

**The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.**

**PLAT NO. 220060190**

Alta Vista

In the southeast corner of Acacia Avenue and Locust Avenue

R-60 Zone, 2 Lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Joan Schultz, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 1-05075, as approved by the Board; and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: ALTA VISTA Plan Number: 12009075  
 Plat Name: ALTA VISTA Plat Number: 22006019  
 Plat Submission Date: 8/2/05  
 DRD Plat Reviewer: Dolores Kinney  
 DRD Prelim Plan Reviewer: Cathy Conton

**Initial DRD Review:**

Signed Preliminary Plan - Date 10/17/05 Checked: Initial DKM Date 10/31/05  
 Planning Board Opinion - Date 8/22/05 Checked: Initial DKM Date 10/31/05  
 Site Plan Req'd for Development? Yes  No  Verified By: DKM (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout CAC Lot Area CAC Zoning CAC Bearings & Distances CAC  
 Coordinates CAC Plan # N/A Road/Alley Widths N/A Easements N/A Open Space CAC  
 Non-standard BRLs \_\_\_\_\_ Adjoining Land CAC Vicinity Map CAC Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert CAC Owner Cert CAC Tax Map CAC

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>CANDY BUNNAG</u>	<u>9/26/05</u>	<u>10/10/05</u>	<u>10/28/05</u>	
Research	Bobby Fleury	<u>9/26/05</u>	<u>10/10/05</u>	<u>10/16/05</u>	
SHA	Doug Mills			<u>No Comm.</u>	<u>No Comments</u>
PEPCO	Jose Washington			<u>No Comm.</u>	
Parks	Doug Powell			<u>No Comm.</u>	
DRD	Steve Smith			<u>10/10/05</u>	

**Final DRD Review:**

DRD Review Complete: Initial DKM Date 10/6/05  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial DKM Date 10/26/05 (Final)  
 Final Mylar w/Mark-up & PDF Rec'd: Initial DKM Date 10/31/05

**Board Approval of Plat:**

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

**DPS Approval of Plat:**

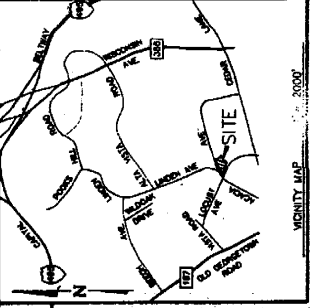
Engineer Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_

**Plat Reproduction:**

Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_  
 Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_  
 Update Green Books for Resubdivision: \_\_\_\_\_  
 Notify Engineer to Seal Plats: \_\_\_\_\_  
 Engineer Seal Complete: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_

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

# PLAT NO.



TAX MAP NO. HP121

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
G	622.00'	50.42'	4.5911°	25.32'	N 88°18'42" W	50.80'
H	622.00'	52.85'	4.9632°	26.49'	N 88°13'25" W	52.84'

LINE	BEARING	DISTANCE
L1	N 01°08'05" W	17.28'
L2	S 47°05'30" W	9.48'
L3	S 23°09'34" E	8.08'

### OWNER'S CERTIFICATE

John M. Horns and Stephen O. Schultz, owners of the property shown hereon, hereby accept this plat of record, and agree to execute all necessary public use, establish and grant to Montgomery County, Maryland or other appropriate agency, temporary easements twenty-five (25) feet wide over the lots shown hereon, adjacent to the street lines, the slope assessments shall be calculated, computed and passed to the street lines, the slope assessments shall be accepted for maintenance by Montgomery County, Maryland or other appropriate agency hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in the instrument entitled "Subdivision of Lot 7" as recorded in Montgomery County Records on October 10, 2005, and all other easements, rights, and interests subject to all current and applicable regulations of all federal, state, and local governing agencies. As owners of this subdivision, we, our successors and assigns, will cause all property corners marked and any other required monumentation, to be set by a professional land surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no adjs., liens, leases, mortgages, or trusts, affecting the property included in this plat of record.

*John M. Horns*  
*Stephen O. Schultz*  
 Owners

### PLAT TABULATION

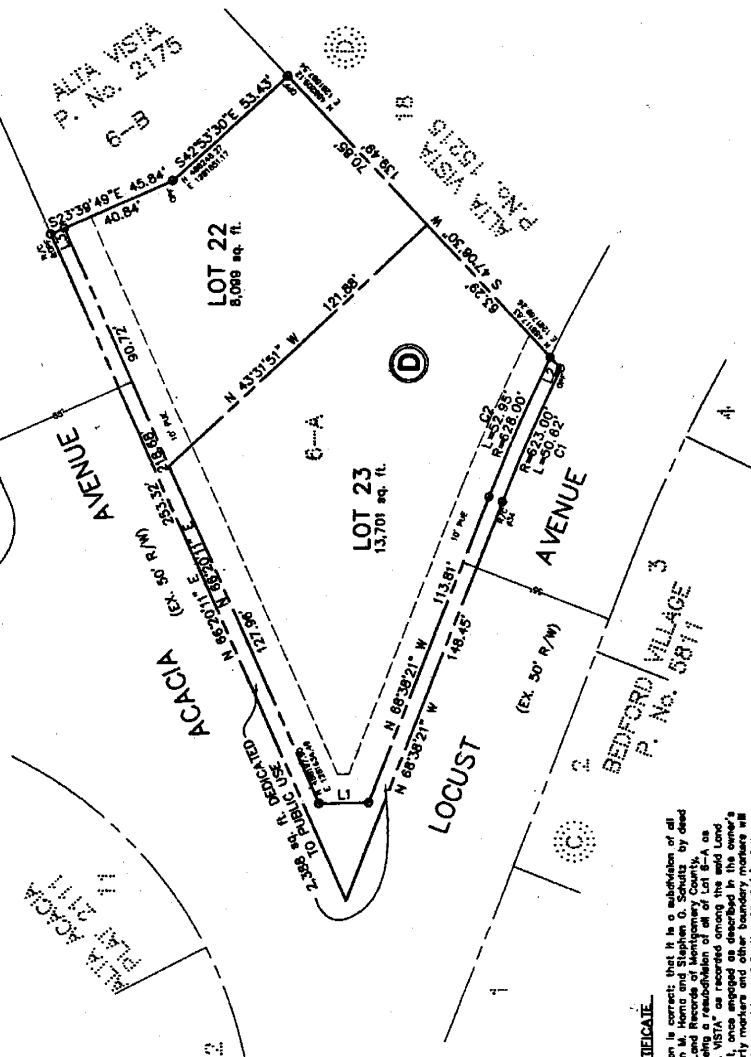
Number of Lots	= 2,100 sq. ft.
Area of Lots	= 2,368 sq. ft.
Area of Street	= 2,188 square feet
TOTAL AREA	= 4,556 square feet
	= 0.55527 acres

SUBDIVISION RECORD PLAT  
 LOTS 22 & 23, BLOCK D  
**ALTA VISTA**  
 SUBDIVISION OF LOT 7  
 ELECTION DISTRICT No. 7  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' OCTOBER, 2005

**MHG**  
 Macris, Hendrick & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 Phone 301.670.0400  
 Fax 301.640.0895  
 www.mhgap.com

04.316.10

- Notes:
- This property is zoned R-60.
  - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-05075, entitled "ALTA VISTA".
  - The property shown hereon is subject to the requirements of the Montgomery Conservation Plan and appropriate agreements prior to issuance of a wetland control permit.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, shall not be extinguished by the recordation of this plat. This official public file for any such plan are maintained by the Planning Board and available for public 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 on construction of title or to affect or note all matters affecting title.
  - This plat is subject to a Dedication of Covenants (for Road Improvements) as recorded among the Land Records in Liber 30864 of Folio 240.



### SURVEYOR'S CERTIFICATE

We, hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Thomas Vonson to John M. Horns and Stephen O. Schultz, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland, in Liber 028 of Folio 736, and that the area shown hereon is the same as shown on the plat of record entitled "ALTA VISTA" as recorded among the said Land Records on Plot No. 2111. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of the Montgomery County Code, and that the area shown hereon is 4,556 square feet of street dedication, 0.55527 acres, including 2,368 square feet of street dedication.

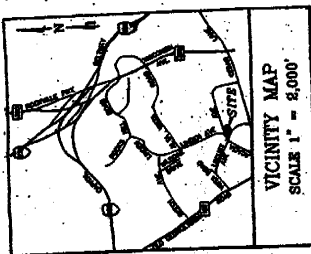
*10/21/05*  
 Date  
*Douglas H. Ryan*  
 Title: Surveyor  
 By: Douglas H. Ryan  
 Professional Land Surveyor  
 Md. Reg. No. 10712

FOR PUBLIC WATER AND SEWER ONLY  
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 SECRETARY-TREASURER

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

DATE: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_



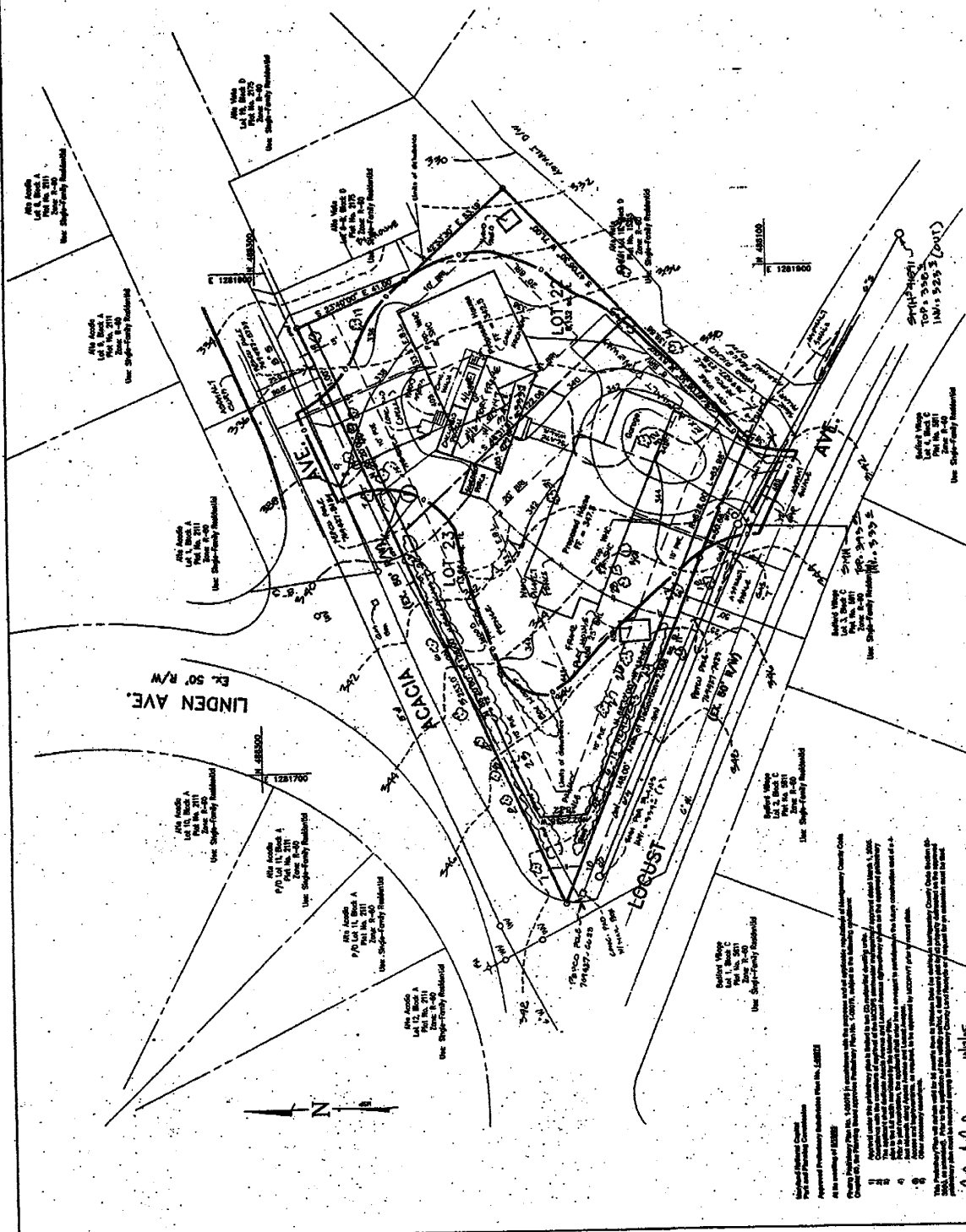
VICINITY MAP  
SCALE 1" = 8,000'

Quantity	Unit	Quantity	Unit
150	sq. ft.	3.33	sq. ft.
100	sq. ft.	2.22	sq. ft.
50	sq. ft.	1.11	sq. ft.
25	sq. ft.	0.55	sq. ft.

**AREA (TABULATION)**  
Total Area of Lots  
Subtract: Area of Streets  
Area Available for Lots  
Total Area of Lots  
Subtract: Area of Streets  
Area Available for Lots

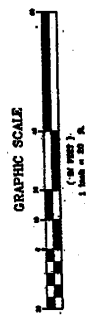
**NOTES**

- The plan is a reproduction of Lot 6-A, 1950, 1951, and 1952.
- The project is situated on the property owned by... [illegible]
- Survey information has been checked and is correct.
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]
- The project is situated on the property owned by... [illegible]



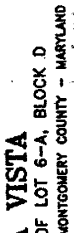
**PREPARED FOR:**  
Mr. & Mrs. Steve Schultiz  
4934 Bradley Blvd.  
Chevy Chase, MD 20815-6244  
Phone : (301) 897-9146

NO.	DATE	DESCRIPTION



**PRELIMINARY PLAN OF SUBDIVISION  
PROPOSED LOTS 22 & 23  
ALTA VISTA**

RE-SUBDIVISION OF LOT 6-A, BLOCK D  
11TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



Prep. No.	
Case No.	
File No.	
Page No.	
Project No.	
Sheet No.	

**MHG** McCreis, Hendricks & Glascock, P.A.  
Business & Personal Services  
Landmark Building  
1225 Parkersburg Blvd., Suite 200  
Baltimore, Md. 21201  
Phone: (410) 787-1200

Prepared by: [Signature]  
Date: 12/1/85

**PROFESSIONAL CERTIFICATE**  
I hereby certify that the boundary lines shown on this plan are correct and conform to the requirements of the Subdivision Control Act, Chapter 25, of the Code of Maryland Annotated and Article 100B of the Constitution of Maryland, and that the same are true and correct to the best of my knowledge and belief.  
12/1/85  
[Signature]  
Registered Professional Surveyor, No. 51971