

Plat Name: Plumgar
Plat #: 220130560

Location: Located on the east side of Blunt Road, 800 feet northeast of Frederick Road (MD 355).
Master Plan: Germantown Sector Plan
Plat Details: R-60 and C-3 zones; 1 lot
Community Water, Community Sewer
Applicant: Islamic Society of Germantown, Inc.

This 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. 120100130 (MCPB Resolution No. 12-77), as approved by the Board, and that any minor modifications reflected on the plat does not alter the intent of the Board's previous approval of the aforesaid plan.

MD STATE PLANE
NAD 83/91

THIS PROPERTY IS ZONED R-60 AND C-3 .

THIS SUBDIVISION PLAN IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT

TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS

OTHER THAN THOSE SET FORTH IN THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN, ARE REQUIRED FOR THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY SUBSEQUENT REVISIONS TO THE FOREST CONSERVATION PLAN. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

TAX MAP LOCATION: FU122, WSSC SHEET 227 NW 11.

THIS PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY, NOR ANY MATTER AFFECTING THE EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

THE LOT SHOWN HEREIN IS LIMITED TO THE USES AND CONDITIONS OF THE PRELIMINARY PLAN # 120100130 . ENTITLED " 556 BUILDINGS "

MIDDLEBROOK ROAD

(150' R/W)
PLAT No. 17209

VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

[illegible]

FOR ISLAMIC SOCIETY OF GERMANTOWN, INC.
AMMAR NAJAR

THE THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, RESERVE IN FEE
 A STRIP OF LAND AS SHOWN ON THE ATTACHED MAP, FOR THE STREET RIGHT OF WAY THE AREA SHOWN.

DATE 02/19/03

ASSISTANT CHIEF ADMINISTRATIVE OFFICER
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION
OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCES AS RECORDED AMONG THE LAND
RECORDS OF MONTGOMERY COUNTY, MARYLAND:

THE LAND CONVEYED BY MONTGOMERY COUNTY, MARYLAND TO ISLAMIC SOCIETY OF GERMANTOWN, INC., A MARYLAND NON-STOCK CORPORATION, BY DEED DATED 17TH DAY OF MAY, 2011 AND RECORDED IN LIBER 41612, FOLIO 77.

THE LAND CONVEYED BY TREVOR E. BECKWITH TO GERMANTOWN MOSQUE OF MARYLAND, INC., A MARYLAND CORPORATION BY DEED DATED 3RD DAY OF OCTOBER, 2002 AND RECORDED IN LIBER 22055, FOLIO 676.

THE LAND CONVEYED BY ROBERT O. EISINGER AND GREGORY B. MYERS TO MONTGOMERY COUNTY, MARYLAND BY DEED DATED 21ST DAY OF AUGUST, 1990 AND RECORDED IN LIBER 452, FOLIO 537.

THE LAND CONVEYED BY BLUNT ROAD ASSOCIATES, A MARYLAND GENERAL PARTNERSHIP TO MONTGOMERY COUNTY, MARYLAND BY DEED DATED 12TH DAY OF JULY, 1991 AND

RECORDED IN LIBER 9847, FOLIO 804.
AND ALSO THE LAND WHICH WAS A PORTION OF BLUNT ROAD RIGHT OF WAY AND WAS
GRANTED BY THE COUNTY COUNCIL OF MONTGOMERY COUNTY, MARYLAND, BY RESOLUTION

RECORDED BY THE CLERK OF MONTGOMERY COUNTY, MARYLAND BY RESOLUTION NUMBER 17-212 AND RECORDED IN LIBER 42094, FOLIO 102.

MARKERS WILL BE SET AS DEMONSTRATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA ON THIS PLAT IS 10.862 ACRES, WHICH IS RESERVED IN FEE SIMPLE FOR BLUNT ROAD.

10

06/18/2013

MD. REG. # 11049
EXPIRATION DATE: FEB. 10, 2015

SUBDIVISION RECORD PLAT

PLUMGAH
OT 23, BLOCK

LECTION DISTRICT N
MONTGOMERY COUN

MARYLAND
SCALE: 1" = 30'

JUNE 17, 2013

**TOTAL ENGINEERING SERVICES
PLANNERS, ENGINEERS, SURVEYORS**

P.O. BOX 10123
SILVER SPRING, MD 20914
TEL (301) 515 1514 FAX (301) 515 5590

8000 616 / 100\100 416 616 / 100\101

NO.	LENGTH	RADIUS	DEL TA	CHORD BEARING	CHORD
1	112.07'	1,185.00'	05°25'07"	N81°57'14"E	112.02'
2	139.68'	1,185.00'	06°55'12"	N80°02'24"E	139.59'
3	49.77'	130.00'	21°56'05"	S02°39'37"W	49.46'
4	34.84'	70.00'	28°31'02"	S05°37'06"E	34.48'

LOT AREA	= 51,953 SQ.FT.
AREA FOR BLUNT ROAD RESERVED BY MONTGOMERY COUNTY =	10,662 SQ.FT.
BLUNT ROAD DEDICATION AREA	= 0 SQ.FT.
TOTAL AREA	62,615 SQ.FT.

DATE: _____

APPROVED: _____
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY/TREASURER _____

CLERK OF COURT
SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.
DIRECTOR

[illegible]

Plat Name: Plummer Plat Number: 220130560
 Plan Name: I.S.G. Building Plan Number: 120100130
 Plat Submission Date: 10/10/2012
 DRD Plat Reviewer: W. Mayan
 DRD Prelim Plan Reviewer: R. Weaver Checked: WM Date 11/9

Background Review:

Signed Preliminary Plan - Date 8/28/12 Checked: Initial WM Date 11/9
 Planning Board Resolution No. 12-77 Resolution Mailing Date 7/19/12
 Site Plan Required? Yes No ✓ Verified By: WM (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.
 Site Plan Reviewer Check: Initial Date

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ok 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 ok Owner Cert ok Tax Map ok

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/15/12	11/2/12	10/31/12	NO REVISIONS
Research	Bobby Fleury			10/17/12	Need 2 coordinates ✓
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 6-14-13
 Final Mylar & DXF/DWG Received: Initial SJS Date 6-19-2013
 Final Mylar Review Complete: Initial SJS Date 6-19-13

Board Approval of Plat:

Plat Agenda: Initial SJS Date 6/27/2013

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 Rest. division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

No.

PROJECT NAME
I S G BUILDING
19825 BLUNT ROAD
GERMANTOWN
NEW HOLLAND
MONTGOMERY COUNTY
MARYLAND

PRELIMINARY PLAN

Sheet	Project	Scale	1" = 20'
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
117	118	119	120

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