IS ZONED R-63.
5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-63 ZONE.
6. THIS PROPERTY IS LOCATED ON LAY MAP GRD HP-22.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 12005010, ENTITLED LOCUST HILL ESTATES.
8. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW. THIS PROPERTY IS SUBJECT TO A TREE SAVE PLAN PER EXEMPTION NO. 42020010E.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWS HEREON IS ACCURATE AND CORRECTLY REPRESENTS ALL THE LAND OWNED BY MAHMOUD AMIN, FARHAD BEHLAD, VAZIRI AND RAHIM AMIN, AND FURTHER BEING THE PROPERTY OF MAHMOUD AMIN, FARHAD BEHLAD, VAZIRI AND RAHIM AMIN, BY DEED DATED OCTOBER 11TH, 2006 AS RECORDED IN LIBER 33309, AT FOLIO 44, AND ALSO BEING LOT 37 BLOCK 5 AS SHOWN ON A PLAT ENTITLED "LOCUST HILL ESTATES" PER PLAT BOOK 43 PLAT 3213, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENCASED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHALL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 27188 SQUARE FEET OR 0.624 ACRES OF LAND OF WHICH NONE IS TO BE DEDICATED TO PUBLIC USE.

1-6-2010  
ANTHONY G. TORRRE  
REC. PROPERTY LINE SURVEYOR  
MARYLAND REG. NUMBER 560

FOR PUBLIC WATER AND SEWER ONLY. 2201105/0  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
CHAIRMAN  
ASST. SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLAT NO. \_\_\_\_\_  
DIRECTOR

M.N.C.P. & P.C. RECORD FILE NUMBER

# RECORD PLAT REVIEW SHEET

Plat Name: Locust Hill Estates Plat Number: 220110510  
 Plan Name: Locust Hill Estates Plan Number: 120080110  
 Plat Submission Date: 11-18-2010  
 DRD Plat Reviewer: S. Smutz  
 DRD Prelim Plan Reviewer: E. Grayson Checked: SS Date 12/20/10  
for EG

**Initial DRD Review:**

Signed Preliminary Plan – Date 6-9-10 Checked: Initial SS Date 12/20/10  
 Planning Board Resolution – Date 4-5-10 Checked: Initial SS Date 12-20-10  
 Site Plan Req'd for Development? Yes  No  Verified By: SS (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 ok Plan # ok Road/Alley Widths ok Easements ok Open Space N/A  
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	11-18-10	12-1-10	1-21-11	Add Ex. #
Research	Bobby Fleury			11-23-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up): SS 12/20/2010  
 Final Mylar & DXF/DWG Received: SS 3-9-11  
 Final Mylar Review Complete: SS 3-16-11

**Board Approval of Plat:**

Plat Agenda: SS 3/31/11  
 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. \_\_\_\_\_

