

**Plat Name: Plaza Gardens**  
**Plat #: 220121090**

**Location:** Located on western side of the intersection of Veirs Mill Road (MD 586) and Georgia Avenue (MD 97)  
**Master Plan:** Wheaton Sector Plan  
**Plat Details:** TS-R zone; 1 lot  
Community Water, Community Sewer  
**Owner:** 10914 Georgia Ave, LLC

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110320 (MCPB Resolution No. 11-101), and with Site Plan No. 820110100 (Certified Site Plan dated May 8, 2012), 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 plans.

# PLAT No.

## SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the land conveyed to 10914 Georgia Ave, LLC, a Maryland corporation, by First Baptist Church of Wheaton, Inc by deed dated 05/14/12 and recorded in the Montgomery County Clerk of Courts' Records in Liber 10914-0000 and also being a re-subdivision of all of Parcel A, as delineated on a plat of subdivision entitled "First Baptist Church of Wheaton", as recorded among said Land Records as Plat No. 3607. We hereby certify that the plat shown hereon is in accordance with the provisions of the Montgomery County Code, including 4,386 square feet of street dedication.

By: *B. C. Hays*  
 B. C. Hays  
 Surveyor  
 Md. Reg. No. 21135  
 Expiration Date: June 21, 2012

**OWNER'S CERTIFICATE**

10914 Georgia Ave, LLC, a Maryland corporation, owner of the property shown hereon, hereby dedicates this plat of subdivision and re-subdivision to dedicate the streets as shown hereon to public use; establish and grant to Maryland State Highway Administration or other appropriate agency, easements, adjacent, contiguous and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent parcels or other parcels accepted for maintenance by Montgomery County, Maryland or other appropriate agency, and the easements of our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of re-subdivision, except a certain deed of mortgage recorded in the Montgomery County Clerk of Courts' Records indicating their assent to this plat of re-subdivision.

10914 Georgia Ave, LLC  
*Charles K. Nelson*  
 Charles K. Nelson, III, President

We hereby assent to this plat of re-subdivision.  
 Citizens Bank of Pennsylvania

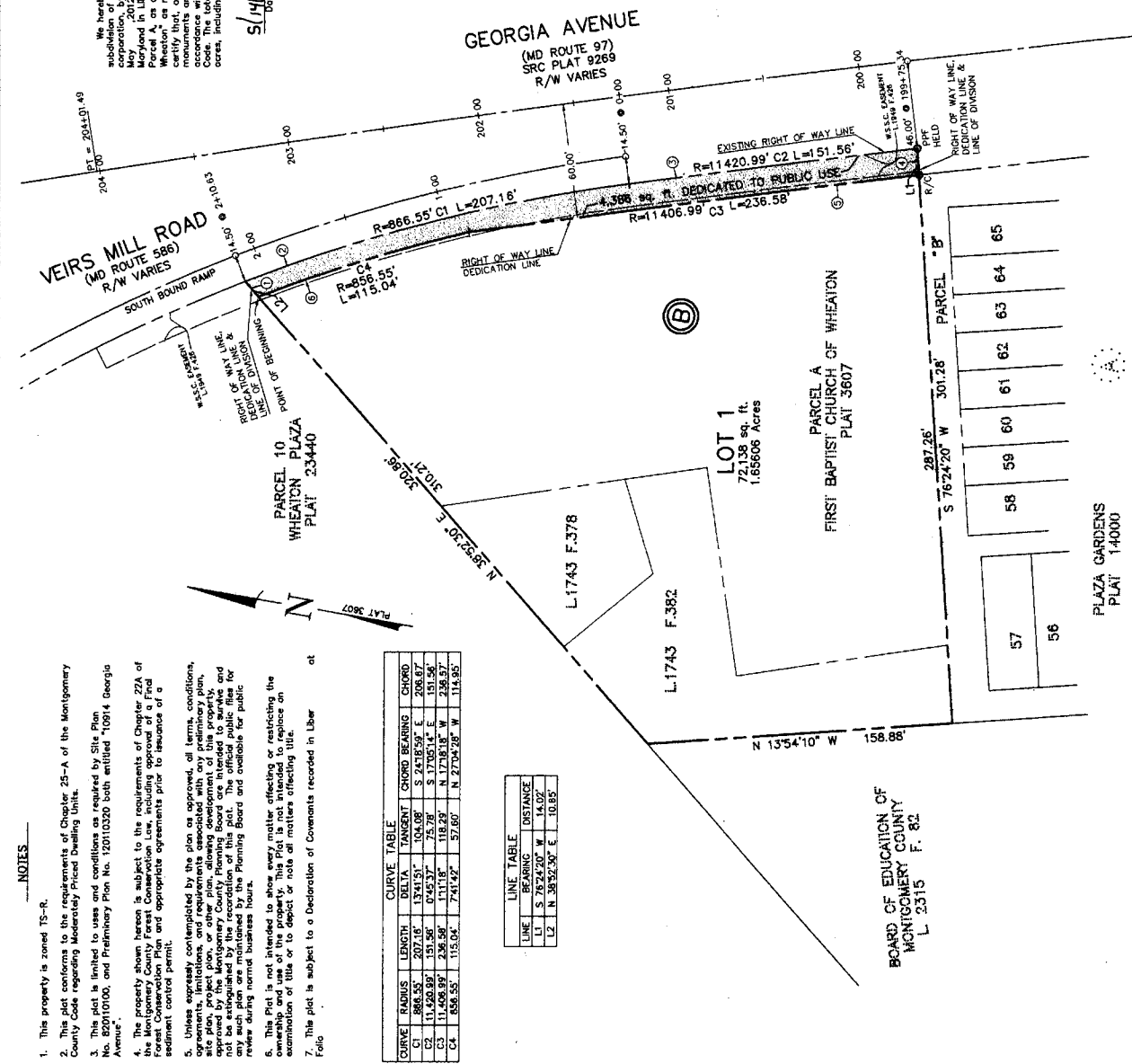
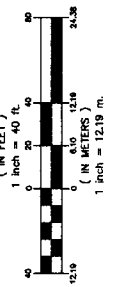
*John A. ...*  
 John A. ...  
 IGS Citizens National Association

*Donna ...*  
 Donna ...

LINE	COURSE	DISTANCE
1	N 38°52'30" E	10.65'
2	R=866.55' CHD. S24°18'59"E	L=207.16' 208.67'
3	R=11,420.99' CHD. S17°05'14"E	L=151.56' 151.56'
4	S 76°24'20" W	14.02'
5	R=11,406.99' CHD. N17°18'18" W	L=236.58' 236.57'
6	R=856.55' CHD. N27°04'28" W	L=115.04' 114.95'

DEDICATION AREA  
 4,386 SQ. FT. OR 0.10069 ACRES  
 SHOWN THUS

## GRAPHIC SCALE



**PLAT TABULATION**

Number of Lots	= 1
Area of Lots	= 72,138 sq. ft.
Street Dedication	= 4,386 sq. ft.
Total Area	or 1,756,676 sq. ft.

- NOTES**
- This property is zoned TS-R.
  - This plat conforms to the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units.
  - This plat is limited to uses and conditions as required by Site Plan No. 82010100, and Preliminary Plan No. 120110320 both entitled "10914 Georgia Avenue".
  - The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
  - Unless expressly contemplated by the plan as expressed, all terms, conditions, covenants, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, shall be construed to apply to the development of this property. The plat shall not be construed to be a modification of any such plan or to supersede any such plan. The official plat file for review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - This Plat is subject to a Declaration of Covenants recorded in Liber 10914-0000.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	CHORD
C1	866.55'	207.16'	134.15'	S 71°18'54" E	208.67'
C2	11,420.99'	151.56'	0.45337'	S 73°05'14" E	151.56'
C3	11,406.99'	236.58'	111.18'	N 17°18'18" W	236.57'
C4	856.55'	115.04'	74.142'	N 27°04'28" W	114.95'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 76°24'20" W	14.02'
L2	N 38°52'30" E	10.65'

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY-TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

DATE: \_\_\_\_\_ Plat No.: 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

DIRECTOR \_\_\_\_\_

# RECORD PLAT REVIEW SHEET

Plat Name: Plaza Gardens Plat Number: 220121090  
 Plan Name: 10914 Georgia Avenue Plan Number: 120110320  
 Plat Submission Date: 1/26/2012  
 DRD Plat Reviewer: W. Myrals Checked: WM Date 3/5/12  
 DRD Prelim Plan Reviewer: P. Butler

## Background Review:

Signed Preliminary Plan - Date 1/17/12 <sup>4/16/12</sup> Checked: Initial WM Date 3/5/12  
 Planning Board Resolution No. 11-101 Resolution Mailing Date 1/23/2012  
 Site Plan Required? Yes  No  Verified By: WM (initial)  
 Site Plan Name: 10914 Georgia Avenue Site Plan Number: 820110100  
 Site Plan Signature Set - Date 5/8/2012 Checked: Initial SB Date 5-17-2012  
 Planning Board Resolution No. 11-102  
 Site Plan Reviewer Check: Initial WM Date 3/5/12

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space   
 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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/26/12	2/10/12	1/31/12	FCP not approved
Research	Bobby Fleury	"	"	1/30/12	OK
SHA	Corren Giles	"	"		
PEPCO		"	"		
Parks	Doug Powell	"	"		
DRD	Keiona Clark	"	"		

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial	Date
<u>WM</u>	<u>3/8</u>
<u>SB</u>	<u>5/15/12</u>
<u>WM</u>	<u>5/17/12</u>

## Board Approval of Plat:

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

Initial	Date
<u>SB</u>	<u>5/31/12</u>
_____	_____
_____	_____

## MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

Initial	Date
_____	_____
_____	_____

## Plat Reproduction:

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Plat Books for Rest Division:  
 Complete Reproduction:  
 Notify Consultant to Seal Plats:  
 Surveyor's Seal Complete:  
 Sent to Courthouse for Recordation:  
 Recordation Info Entered into Hansen

Initial	Date
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____

No. \_\_\_\_\_

