



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
3-10-2016

MEMORANDUM


DATE: March 1, 2016

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 10, 2016



The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220160110 - 220160140 Manor Oaks

Plat Name: Manor Oaks
Plat #: 220160110 - 220160140

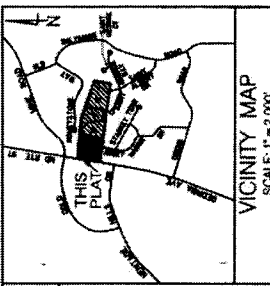
Location: Located on the east side of Georgia Avenue (MD 97) approximately 400 feet south of the intersection with Gold Mine Road.

Master Plan: Olney Master Plan

Plat Details: RE-2/TDR-2 zone; 54 lots and 20 parcels

Applicants: Congregation of the Marian Fathers of Immaculate Conception of B.V.M.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120060330 (MCPB Resolution No. 15-04), and Site Plan No. 820090130 (Certified Site Plan dated March 18, 2015), 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.

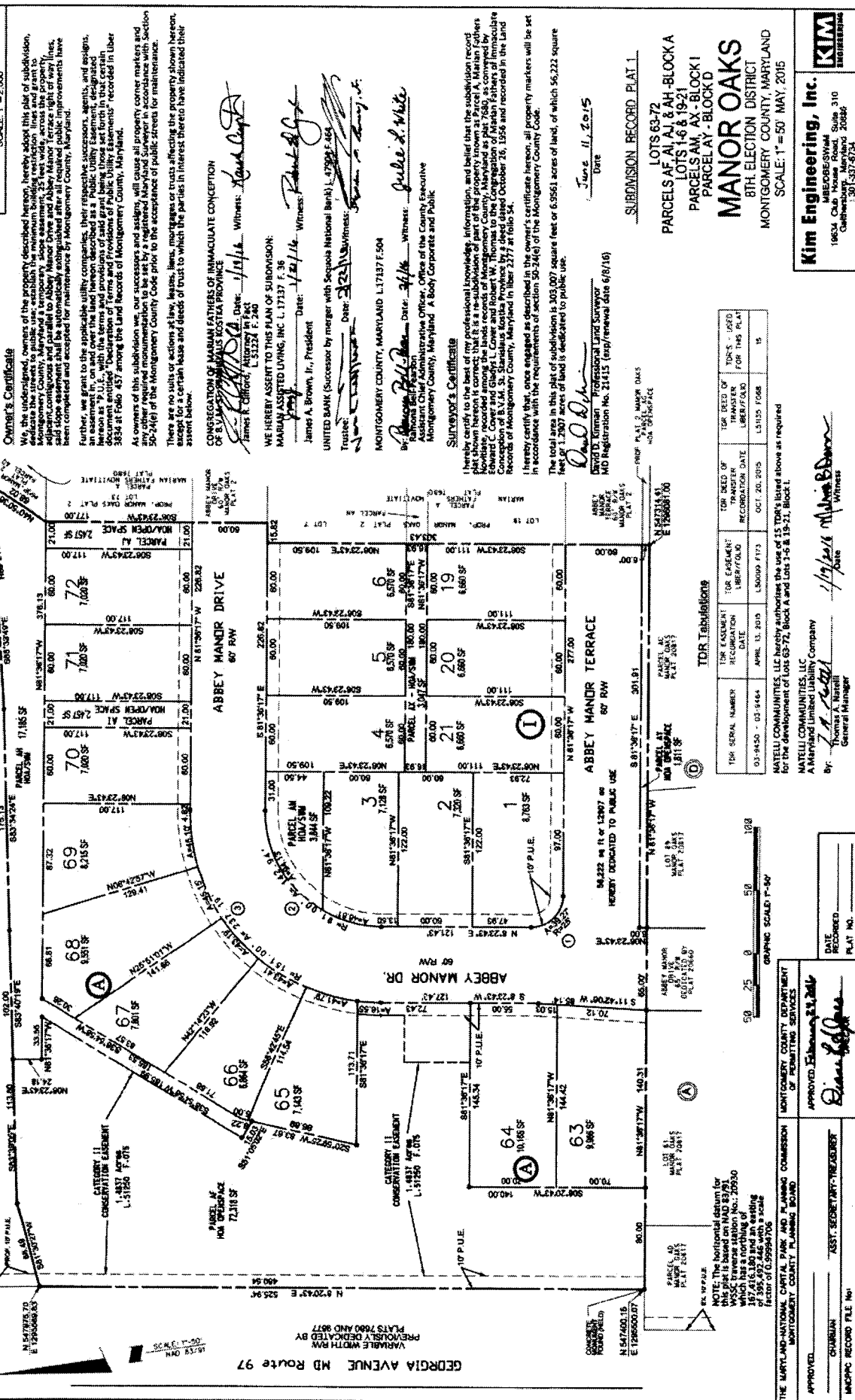


PLAT NO.

AREA	AREA	AREA
AREA 1 (PARCELS 63-72)	10,248.57 SF	3,391 AC.
AREA 2 (PARCELS 1-62)	54,322.40 SF	15.68 AC.
TOTAL	64,570.97 SF	18.87 AC.

CURVE TABLE

NUMBER	RADIUS	ARC	TANGENT	DELTA	BEARING	CHORD
1	24.00	34.67	25.00	90°	S 30° 36' 37" W	35.54
2	24.00	162.94	9.30	90°	N 57° 23' 47" E	24.67
3	24.00	212.9	9.30	90°	S 57° 23' 47" W	24.67



Owner's Certificate

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, Maryland, the right to acquire and construct public streets, sidewalks, and utility easements, and to accept and maintain the same. We warrant that the same have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents, and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated hereon as 'P.U.E.', with the terms and provisions of said grant being those set forth in that certain Declaration of Public Utility Easement recorded in the Land Records of Montgomery County, Maryland, at Folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision, we warrant that we have no other interests in the property, and that we have no other interests in the property, and that we have no other interests in the property, except for certain lease and deeds of trust to which the parties in interest therein have indicated their assent below.

CONGREGATION OF MARIAN FATHERS OF IMMACULATE CONCEPTION OF ST. ANNE, DISTRICT OF COLUMBIA, MARYLAND
 James R. Clifford, Attorney in Fact
 L. 33224 F. 240

WE HEREBY ASSERT THIS PLAN OF SUBDIVISION:
 MARIAN ASSURED LIVING, INC. L. 17137 F. 36
 Date: 1/18/14 Witness: *[Signature]*

UNITED BANK (Successor by merger with Sequoia National Bank) L. 27984 F. 464
 Date: 1/24/14 Witness: *[Signature]*

TRUSTEE: *[Signature]*

MONTGOMERY COUNTY, MARYLAND L17137 F. 504
 Date: 1/18/14 Witness: *[Signature]*

National Chartered Supervisory Officer, Office of the County Executive
 Montgomery County, Maryland A Body Corporate and Public

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information, and belief that the subdivision record shown hereon is correct; that it is a re-subdivision of part of the property known as Parcel A, Marian Fathers of the Immaculate Conception, a Body Corporate and Public, located in the County of Montgomery, Maryland, as shown on the original plat of subdivision recorded in the Land Records of Montgomery County, Maryland at Folio 457 among the Land Records of Montgomery County, Maryland, and recorded in the Land Records of Montgomery County, Maryland at Folio 277 at folio 54.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the requirements of section 50-24(e) of the Montgomery County Code.

The total area in this plat of subdivision is 303,907 square feet or 6.9561 acres of land, of which 56,222 square feet or 1.2907 acres of land is dedicated to public use.

DATE: June 11, 2015

SUBMISSION RECORD PLAT 1

LOTS 63-72
 PARCELS AF, AJ, AJ, & AH - BLOCK A
 LOTS 1-6 & 19-21
 PARCELS AM, AX - BLOCK 1
 PARCEL AY - BLOCK D

MANOR OAKS
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' MAY, 2015

Kim Engineering, Inc.
 MBE/DBE/SWMB
 19024 Calhoun Road, Suite 310
 Gaithersburg, MD 20878
 Phone: 301-537-6734

PLAT NO.

TDR Tabulations

TDR SYMBOL NUMBER	TDR EASEMENT REGISTRATION DATE	TDR EASEMENT LIBER/FOLD	TDR USED OF TRANSFER LIBER/FOLD	TDR USED OF TRANSFER FOR THIS PLAT
02-9485 - 30-9473	APRIL 13, 2010	L20098 F113	001, 20, 2015	L51135 F088
				9

MATELI COMMUNITIES, LLC hereby authorizes the use of 9 TDR's listed above as required for the development of Lots 73-76, Block A and Lots 7-18, Block 1.

MATELI COMMUNITIES, LLC
A Maryland Limited Liability Company

By: *Thomas A. Nittell*
General Manager

Date: *1/17/16*
Witness: *William B. Dan*

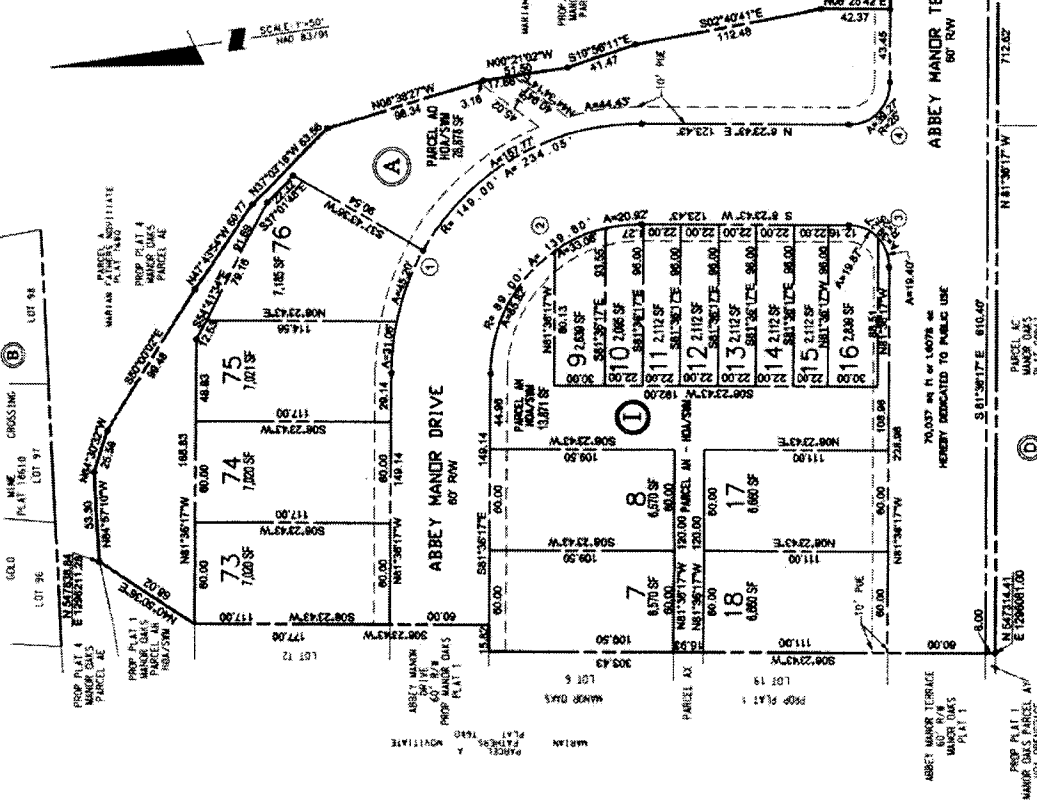
TAX MAP CORP. NAME	HEAT
WESSEX CORP. NO.	2368003
WESSEX CORP. NO.	2368003
WESSEX CORP. NO.	2368003
WESSEX CORP. NO.	2368003
WESSEX CORP. NO.	2368003

TDR TABULATION	AMOUNT	AREA	BEARING	CHORD
1	18.00	034.03	N 30° 26' 17" E	230.72
2	18.00	034.03	S 59° 33' 43" W	230.72
3	25.00	034.03	N 57° 03' 17" E	35.36
4	25.00	034.03	S 32° 56' 43" W	35.36
5	44.00	068.06	N 78° 10' 17" E	64.56
6	44.00	068.06	S 11° 59' 53" W	64.56

NUMBER	RADIUS	ARC	TANGENT	DELTA	BEARING	CHORD
1	18.00	034.03	30'	90°	N 30° 26' 17" E	230.72
2	18.00	034.03	30'	90°	S 59° 33' 43" W	230.72
3	25.00	034.03	25.00	90°	N 57° 03' 17" E	35.36
4	25.00	034.03	25.00	90°	S 32° 56' 43" W	35.36
5	44.00	068.06	44.00	90°	N 78° 10' 17" E	64.56
6	44.00	068.06	44.00	90°	S 11° 59' 53" W	64.56

NOTE: The horizontal datum for this plat is based on NAD 83. All WESC traverses station No. 20830, which has a northing of 1827418.180 and an easting of 395,492.446 with a scale factor of 0.99994706.

- General Notes:**
- The Subdivision Record Plat is not intended to show any matter affecting the ownership and use, nor any matter, recording the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting the title.
 - The property is served by public water and sewer systems only.
 - Parcel AO, Block A, Parcel AG, Block D and Parcel AN, Block 1, as shown hereon are subject to a Common Open Space Easement recorded in Liber 28045 Page 578 among the Land Records of Montgomery County, Maryland.
 - Parcel AO, Block A, Parcel AG, Block D and Parcel AN, Block 1, as shown hereon are subject to the terms and conditions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain, systems and private open space recorded in Liber 91250 - Folds 181 among the Land Records of Montgomery County, Maryland.
 - All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other instrument recorded in the Land Records of Montgomery County, Maryland, shall apply to the property shown hereon and not be controlled by the recordation of this plat. The Planning Board is authorized to review and approve any such plan for any such plan are maintained by the Planning Board and are available for public review during normal business hours.



Owner's Certificate

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and grant to Montgomery County, Maryland a temporary slope easement, 25 feet wide, across the property, adjacent, contiguous and parallel to Abbey Mander Drive and the proposed public utility lines, and any other easements that be automatically contemplated after all required public notices have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents, and assigns, an easement to, on and over the land hereon described as a "Public Utility Easement," designated hereon as "P.U.E.," with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" in Liber 3854 of Folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner corners to be set and monuments to be placed in accordance with the provisions of the Surveyor in accordance with Section 50-24(a) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no subs or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon, except for a certain lease and deeds of trust to which the parties in interest thereto have indicated their assent below.

CONGREGATION OF MARIAN FATHERS OF IMMACHULATE CONCEPTION
OF B.V.M.S. OF THE TOSTITA PROVINCE
Date: *1/18/16* Witness: *Joseph C. [Signature]*
James K. Clifford, Secretary in Fact
L 51224 F. 260

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

MARIAN ASSISTED LIVING, INC. L 17137 F. 36
Date: *1/18/16* Witness: *[Signature]*
Janet A. Brown, Jr., President

UNITED BANK (Successor by merger with Sequoia National Bank) L 99004 F. 85
Date: *1/18/16* Witness: *[Signature]*
Teresa [Signature]

MONTEGOMERY COUNTY, MARYLAND L17137 F.50
Date: *1/18/16* Witness: *Judith White*
By: *[Signature]*
Assistant Chief Administrative Officer, Office of the County Executive
Montgomery County, Maryland, A Body Corporate and Public

Surveyor's Certificate

I hereby certify to the best of my professional knowledge, information, and belief that the subdivision record plat shown hereon is correct; that it is a re-subdivision of part of the property shown hereon, as shown on the original subdivision record plat of the Congregation of Marian Fathers of the Immaculate Conception of B.V.M. St. Stanislaus located in the County of Montgomery, Maryland, recorded in the Land Records of Montgomery County, Maryland in Liber 2277 at folio 54.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the requirements of section 50-24(a) of the Montgomery County Code.

The total area in this plat of subdivision is 191,466 square feet or 4.3954 acres of land, of which 70,037 square feet or 1.6078 acres of land is dedicated to public use.

Date: *1/17/16*

[Signature]
David D. Manning
Professional Land Surveyor
MID Registration No. 21415
(exp/renewal date 6/8/16)

SUBMISSION RECORD PLAT 2
LOTS 73-76
PARCELS AO-BLOCK A
LOTS 7-18
PARCEL AN, BLOCK 1
PARCEL AG, BLOCK D
MANOR OAKS
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' MAY, 2015

Kim Engineering, Inc.
MBCE/SW/M
1934 Club House Road, Suite 310
Gaithersburg, MD 20878
301-330-0789

APPROVED: *[Signature]*
CHAIRMAN

APPROVED: *[Signature]*
ASST. SECRETARY/TREASURER

DATE RECORDED: _____
PLAT NO. _____

SCALING SCALE: 1" = 160'

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY DEPARTMENT
OF PERMITTING SERVICES

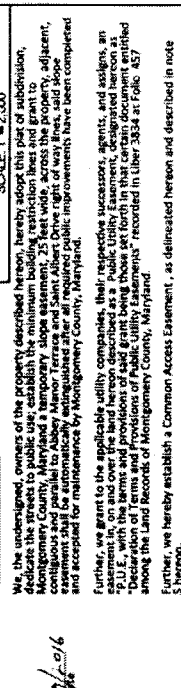
APPROVED: *[Signature]*

DATE RECORDED: _____
PLAT NO. _____

PLAT NO.

NUMBER	RADIUS	ARC	CHORD	BEARING	DELTA	PERIMETER	AREA
1	13.50	54.14	26.59	407°13'2"	53°12'41"	531.24 SQ. FT.	0.0000
2	12.00	50.00	25.00	50°0'0"0"	50°0'0"0"	500.00 SQ. FT.	0.0000
3	12.00	50.00	25.00	50°0'0"0"	50°0'0"0"	500.00 SQ. FT.	0.0000
4	12.00	50.00	25.00	50°0'0"0"	50°0'0"0"	500.00 SQ. FT.	0.0000
5	12.00	50.00	25.00	50°0'0"0"	50°0'0"0"	500.00 SQ. FT.	0.0000

TDR SERIAL NUMBER	TDR EASEMENT RECORDATION DATE	TDR EASEMENT LIBERTY/PLAT	TDR EASEMENT RECORDATION DATE	TDR EASEMENT LIBERTY/PLAT
018474 - 03-24-85	APRIL 13, 2005	018474	05/19/2009	018474
018475 - 03-24-85	APRIL 13, 2005	018475	05/19/2009	018475
018476 - 03-24-85	APRIL 13, 2005	018476	05/19/2009	018476
018477 - 03-24-85	APRIL 13, 2005	018477	05/19/2009	018477
018478 - 03-24-85	APRIL 13, 2005	018478	05/19/2009	018478



Owner's Certificate
 We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to the public the right of easement across the property, adjacent to and contiguous and parallel to Abbey, Manor Terrace and Saint Albert Drive (right of way), and the easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents, and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "Public Utility Easement" and shown on this plat, for the purpose of installing, maintaining, repairing, and operating public utility facilities, and for the purpose of installing, maintaining, repairing, and operating any other facilities, and for the purpose of installing, maintaining, repairing, and operating any other facilities, and for the purpose of installing, maintaining, repairing, and operating any other facilities, as authorized by the Declaration of Terms and Provisions of Public Utility Easements, recorded in Liber 4835 of Public 26, among the Land Records of Montgomery County, Maryland.

Further, we hereby establish a Common Access Easement, as delineated hereon and described in note 5 hereon.
 As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland surveyor in accordance with Section 50-24(a) of the Montgomery County Code prior to the acceptance of public streets for maintenance.
 There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon, except for a certain lease and deeds of trust to which the parties in interest thereto have indicated their assent below.

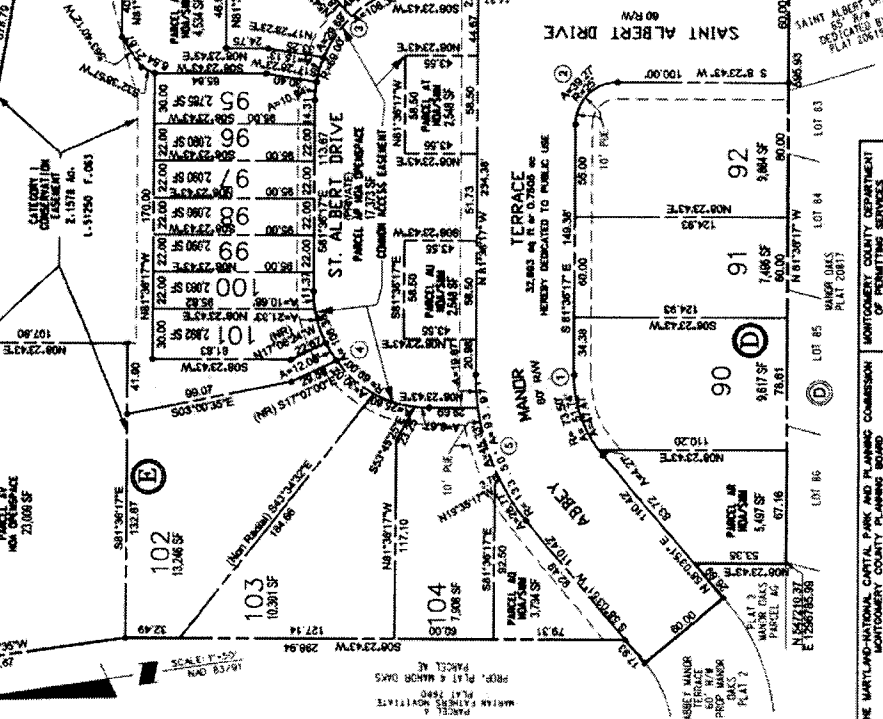
CONGREGATION OF MARIAN FATHERS OF IMMACULATE CONCEPTION OF B.Y.M. ST. STANISLAUS, MONTGOMERY COUNTY, MARYLAND
 UNITED BANK (Successor by merger with Sequoia National Bank) L-47904 PL-48
 MARIAN ASSISTED LIVING, INC. L-17137 F-36
 MONTGOMERY COUNTY, MARYLAND L17137 F-504

Subdivision Record Plat 3
 LOTS 89-104
 PARCELS AK, AL, AP, AQ, AS, AT, AU, AV, AW - BLOCK E
 PARCELS AR - BLOCK D
MANOR OAKS
 87TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' MAY, 2015

Kim Engineering, Inc.
 19634 Oak Hollow Road, Suite 310
 Gaithersburg, MD 20878
 Phone: 301-337-8724

- GENERAL NOTES**
- The Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter, restricting the use of the property. The Subdivision Record Plat is not intended to replace an examination of title of the tract or title at matters affecting the title.
 - The property is served by public water and sewer systems only.
 - Parcel AS, Block D and Parcel AL, AC, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

AREA	AREA	AREA	AREA	AREA	
102	13,246 SF	103	10,301 SF	104	10,301 SF
105	10,301 SF	106	10,301 SF	107	10,301 SF
108	10,301 SF	109	10,301 SF	110	10,301 SF
111	10,301 SF	112	10,301 SF	113	10,301 SF
114	10,301 SF	115	10,301 SF	116	10,301 SF
117	10,301 SF	118	10,301 SF	119	10,301 SF
120	10,301 SF	121	10,301 SF	122	10,301 SF

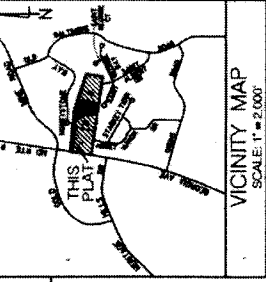


APPROVED:
 ASSIST. SECRETARY-TREASURER
 MONTGOMERY COUNTY PLANNING BOARD

DATE RECORDED: 05/19/2015
 PLAT NO. 199

NOTE: The boundaries shown for this plat is based on M&D 18791 WSC. The area is 157,416.180 and an acreage of 356,492.446 with a scale factor of 0.95994768.

PLAT NO.



TAX MAP ORD. NO.	4481
WSSC ORD. NO.	2284003
PRELIMINARY PLAN	150062337
SITE PLAN	622060130

TABLE A - CALCULATION	
ANGLE	0
CHORD	202.234 SF
TOTAL AREA	4,642.65 AC.

CURVE TABLE				
NUMBER	RADIUS	ARC	TANGENT	CHORD
1	46.81	24.42	40.19.53	5.78.13.47
2	46.81	24.42	40.19.53	5.78.13.47

NOTE: The horizontal datum for this plat is based on NAD 83/91 WSSC traverse station No. 20930 which has a northing of 167416.180 and an easting of 392492.466 with a scale factor of 0.99994706.

- GENERAL NOTES**
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter respecting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of this or to depict or note all matters affecting the title.
 - The property is served by public water and sewer systems only.
 - Parcel AE, Block A as shown hereon is subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems and private open space recorded at Liber 51150 Folio 061 among the Land Records of Montgomery County, Maryland.
 - 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 the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. If any provision of this plat is in conflict with any provision of any plan approved by the Montgomery County Planning Board and are available for public review during normal business hours.

Parcel AE, Block A as shown hereon is subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems and private open space recorded at Liber 51150 Folio 061 among the Land Records of Montgomery County, Maryland. 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 the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. If any provision of this plat is in conflict with any provision of any plan approved by the Montgomery County Planning Board and are available for public review during normal business hours.

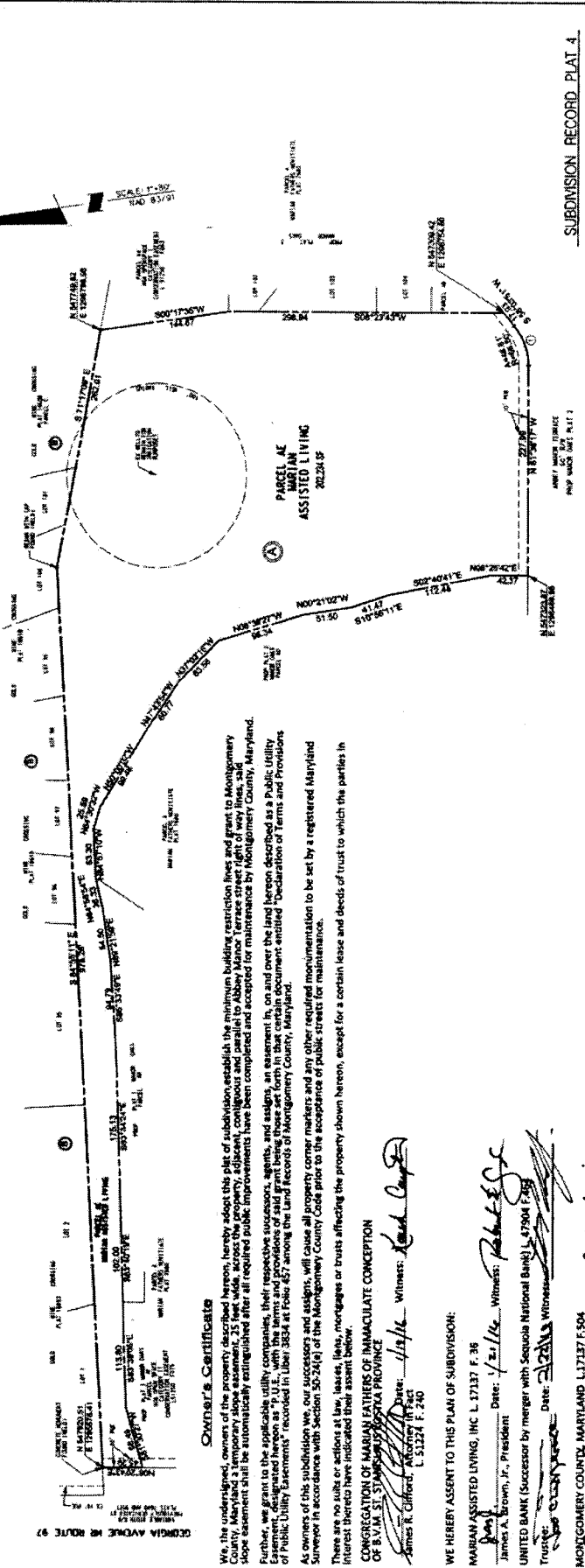
Surveyor's Certificate

I hereby certify that, on the basis of my professional knowledge, information, and belief that the subdivision record plat shown hereon is correct and true to the facts and circumstances, and that the same conform to the laws and regulations of the State of Maryland, and to the records of Montgomery County, Maryland as last published, as approved by Edward C. Conover and Gladys L. Conover and Robert W. Thomas, 1556 and recorded in the Land Records of Montgomery County, Maryland in Liber 2277 at folio 54.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the requirements of section 50-24(a) of the Montgomery County Code.

The total area in this plat of subdivision is 202,234 square feet or 4.64265 acres of land, of which 0 square feet or 0 acres of land is dedicated to public use.

David B. Winters
 David B. Winters
 Professional Land Surveyor
 Registration No. 21415
 (renewal date 6/8/15)
 Date: June 11, 2015



Owner's Certificate

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision establish the minimum building restriction lines and meet to Montgomery County, Maryland a temporary slope easement, 25 feet wide, across the property, adjacent, contiguous and parallel to Abbey Manor Terrace street (left of way lines, said slope easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland. Further, we grant to the applicable utility companies, their respective successors, agents, and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3824 at folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are noulte or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon, except for a certain lease and deeds of trust to which the parties in interest thereto have indicated their assent, in view.

CONGREGATION OF MARIAN SISTERS OF IMMACULATE CONCEPTION
 OF S.V.M. ST. STAMBUROUSIA PROVINCE

James R. Clifford, President
 Date: 1/21/16 Witness: Kathleen Clifford
 L. 51224 F. 240

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION:

MARIAN ASSISTED LIVING, INC. L. 57137 F. 36
 James A. Brown, Jr., President
 Date: 1/21/16 Witness: Robert Brown
 UNITED BANK (Successor by merger with Sequoia National Bank) L. 47904 F. 259
 Trustee: Robert Brown Date: 1/21/16 Witness: James A. Brown, Jr.

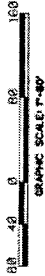
MONTGOMERY COUNTY, MARYLAND L17137 F.504

By: James Bell Date: 1/16/16 Witness: Julie White
 Assistant Chief Administrative Officer, Office of the County Executive
 Montgomery County, Maryland A Body Corporate and Public

SUBMISSION RECORD PLAT 4
 PARCEL AE - BLOCK A

MANOR OAKS
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 80' M.N.V. 2015

Kim Engineering, Inc.
 19634 Cedarstone Road, Suite 310
 Gaithersburg, Maryland 20866
 301-357-6734



APPROVED: _____ DATE RECORDED: _____
 COUNTY: _____ ASST. SECRETARY-TREASURER: _____
 MONTGOMERY COUNTY, MARYLAND L17137 F.504
 APPROVED: February 21, 2016
 DATE RECORDED: _____
 PLAT NO. _____

