

Plat Name: Temple's Second Addition
Plat #: 220151620

Location: Located on the north side of Harding Drive, 400 feet west of Brunett Avenue

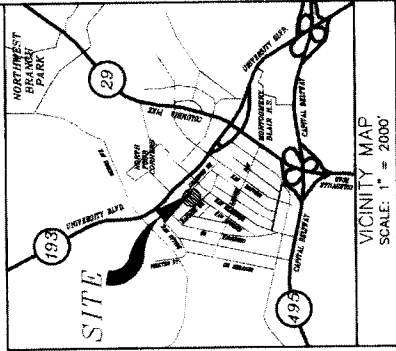
Master Plan: Four Corners Sector Plan

Plat Details: R-60 zone, 2 lots

Applicant: Jose and Isabel Teixeira; Jason and Dana Kunzman

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan Nos. 120110250 (MCPB Resolution No. 11-128) 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.:



AREA TABULATION	
LOT 8	LOT 9
AREA OF LOT	14,776.89 Sq. ft. or 0.33823
AREA OF DEDICATION	0.00 Sq. ft.
TOTAL AREA OF LOTS 8 & 9	21,853.88 Sq. ft. or 0.50170 of an acre of land.

LEGEND

PPF... IRON PIPE FOUND

SURVEYOR'S CERTIFICATION

I, JAMES K. AULTEC, a duly licensed Professional Land Surveyor, Maryland #11044, do hereby certify that the foregoing plat represents the boundary lines of the lots shown thereon, and that the same have been surveyed and measured in accordance with the provisions of the Land Record Act of Maryland, Chapter 43, Section 4, and Chapter 43, Section 5, of the Code of Maryland Annotated, Title 47, Subtitle 10, and that the same are correct in accordance with the Land Record Act of Maryland, Chapter 43, Section 4, and Chapter 43, Section 5, of the Code of Maryland Annotated, Title 47, Subtitle 10, and that the same are correct in accordance with the Land Record Act of Maryland, Chapter 43, Section 4, and Chapter 43, Section 5, of the Code of Maryland Annotated, Title 47, Subtitle 10.

Total computed area of 21,853.88 square feet or 0.50170 of an acre of land in this plan of subdivision.

I further certify that I am duly licensed as a Professional Land Surveyor, Maryland #11044, and that I am duly licensed as a Professional Land Surveyor, Maryland #11044, and that I am duly licensed as a Professional Land Surveyor, Maryland #11044.

AULTEC, Inc.

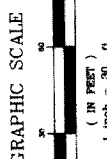
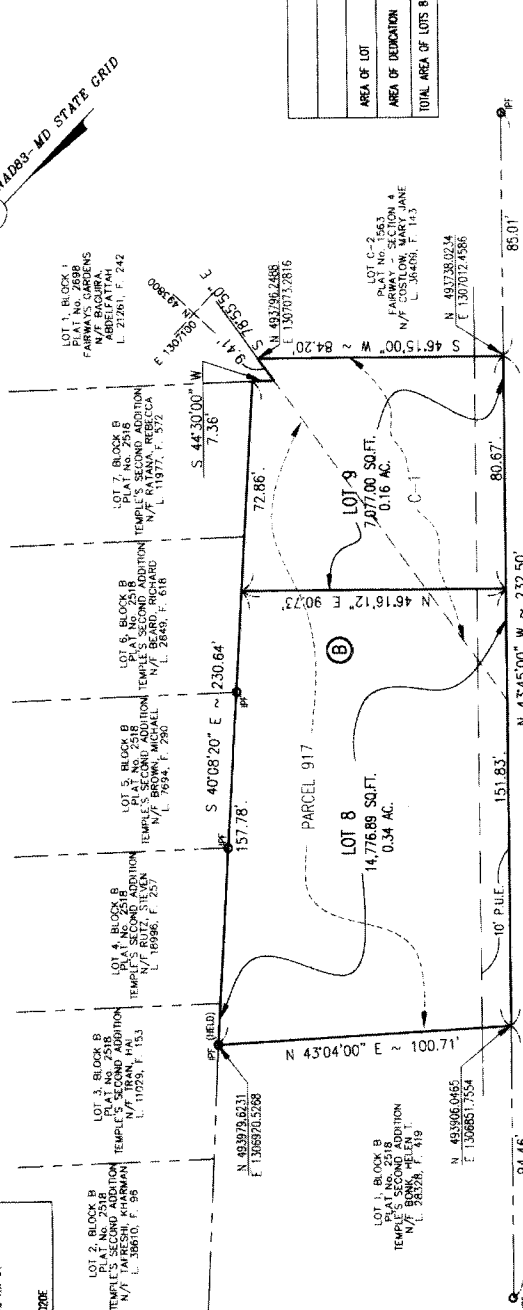
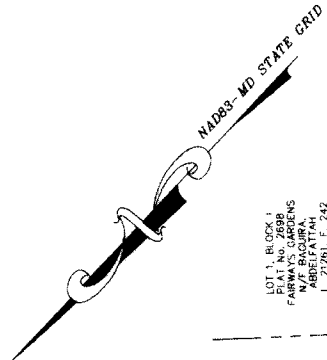
James K. Aultec
 James K. Aultec
 Professional Land Surveyor, Maryland #11044
 License Expiration Date: August 15, 2017

SUBDIVISION RECORD PLAT
 TEMPLE'S SECOND ADDITION
 LOTS 8 AND 9
 BLOCK B

THIRTEENTH (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 30' DATE OCTOBER 2015



7885 Casano Avenue, Suite D
 Gaithersburg, MD 20878
 Tel: 301-281-1000 Fax: 301-281-0441
 E-mail: info@aultec.com



HARDING DRIVE
 (50' RIGHT-OF-WAY PER PLAT No. S: 1563, 2018, & 2022)

OWNERS DEDICATION

We, the owners of the property described in the surveyor's certification, hereby adopt this subdivision record plat, establish the minimum building setback line, and dedicate the easement shown hereon to the public for use as a right-of-way for the purpose stated in the surveyor's certification. We, the owners of the property, do hereby dedicate the easement shown hereon to the public for use as a right-of-way for the purpose stated in the surveyor's certification. We, the owners of the property, do hereby dedicate the easement shown hereon to the public for use as a right-of-way for the purpose stated in the surveyor's certification.

LOT 8, BLOCK B, LIBER #8883, FOLIO 338.
 November 11, 2015
 Date
 John S. Kutzman
 President
 Temple's Second Addition

LOT 9, BLOCK B, LIBER #8883, FOLIO 338.
 November 20, 2015
 Date
 John S. Kutzman
 President
 Temple's Second Addition

APPROVED: *John S. Kutzman*
 John S. Kutzman
 Chairman
 M.N.C.P. & P.C. RECORD FILE NO.:

- NOTES:
- This plat is done pursuant to relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plat No. 120110250 per Resolution No. 11-128 for the purpose of subdividing and dedicating the easement shown hereon to the public for use as a right-of-way for the purpose stated in the surveyor's certification.
 - Boundary shown hereon lies within Flood Zone "X". Areas determined to be outside the 0.2% annual chance floodplain as established by the U.S. Federal Emergency Management Agency's National Flood Insurance Program, dated 2/29/2006, are shown with a dashed line. The 0.2% annual chance floodplain is shown with a solid line.
 - Exception from Forest Conservation Plan was approved by M-DCPPC, Environmental Planning Division, reference #120110250.
 - This property is served by public water and sewer systems only.

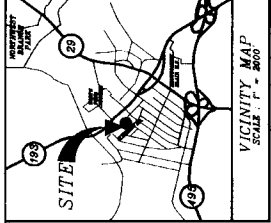
APPROVALS/INFORMATION CHART
 TOWNY LOCATION: #P343, DRD #P43, WSSC DRD No.: 213 NW 01
 ZONING CATEGORY: R-40
 APPROVED PRELIMINARY PLAN No.: 120110250
 APPROVED FOREST CONSERVATION EXEMPTION No.: #20110206

RECORDED:
 PLAT NO.:
 DRAWN BY: SKS II
 CHECKED BY: JAA
 AULTEC FILE NO.: 509/Harding

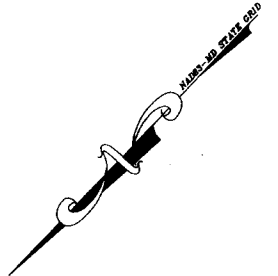
DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: *November 25, 2015*
 Director

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED:
 SECRETARY - TREASURER
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO.:

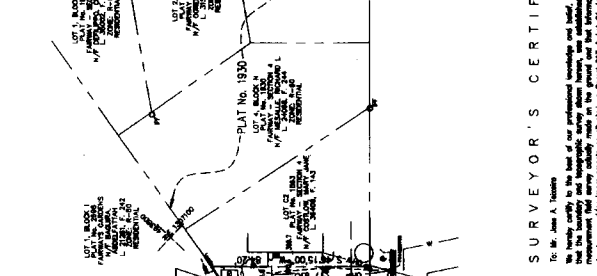
PLANNING & SURVEYING
 11000 GOLF COURSE ROAD
 SUITE 100
 FARMERS MARKET
 GAITHERSBURG, MD 20878
 TEL: (301) 947-9400
 FAX: (301) 947-9401
 WWW.PLANANDSURVEY.COM



NO. 509 & 513
 509 & 513
 513
 509



PROPERTY ADDRESS:
 ZONED R-60
 MINIMUM LOT AREA
 [50-C-1.325(0)]
 MINIMUM LOT WIDTH @ B.R.L.
 [50-C-1.325(0)]
 SETBACK FROM LOT LINES
 [50-C-1.325(0)]
 SETBACK FROM LOT LINES - SIDE YARD
 [50-C-1.325(0)]
 BUILDING HEIGHT
 [50-C-1.327]
 BUILDING COVERAGE
 [50-C-1.326]



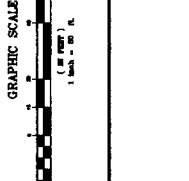
- REQUIRED/PERMITTED
 9,000 SQ.FT.
 60 FEET MINIMUM
 25 FEET ON E.R.
 7 FEET MIN. (ON FEET TOTAL)
 7 FT. EACH SIDE 7.5 FT. TOTAL
 RECORDED BEFORE 1/1/74
 NOT TO EXCEED 2 1/2 STORES
 3 STORES OR 40 FT. WITH
 PLANNING BOARD APPROVAL
 325% INCLUDING ACCESSORY
 BUILDINGS

X - MEETS MINIMUM REQUIREMENT
 XX - MEETS MINIMUM REQUIREMENT EXCEPT WITH EXISTING STRUCTURES
 ALL FUTURE CONSTRUCTION TO MEET MINIMUM REQUIREMENTS

- PROPERTY ADDRESS:
 ZONED R-60
 MINIMUM LOT AREA
 [50-C-1.325(0)]
 MINIMUM LOT WIDTH @ B.R.L.
 [50-C-1.325(0)]
 SETBACK FROM LOT LINES
 [50-C-1.325(0)]
 SETBACK FROM LOT LINES - SIDE YARD
 [50-C-1.325(0)]
 BUILDING HEIGHT
 [50-C-1.327]
 BUILDING COVERAGE
 [50-C-1.326]

TO BE CONVERTED TO LOT C1 (PROPOSED LOT C3)
 TO BE CONVERTED TO PARCEL 917 (PROPOSED LOT B)
 EXIST. BUILDING (TO REMAIN)
 B.L.L.
 LIMIT OF DISTURBANCE (L.O.D.)
 PROPOSED BOUNDARY LINE
 WATER LINE
 GAS LINE
 SANITARY LINE
 ALL ITEMS ARE DIGITIZED
 (APPROX. LOCATION)

PLAN PREPARED FOR
 MR. JOSE A. TEIXEIRA
 509 HARDING DRIVE
 SILVER SPRING, MD 20901
 PH: 240-417-6664



GENERAL NOTES
 1. Horizontal and Vertical Curves based on GPS observations.
 Vertical Datum: NAVD83
 Horizontal Datum: NAD83
 2. Property lines shown on this plan were derived from a deed of record for the site.
 3. All bearings and distances were obtained from a deed of record for the site.
 4. Property lines shown on this plan were derived from a deed of record for the site.
 5. All bearings and distances were obtained from a deed of record for the site.
 6. The survey was prepared under the supervision of a Professional Land Surveyor.
 7. The survey was prepared under the supervision of a Professional Land Surveyor.
 8. The survey was prepared under the supervision of a Professional Land Surveyor.

Company	Date of Satisfaction	Plot(s) Received	Date Received
Washington	05/29/2010	None to date	05/27/2010
Verizon	05/29/2010	None to date	---
Comcast	05/29/2010	None to date	03/16/2010

NOTE
 Zone: R-60 (Residential)
 Minimum Lot Area: 9,000 sq. ft.
 Minimum Lot Width @ B.R.L.: 60 feet
 Setback from lot lines: 25 feet on E.R.
 Setback from lot lines - side yard: 7 feet minimum
 Building height: Not to exceed 2 1/2 stories
 Building coverage: 325% including accessory buildings

NOTICE
 This preliminary plan was prepared by the undersigned Professional Land Surveyor and is intended to show the location of the proposed structures and easements.
 It is not intended to show the location of the proposed structures and easements.
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TRaverse Information
 NO. NOR THING EASTING ELEVATION (NAVD83) DESCRIPTION
 101 483732.4963 1307025.5285 308.09 B.M.
 102 483732.525 1307025.5285 313.12 B.M. & JACK
 103 483732.525 1307025.5285 313.12 B.M. & JACK
 104 483732.525 1307025.5285 313.12 B.M. & JACK

APPROVED FOR THE PROFESSIONAL LAND SURVEYOR
 J. A. CASH
 License No. 10-2011-200
 Date: 03/16/2012
 Professional Land Surveyor

SURVEY LEGEND
 TO BE CONVERTED TO LOT C1 (PROPOSED LOT C3)
 TO BE CONVERTED TO PARCEL 917 (PROPOSED LOT B)
 EXIST. BUILDING (TO REMAIN)
 B.L.L.
 LIMIT OF DISTURBANCE (L.O.D.)
 PROPOSED BOUNDARY LINE
 WATER LINE
 GAS LINE
 SANITARY LINE
 ALL ITEMS ARE DIGITIZED
 (APPROX. LOCATION)