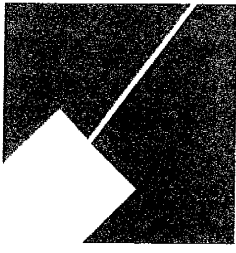


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 9
05/04/06

MEMORANDUM

DATE: March 21, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor
Development Review Division *CAC*
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 4, 2006

The following record plats are 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. Attached are specific recommendations and copies of plat drawings for the record plats. Four of the plats depict creation of lots through the minor subdivision process. The other plat is associated with a Preliminary Plan approval and the approved plan is attached.

RECORD PLAT REVIEW SHEET

Plan Name: Bryant's Nursery Rd Plan Number: 1-05076
 Plat Name: Bryant Nursery Rd Plat Number: 2-06175
 Plat Submission Date: 2/27/06
 DRD Plat Reviewer: Gret Powell
 DRD Prelim Plan Reviewer: ~~Gret Powell~~ Dolores Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 3/3/06 Checked: Initial Drml Date 3/3/06
 Planning Board Opinion - Date 1/27/06 Checked: Initial pw Date 3/22/06
 Site Plan Req'd for Development? Yes No Verified By: (initial)
 Site Plan Name: N/A Site Plan Number: - N/A
 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 Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lind</u>	<u>3/7/06</u>	<u>3/24/06</u>	<u>4/10/06</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>3/29/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u>N/A</u>	<u>N/A</u>
PEPCO	<u>Jose Washington</u>	<u> </u>	<u> </u>	<u>4/4/06</u>	<u>10' PUE</u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u>N/A</u>	<u>None</u>
DRD	<u>Steve Smith</u>	<u> </u>	<u> </u>	<u>4/10/06</u>	<u>see plat</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial TA Date 4/17/06
TA 3/30/06
TA 4/17/06

Board Approval of Plat:

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

TA 5/4/06

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. 22006175

Mytsak Manor

Located on the south side of Norbeck Road approximately 100 feet east of Old Orchard Road

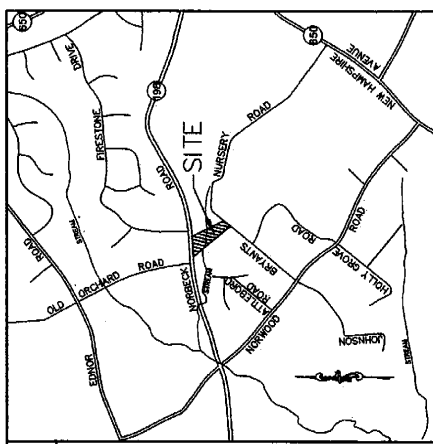
RE-2 Zone, 2 Lots

Private Well, Private Septic

Master Plan Area: Cloverly

Vasyl Mytsak, Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120050760, formerly 1-05076, 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.



VICINITY MAP
SCALE 1"=2,000'

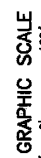
CURVE DATA			
No. Roadway	Arc	Ch. Bearing	Chord Len.
1	3349.04	206.45 05° 03' 16"	N 86° 07' 01" E 286.35 147.82

AREA TABULATION

Lot 1.....174,240 Sq. Ft. or 4.0000 AC.
 Lot 2..... 69,829 Sq. Ft. or 1.6007 AC.
 Street Dedication.....6,499 Sq. Ft. or 0.1478 AC.
 Total Area.....350,564 Sq. Ft. or 8.0485 AC.

ABBREVIATIONS

P.I.E. = PUBLIC IMPROVEMENTS EASEMENT;
 F.C.E. = FOREST CONSERVATION EASEMENT;
 B.R.L. = BUILDING RESTRICTION LINE;
 S.B.R.L. = SEPTIC BUILDING RESTRICTION LINE;
 P.R.W.W. = PRIMARY WATER WELL.



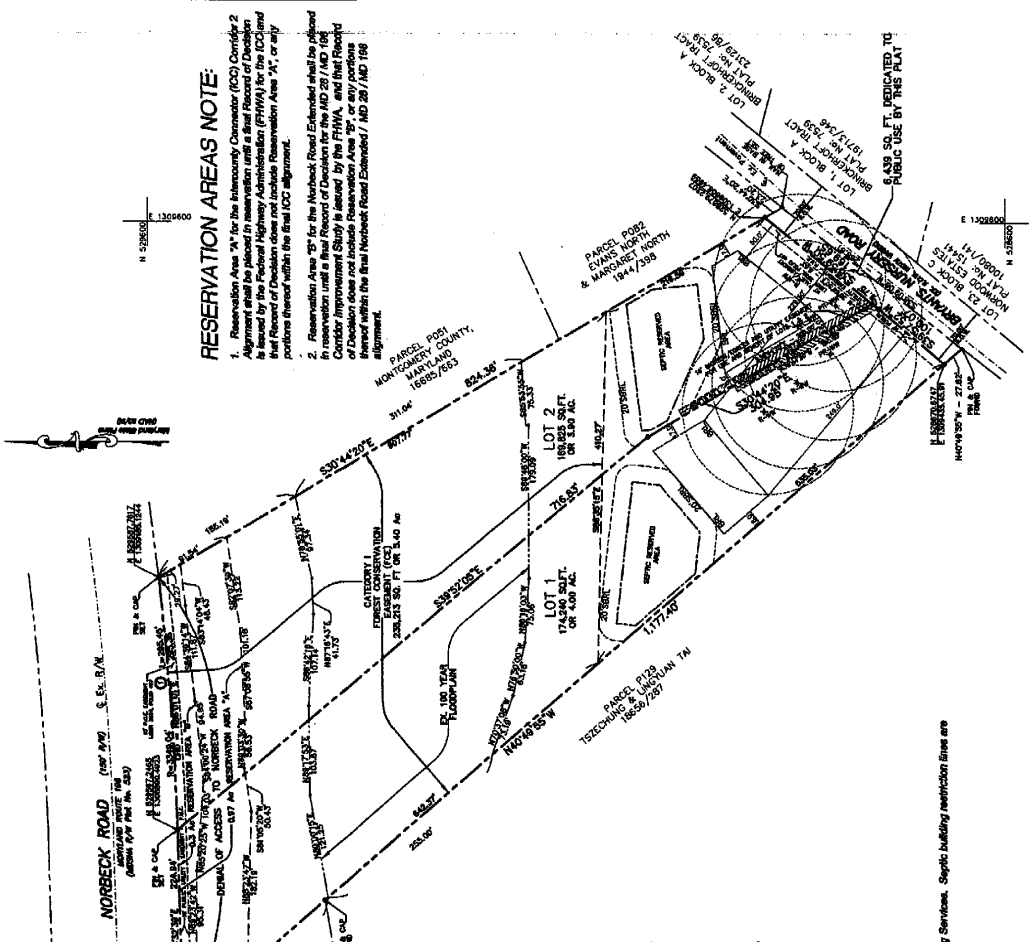
SUBDIVISION RECORD PLAT
 LOTS 1 AND 2
MYTSAK MANOR
 ELECTION DISTRICT NO. 5
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' FEBRUARY, 2006

APR ASSOCIATES, INC.
 LAND SURVEYORS
 7427 HAIFORD ROAD BALTIMORE, MARYLAND 21284-7180
 (410) 444-6812 (TELE) (410) 444-1647 (FAX)

PLAT NO.

RESERVATION AREAS NOTE:

1. Reservation Area "A" for the Interim Connector (ICC) Corridor 2 Alignment shall be placed in reservation until a Final Record of Decision is issued by the Federal Highway Administration (FHWA) for the ICC and that Record of Decision does not include Reservation Area "A", or any portion thereof within the final ICC alignment.
2. Reservation Area "B" for the Norbeck Road Extended shall be placed in reservation until a Final Record of Decision for the MD 29 / MD 166 Corridor Improvement Study is issued by the FHWA, and that Record of Decision does not include Reservation Area "B", or any portion thereof within the final Norbeck Road Extended / MD 29 / MD 166 alignment.



SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge and belief, and that I am a duly licensed and qualified Surveyor of all of the lands covered by the said plan, and that I am duly qualified to perform all of the duties required of me by the laws of the State of Maryland, and that I am duly qualified to perform all of the duties required of me by the laws of the State of Maryland, and that I am duly qualified to perform all of the duties required of me by the laws of the State of Maryland.

I further certify that the plan shown hereon is correct to the best of my professional knowledge and belief, and that I am a duly licensed and qualified Surveyor of all of the lands covered by the said plan, and that I am duly qualified to perform all of the duties required of me by the laws of the State of Maryland, and that I am duly qualified to perform all of the duties required of me by the laws of the State of Maryland, and that I am duly qualified to perform all of the duties required of me by the laws of the State of Maryland.

I certify that the lot of the 100 year flood plain shown hereon is an accurate representation of the flood plain.

The total area of this plat is 350,564 square feet or 8.0485 acres of land of which 6,499 square feet or 0.148 acres of land is dedicated to public use.

Paul A. Ratsep
 Paul A. Ratsep
 Surveyor
 Md. Reg. No. 871

4-13-06
 Date

OWNER'S CERTIFICATE

I, Mytsak Manor, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the land to public use.

I further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement" as recorded in Liber 3854 at Folio 487 among the land records of Montgomery County, Maryland.

I further grant to the Montgomery County Planning Board of the Maryland National Capital Park and Planning Commission "Category I Conservation Easement" as recorded in Liber 13178 at Folio 412 among the land records of Montgomery County, Maryland.

I further establish a 16-foot wide Ingress/Egress and Utility easement for use and benefit of lots 1 and 2.

As the owner of this subdivision, I, my successors and assigns, shall cause property corner markers 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 sales, leases, liens, mortgages or trusts affecting the property shown hereon, except certain debts of title, and the parties in interest hereon have better affected their consent.

Paul Mytsak
 Paul Mytsak
 Property Owner

Olga Nikolaeva
 Olga Nikolaeva
 Witness

GENERAL NOTES

1. Property is zoned RE-2.
2. The property shown hereon is identified on Tax Map JS-42 as P. 077.
3. This plan is in accordance with the approved Preliminary Plan #1-05076.
4. For private water and septic systems only.
5. The septic areas and well locations are as depicted on the preliminary plan approved by the Department of Permitting Services. Septic building restriction lines are subject to change with Montgomery County Department of Permitting Services approval.
6. Individual septic systems to be in accordance with approved Preliminary Plan #1-05076.
7. Both lots are approved for one-family detached dwelling unit with six bedrooms (max).
8. Both lots shall be served by a single shared access driveway of Byrnes Nursery Road.
9. The source of the 100 year flood plain shown hereon was taken from the F.E.M.A. Flood Insurance Rate Map, Community Panel Number 240049 01608 and approved by MCDPS after dated April 5, 2006.
10. The property shown hereon is subject to the requirements of Chapter 22, Montgomery County Forest Conservation Law, including approval of Final Forest Conservation Plan and appropriate agreement prior to issuance of a subdivision control permit.
11. Establish an Ingress/Egress easement to serve the owners of Lots 1 & 2, their successors and assigns.
12. The subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title to depict or note all matters affecting title.
13. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property shown hereon, shall be subject to the terms, conditions, agreements, limitations, and requirements associated with any such plan as may be adopted by the Planning Board and are available for public review during normal business hours.

APPROVED: _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY

RECORDED: _____ DATE _____

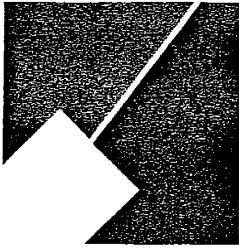
PLAT NO.: _____

APPROVED: _____ DATE _____

DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Board Approval Date: November 10, 2005

Date Mailed: JAN 27 2006

Action: Approved Staff Recommendation
Motion of Commissioner Bryant, seconded by
Commissioner Perdue, with a vote of 5-0;
Chairman Berlage and Commissioners
Perdue, Bryant, Wellington and Robinson
voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120050760 (formerly 1-05076)
NAME OF PLAN: Bryants Nursery Road

The date of this written opinion is JAN 27 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

On 3/07/05, Vasyl Mystak ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2 zone. The application proposed to create 2 lots on 8.05 acres of land located on the northwest side of Bryants Nursery Road, approximately 1,750 feet northeast of the intersection with Norwood Road (MD 182), in the Cloverly Master Plan Area. The application was designated Preliminary Plan 120050760 formerly 1-05076. On 11/10/05, Preliminary Plan 120050760 formerly 1-05076 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

PUBLIC HEARING TESTIMONY

Staff recommended approval of the application, subject to conditions, in its memorandum dated November 4, 2005 ("Staff Report"). At the public hearing, Staff presented testimony reflecting the findings contained in the Staff Report. The Applicant appeared at the public hearing and advised the Board that he supported the Staff recommendation. No other testimony was received on the application and the record contains no correspondence or other evidence submitted in opposition to the application.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds based upon the uncontested evidence of record that:

- a) The Preliminary Plan No. 120050760 formerly 1-05076 substantially conforms to the Cloverly Master Plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120050760 formerly 1-05076 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120050760 formerly 1-05076, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots for the construction of two (2) one-family detached dwelling units.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits. Final forest conservation plan to include the following:
 - a. Layout of subdivision to show a shared driveway, as shown on the preliminary plan.
 - b. Detailed tree protection plan to show which trees may be protected and which trees will be cleared on the southeastern portion of proposed Lot 1.
 - c. SHA reservation areas to include a Category I Conservation Easement. If SHA acquires either of the reservation areas, the conservation easement on that area will be extinguished.
- 3) Record plat to reflect a Category I easement over all areas of environmental buffers and forest conservation.

- 4) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 5) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 6) Record plat to indicate that access is denied from Norbeck Road
- 7) As requested per attached Maryland State Highway Administration (SHA) letter dated May 27, 2005 (see Attachment No. 1):
 - a. Intercountry Connector (ICC) Corridor 2 Alignment - The applicant shall place in reservation the area shown on Attachment No. 2 ("Reservation Area A") until earlier of (a) February 1, 2006; or (b) a final Record of Decision that is issued by the Federal Highway Administration (FHWA) for the ICC and that Record of Decision does not include Reservation Area A, or any portions thereof within the final ICC alignment.
 - b. Norbeck Road Extended - The applicant shall place in reservation the area shown on Attachment No. 2 ("Reservation Area B") until a final Record of Decision for the MD 28/MD 198 Corridor Improvement Study is issued by the FHWA, and that Record of Decision does not include Reservation Area B, or any portions thereof within the final Norbeck Road Extended/MD 28/MD 198 alignment.
- 8) At least 90 days prior to submission of any building construction permit for the subject development, the applicant shall provide a certified written notice to the SHA, Engineering Access Permits, Division Office of Highway Development of applicant's intent to proceed forward with the proposed development on the site. The applicant shall concurrently send a copy of this letter to Maryland-National Capital Park and Planning Commission. C/o Chief, Transportation Planning.
- 9) The applicant shall locate all site improvements outside of Reservation Areas A and B until the ICC and/or Norbeck Road Extended/MD 28/MD 198 reservation requirements (per condition above) are met.
- 10) If applicable, the final record plat shall delineate both Reservation Area A and Reservation Area B. The extent of respective reservation shown on the final record plat shall conform to those limits requested/identified by SHA per Attachment No. and Attachment No.2.
- 11) Consistent with the 1997 Approved and Adopted Cloverly Master Plan, dedicate and show on the final record plat right-of-way along Bryants Nursery Road that

provides for a minimum of either 35 feet from the roadway centerline, or 70 feet from the opposite roadway right-of-way line.

- 12) The development shall be served by a single shared access driveway off Bryants Nursery Road.
- 13) The applicant shall resolve all outstanding issues and satisfy all conditions/comments pertaining to SHA and Montgomery County Department of Public Works and Transportation (DPWT) review of this preliminary plan prior to the final record plat, and shall provide written notification to both the Development Review Division and the Transportation Planning staff that all outstanding issues are resolved.
- 14) Compliance with conditions of MCDPWT letter dated, October 25, 2005 unless otherwise amended.
- 15) Compliance with the conditions of the MCDPS stormwater management approval dated April 20, 2005.
- 16) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated October 20, 2005.
- 17) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MR 11/7/06

Approved for legal sufficiency
M-NCPPC Office of General Counsel

CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on Thursday, January 19, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, ADOPTED the above Opinion, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Bryants Nursery Road, Preliminary Plan 120050760 (formerly 1-05076).



Certification As To Vote of Adoption
Technical Writer

PLAT NO. 22006142

R.T. Schaeffer Farm

Located on the southeast of Piedmont Road approximately 1,200 feet west of Hawkes Road

RC Zone, 2 Lots

Community Water, Private Septic

Master Plan Area: Clarksburg & Vicinity

Kembridge LC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provide:

- a. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
- e. If the outlot is located within a special protection area , as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for these Outlots (previously known as Outlot A and Outlot B) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land described in a deed from Carol Boyd Mullinix to Kembodge LC, a Virginia Limited Liability Company dated December 17, 2005, and recorded in Liber 28928 at Folio 789 also being a subdivision of Outlots A and B as shown on plat entitled R.T. Schaeffer Farm and recorded at plat 23279 among the land records of Montgomery County, Maryland. I further 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 Montgomery County Code.

The total area included on this plat is 4,470 acres of land of which there is no dedication.

DATE: _____
 THOMAS A. MADDOX - Registered
 Professional Land Surveyor MD #10860

OWNER'S CERTIFICATION

The undersigned, owner of the property shown hereon, hereby accepts this plan of subdivision. The owner 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(a) of the Montgomery County Code. There are no suits, mortgages, leases, liens or trusts affecting the subject property except for a certain deed of trust and the party in interest thereon has hereon indicated their assent to this plan.

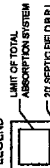
KEMBRIDGE LC, A Virginia Limited Liability Company

Witness: _____ Date: _____
 John M. Clarke - Manager
 Michael Carpenter
 Vice President

We hereby assent to this plan of subdivision:
 B & S T

Witness: _____ Date: _____

LEGEND



FOR PUBLIC WATER AND PRIVATE SEPTIC

CURVE TABLE

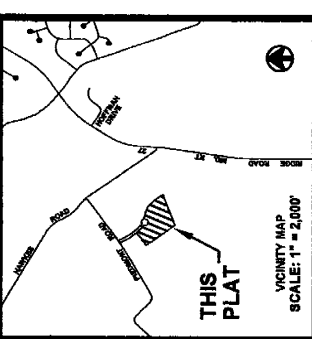
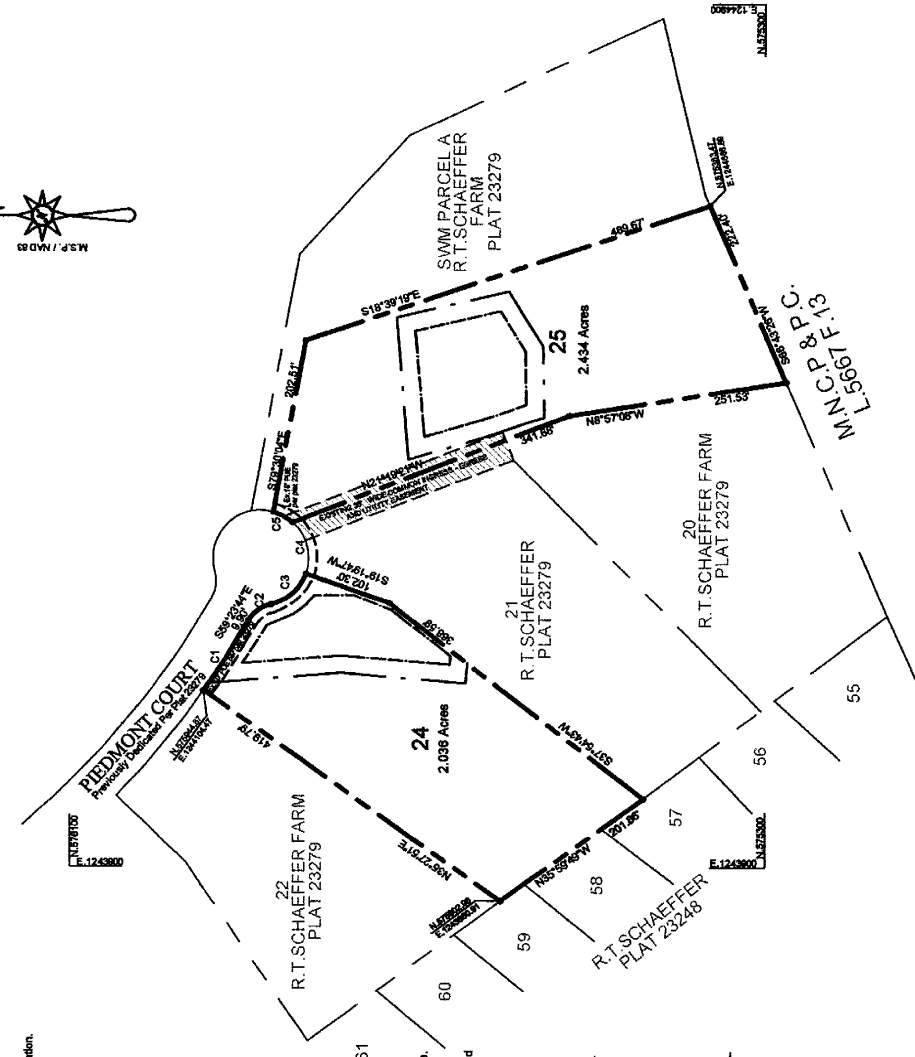
CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C1	S55°18'36"E	40.00	40.00	32.86	46°39'25"
C2	S11°17'11"E	53.47	53.47	52.79	54°00'42"
C3	N23°30'15"E	55.00	55.00	55.22	26°11'22"

THE MARYLAND NATIONAL CAPITAL
 PLANNING AND DESIGN AUTHORITY
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ DATE: _____

CHAIRMAN: _____ ASST. - SECRETARY - TREASURER: _____

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: _____ DATE: _____
 DIRECTOR

PLAT NO. _____
 DATE: _____



NOTES

1. PROPERTY ZONED RC.
2. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-04851 ENTITLED R.T. SCHAEFFER FARM, APPROVED ON 12/28/04. ENTITLED R.T. SCHAEFFER PROPERTY ANY FURTHER USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
4. 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, SHALL BE INCORPORATED INTO THIS PLAT. ALL SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. 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 BE CONSIDERED AS A GUARANTEE OF TITLE OR TO DEPECT ON NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PW12 & W.8 & O. 238W11.
7. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND PRIVATE SEPTIC.
8. LOTS 24 & 25 ARE APPROVED FOR 4 BEDROOM HOMES
9. THIS PROPERTY IS SUBJECT TO A COVENANT BETWEEN THE OWNER AND MONTGOMERY COUNTY, MARYLAND FOR THE OPERATION AND MAINTENANCE OF THE SEWER AND DRAIN SYSTEMS AND/OR OPEN SPACE AREAS RECORDED IN LIBER 30752 AT FOLIO 782 AMONG THE LAND RECORDS OF SAID COUNTY.
10. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-50(a)(2), MONTGOMERY COUNTY SUBDIVISION REGULATIONS.
11. SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.

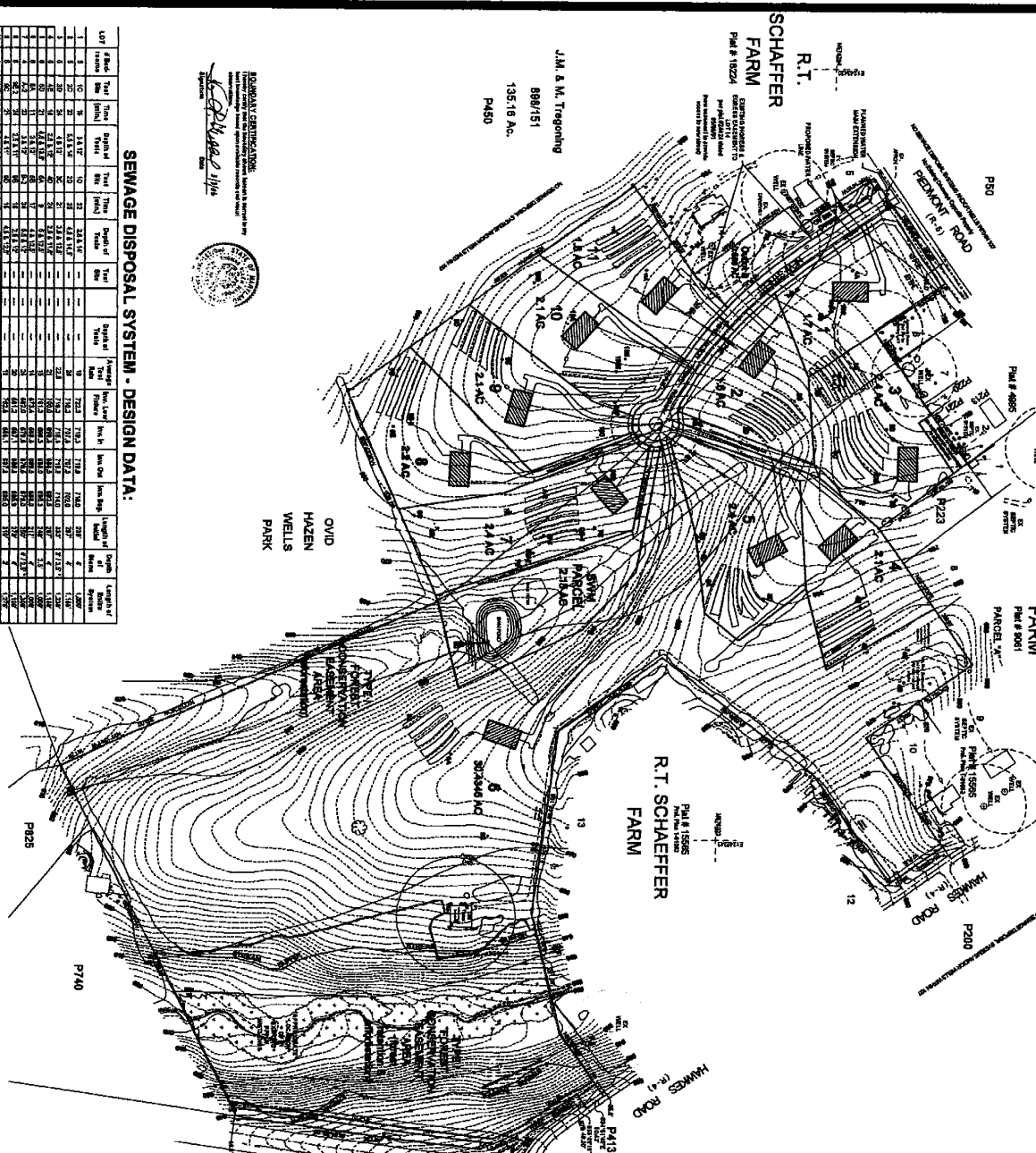
SUBDIVISION RECORD PLAT
 LOTS 24 & 25
R.T. SCHAEFFER FARM
 A RESUBDIVISION OF
 OUTLOTS A & B
 ELECTION DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' JANUARY 2006

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8653 SEADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-9904

PLAT TOTALS
 NUMBER OF LOTS, OUTLOTS, PARCELS 2
 AREA OF LOTS AND PARCELS 4,470 ACS
 TOTAL AREA SHOWN ON PLAT 4,470 ACS

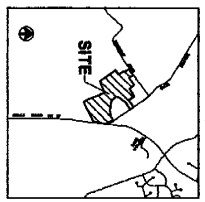
NOTES:
 1. AREA OF PROPERTY - 82.27 AC.
 2. METHOD OF DEVELOPMENT - CLUSTER.
 3. NUMBER OF LOTS PERMITTED (UPON 5 AD) - 11
 4. AREA SHOWN TO BE DEDICATED TO STREETS - 1.43 ACRES
 5. AREA IN PARK LOT (A) AND OTHER AREAS WITHIN AND NEAR
 HAZEL WOOD MANAGEMENT PAREL - 32.20 AC (40%)
 6. AREA IN PARK LOT (A) AND OTHER AREAS WITHIN AND NEAR
 HAZEL WOOD MANAGEMENT PAREL - 21.7 AC (26%)
 7. REMAINING AREA TO BE SERVED BY PUBLIC WATER & ON-SITE SEPTIC
 11. EXISTING WATER & SEWER SERVICE CATEGORIES: WA, SA*
 12. LOCATED IN LITTLE SEVECA GREEN WATERSHED (CLASS IV-P)
 13. REQUIRED SETBACKS:
 Frontage - 50' (min.), 25' (min)
 Rear - 25'
 Side - 15' (min.)
 14. UTILITY SERVICES TO BE PROVIDED BY VERIZON, WISDC, WASHINGTON GAS
 AND POTOMAC Edison
 15. SITE LOCATED ON TAX MAP PW122; WMSD GRID SHEET 2341111
 * APPROVAL OF THIS CONDITIONED ON APPROVAL OF CLUSTER PLAN
 (MSDC-P-004-KIS-04)

- NOTES:
 1. AREA OF PROPERTY - 82.27 AC.
 2. METHOD OF DEVELOPMENT - CLUSTER.
 3. NUMBER OF LOTS PERMITTED (UPON 5 AD) - 11
 4. AREA SHOWN TO BE DEDICATED TO STREETS - 1.43 ACRES
 5. AREA IN PARK LOT (A) AND OTHER AREAS WITHIN AND NEAR
 HAZEL WOOD MANAGEMENT PAREL - 32.20 AC (40%)
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 12. LOCATED IN LITTLE SEVECA GREEN WATERSHED (CLASS IV-P)
 13. REQUIRED SETBACKS:
 Frontage - 50' (min.), 25' (min)
 Rear - 25'
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 14. UTILITY SERVICES TO BE PROVIDED BY VERIZON, WISDC, WASHINGTON GAS
 AND POTOMAC Edison
 15. SITE LOCATED ON TAX MAP PW122; WMSD GRID SHEET 2341111
 * APPROVAL OF THIS CONDITIONED ON APPROVAL OF CLUSTER PLAN
 (MSDC-P-004-KIS-04)



SEWER DISPOSAL SYSTEM - DESIGN DATA:

Lot #	Area (Ac)	Number of Units	Design Flow (gpd)	Sanitary Sewer (ft)	Sanitary Sewer (in)	Sanitary Sewer (ft) (Total)	Sanitary Sewer (ft) (Equivalent)	Sanitary Sewer (ft) (Slope)	Sanitary Sewer (ft) (Depth)	Sanitary Sewer (ft) (Slope)	Sanitary Sewer (ft) (Depth)
1	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
2	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
3	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
4	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
5	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
6	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
7	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
8	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
9	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
10	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
11	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
12	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
13	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
14	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0
15	1.0	1	120	100	6	100	100	0.01	6.0	0.01	6.0



PREPARED FOR:
 E.M. STREET DEVELOPMENT
 8625 BULL STREET, SUITE 200
 NOKESDA, VIRGINIA 22091
 703-244-2828

**PRELIMINARY PLAN
 R.T. SCHAEFFER PROPERTY
 Montgomery County, Maryland**

B&A Consulting & Architects, Inc.
 1400 Rockville Centre
 800 Shady Grove Court
 Gaithersburg, MD 20878
 301-948-6500

date: JAN. 15, 2003
 (Rev. 07/2002)
 scale: 1" = 100'



PLAT NO. 22006145

Airpark Apartments

Located on Snouffer School Road approximately 50 feet south of Centerway Road

I-4 Zone, 1 Lot

Community Water, Community Sewer

Master Plan Area: Gaithersburg & Vicinity

Airpark Apartments Limited Partnership, Applicant

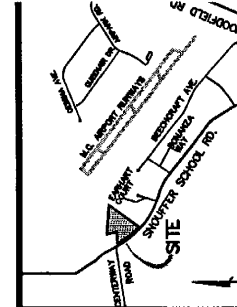
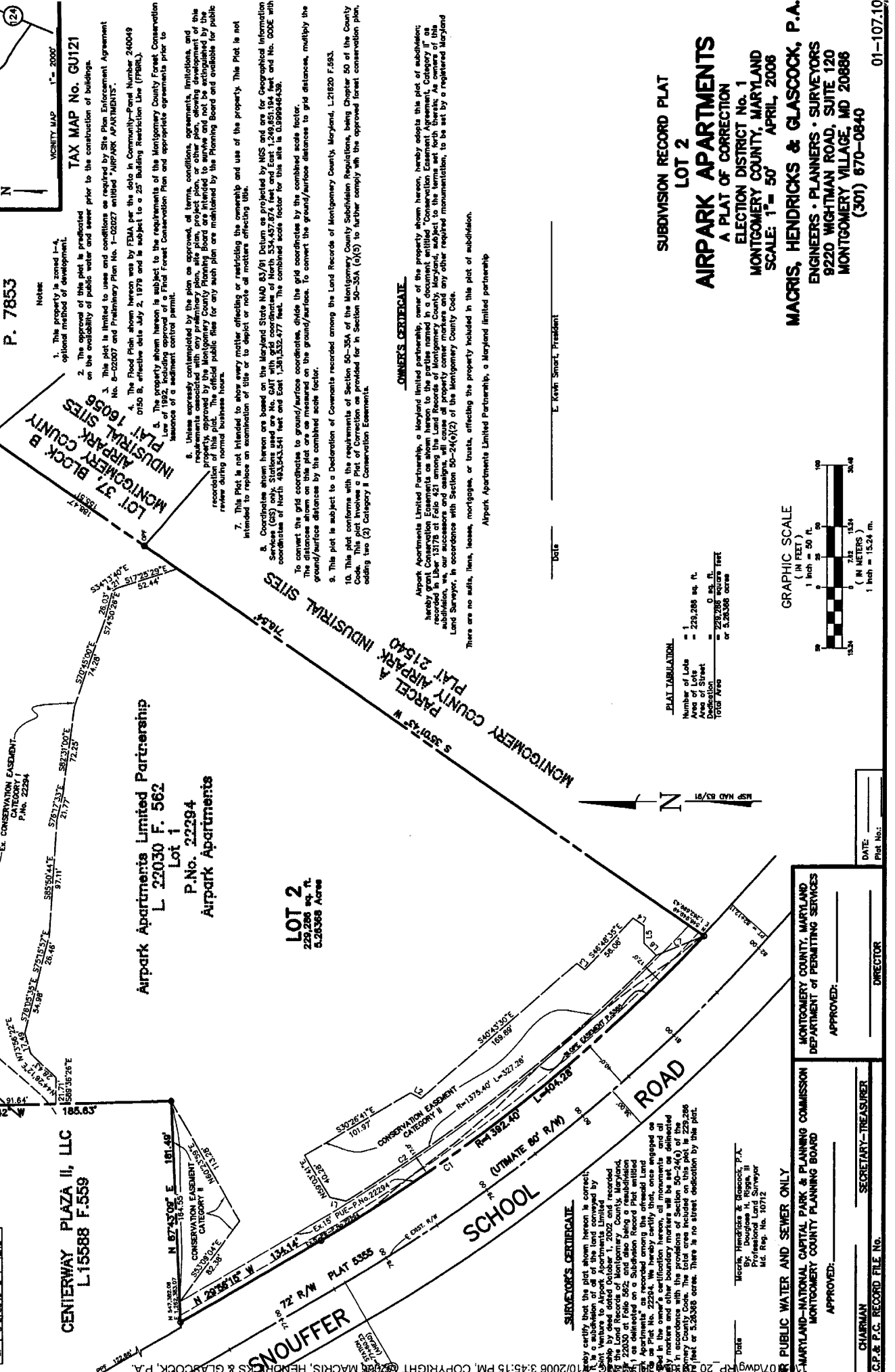
Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

In this case, the plat is being corrected to add forest conservation areas to a previously recorded plat.

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	1392.40'	404.26'	1532.08'	203.87°	402.85'
C2	1375.40'	327.58'	1537.58'	184.40'	324.58'

LINE	BEARING	LENGTH	DISTANCE
1	N 132°41'00" E	134.84'	134.84'
2	S 89°29'56" W	8.88'	143.72'
3	S 85°01'45" W	10.81'	154.53'
4	S 85°01'45" W	10.81'	165.34'
5	S 89°29'56" W	8.88'	176.22'
6	S 85°01'45" W	10.81'	187.03'
7	S 21°58'10" E	42.12'	229.15'



TAX MAP No. GU121
 The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.

- NOTE:**
1. This property is zoned I-4, optional method of development.
 2. The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
 3. This plat is limited to use and conditions as required by Site Plan Enforcement Agreement No. 8-02007 and Preliminary Plan No. 1-02007 entitled "AIRPARK APARTMENTS".
 4. The Flood Plain shown herein was by FEMA per the data in Community-Pond Number 240049 0150 B, effective date July 2, 1979 and is subject to a 25' Building Restriction Line (FRRBL).
 5. The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Plan and appropriate easements prior to issuance of a sediment control permit.
 6. Unless expressly contemplated by the plan as approved, no other improvements, modifications, and property approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recreation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 7. 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.
 8. Coordinates shown herein are based on the Maryland State NAD 83/01 Datum as projected by NCS and are for Geographical Information System (GIS) only. Station coordinates are: Station 1, Easting 493,543.541 feet and Northing 1,381,532.477 feet. The combined scale factor for this site is 0.999446439.
 9. This plot is subject to a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland, L21820 F.593.
 10. This plot conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plot involves a Plat of Correction as provided for in Section 50-35A (c)(5) to further comply with the approved forest conservation plan, adding two (2) Category II Conservation Easements.

OWNER'S CERTIFICATE
 Airpark Apartments Limited Partnership, a Maryland limited partnership, owner of the property shown herein, hereby certifies that the plat of subdivision, heretofore submitted to the Montgomery County Planning Board, is a true and correct copy of the original plat of subdivision, as approved by the Montgomery County Planning Board, and that the plat of subdivision, as approved by the Montgomery County Planning Board, is a true and correct copy of the original plat of subdivision, as approved by the Montgomery County Planning Board, and that the plat of subdivision, as approved by the Montgomery County Planning Board, is a true and correct copy of the original plat of subdivision, as approved by the Montgomery County Planning Board.

There are no ads, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.
 Airpark Apartments Limited Partnership, a Maryland limited partnership

DATE: _____
 E. Kevin Smart, President

PLAT INFORMATION:
 Number of Lots = 220,286 sq. ft.
 Area of Lot = 0 sq. ft.
 Area of Street = 220,286 sq. ft.
 Dedication = 220,286 sq. ft.
 TOTAL AREA = 5,283,868 sq. ft.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.
 (IN METERS)
 1 inch = 15.24 m.

PLAT No.
LOT 2
SUBDIVISION RECORD PLAT
AIRPARK APARTMENTS
A PLAT OF CORRECTION
ELECTION DISTRICT No. 1
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
APRIL, 2008
MACRIS, HENDRICKS & GLASCOCK, P.A.
ENGINEERS - PLANNERS - SURVEYORS
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840

APPROVED: _____
 SECRETARY-TREASURER

APPROVED: _____
 DIRECTOR

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.: _____

PLAT NO. 22006155

Fox Hill

Located on the northeast quadrant of River Road (MD 190) and US Interstate (I-495)

R-200 Zone, 1 Lot

Community Water, Community Sewer

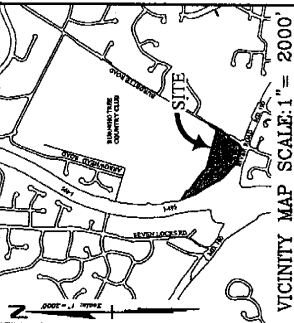
Master Plan Area: Bethesda-Chevy Chase

Sunrise Bethesda, SL, LLC, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(5) of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

In this case, the plat is being corrected to show the accurate categories of forest conservation easements.



PLAT NO.

8. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN #1-92005 ENTITLED "FOX HILL" AND BOARD OF APPEALS ACTION ON CASE NO. 5-2304.

9. THIS PLAT IS IN THE MARYLAND COORDINATE SYSTEM, (NAD83/81) AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS INCORPORATING WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) CONTROL STATIONS 1980 A, 17001 A & 23530 A.

10. ACCESS IS DENIED ALONG RIVER ROAD AND BURDETTE ROAD OTHER THAN AT THE APPROVED ENTRANCE LOCATION.

11. THE PROPERTY SHOWN HEREON IS SUBJECT TO A 'DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE' RECORDED IN LIBER 23319 AT FOLIO 439 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12. THE PURPOSE OF THIS CORRECTION PLAT IS TO REVISE THE CATEGORY I AND CATEGORY II CONSERVATION EASEMENTS AS PREVIOUSLY SHOWN ON A PLAT OF SUBDIVISION RECORDED IN LIBER 22775 AT FOLIO 22775 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND TO CORRECT THE MAPPING OF THE CONSERVATION EASEMENTS AS SHOWN ON PLAT NO. 22775 (PLAT OF CORRECTION) OF THE MONTGOMERY COUNTY CODE.

NOTES:

1. APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

2. THIS PLAT: 1 LOT, ZONED: R-300.

3. TAX MAP: GN3, PARCEL: N710

4. ALL FEES, CHARGES, AGREEMENTS, LIMITATIONS AND RESERVATIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT DESIGN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE CONSIDERED SUPERSEDED BY THIS PLAT. THE MAPPING OF THE CONSERVATION EASEMENTS ON THIS PLAT IS APPROVED BY THE PLANNING BOARD AND AVAILABLE FOR ANY PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5. DEVELOPMENT OF THIS SUBDIVISION IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING APPROPRIATE PUBLIC FACILITIES.

6. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE SUBDIVISION, BUT ONLY THOSE MATTERS WHICH ARE SPECIFICALLY REFERRED TO AND NOT INTENDED TO REPEAL OR AMEND THE TITLE OR TO AFFECT OR AFFECT ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN (CHAPTER 22A) INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEEDBOMB CONTROL PERMIT.

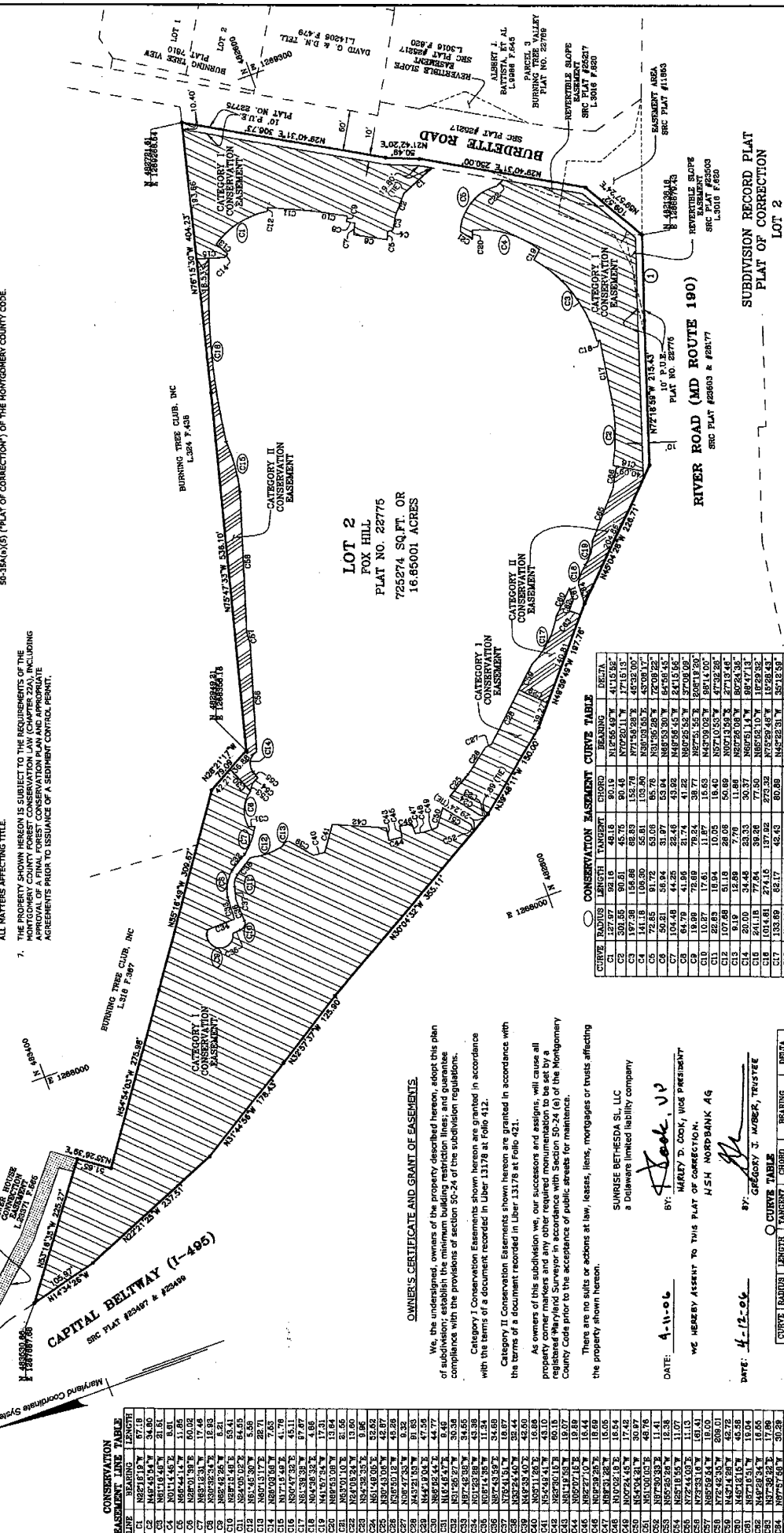
SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land acquired by Sunrise Bethesda SL, LLC, a Delaware limited liability company, from Sunrise Bethesda SL, Inc., a Delaware corporation (formerly known as "Hippolyte & Co. LLC"), a Maryland corporation, and that the land is located in the City of Bethesda, Montgomery County, Maryland in Liber 29709 at Folio 329; also that it is all of Lot L as shown on a plat of subdivision entitled "SUBDIVISION RECORD PLAT, LOT 1, FOX HILL," recorded among the Land Records of Montgomery County, Maryland as Plat No. 22775. I further certify that one engaged as described in the owners declaration hereon, all of the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 752274 square feet or 16.65001 acres of land, of which none is dedicated to public use.

4-11-06

Date

Timothy P. Quinn
Professional Land Surveyor
Maryland Registration No. 20002



CONSERVATION EASEMENT CURVE TABLE

CURVE	CHORD	WIDTH	THREAT	CHORD	BEARING	DELTA
C1	127.07	80.61	45.76	80.45	N27°02'11.14" W	171.15 L
C2	300.55	156.86	82.83	156.78	N71°52'28.74" W	45232.00
C3	197.98	106.30	55.81	106.30	N83°03'35.73" W	45208.17
C4	141.18	81.72	53.08	81.72	N81°52'28.74" W	27009.22
C5	72.85	41.92	23.44	41.92	N83°03'35.73" W	15436.43
C6	104.48	53.08	32.44	53.08	N81°52'28.74" W	27133.44
C7	104.48	41.92	23.44	41.92	N83°03'35.73" W	15436.43
C8	64.78	41.92	23.44	41.92	N83°03'35.73" W	15436.43
C9	19.99	17.66	79.24	38.77	N27°02'11.14" W	3701.00
C10	10.87	17.66	11.87	15.63	N43°09'02.74" W	4914.00
C11	22.83	16.94	10.05	15.40	N71°05'57.74" W	47332.28
C12	6.19	15.63	7.78	11.88	N27°02'11.14" W	3713.44
C13	20.00	34.48	33.33	30.37	N80°51.14" W	8647.13
C14	20.00	34.48	33.33	30.37	N80°51.14" W	8647.13
C15	841.18	77.64	39.26	77.64	N85°52'10.74" W	18229.33
C16	1014.81	274.16	137.59	275.39	N72°29'48.74" W	15729.43
C17	1014.81	274.16	137.59	275.39	N72°29'48.74" W	15729.43
C18	70.00	35.74	19.85	35.74	N52°18'29.74" W	3142.19
C19	70.00	35.74	19.85	35.74	N52°18'29.74" W	3142.19

OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

We, the undersigned, owners of the property described herein, adopt this plan of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Category I Conservation Easements shown herein are granted in accordance with the terms of a document recorded in Liber 13178 at Folio 412.

Category II Conservation Easements shown herein are granted in accordance with the terms of a document recorded in Liber 13178 at Folio 421.

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 (e) 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.

SUNRISE BETHESDA SL, LLC
a Delaware limited liability company

BY: *[Signature]*
MARLY D. COOK, VICE PRESIDENT
NSH NORDBANK AG

DATE: 4-11-06

WE HEREBY ASSENT TO THIS PLAT OF CORRECTION.

BY: *[Signature]*
GREGORY J. MUMBER, TRUSTEE

DATE: 4-11-06

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1714.44	127.47	65.74	127.47	N71°50'58.74" W	6°56'48.74"

RODGERS CONSULTING
Enhancing the value of land assets

18847 Centenary Blvd, Suite 200
Centenary, MD 20874
301.944.4700
301.233.6605
www.rodgers.com

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

APPROVED: _____

CHAIRMAN: _____

ASST. SECRETARY-TREASURER: _____

DIRECTOR: _____

DATE: 4-11-06

PLAT NO. _____

JOB NO. 8378
M-NCPPC PLAT #2-06156

PLAT NO. 22006199

Wheel of Fortune

Located on the east side of Seven Locks Road, between Wootton Parkway and Montrose Road

I-3 Zone, 6 Lots

Community Water, Community Sewer

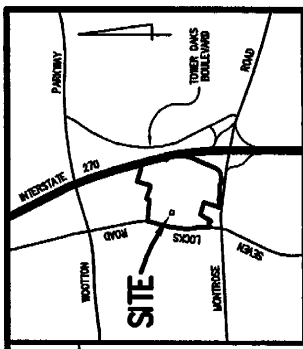
Master Plan Area: Potomac

FP Homes Associates Limited Partnership, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(5) of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

In this case, the plat is being corrected for dimensional errors and adjusts interior lot lines to be in conformance with the amended site plan.



VICINITY MAP
NOT TO SCALE

PLAT NO.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST	DELTA
C12	4.11	3.50	S67°16'35"W	3.08	67°17'50"
C13	10.24	8.43	N85°28'49"W	9.19	97°15'15"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOTS 134, 135, 136, 137, 138 AND 139, BLOCK H, WHEEL OF FORTUNE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 23031, SAID LOTS HAVING BEEN CONVEYED BY FORTUNE PARK DEVELOPMENT PARTNERS, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO FP HOMES ASSOCIATES LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED NOVEMBER 9, 2004 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 28677 AT FOLIO 548.

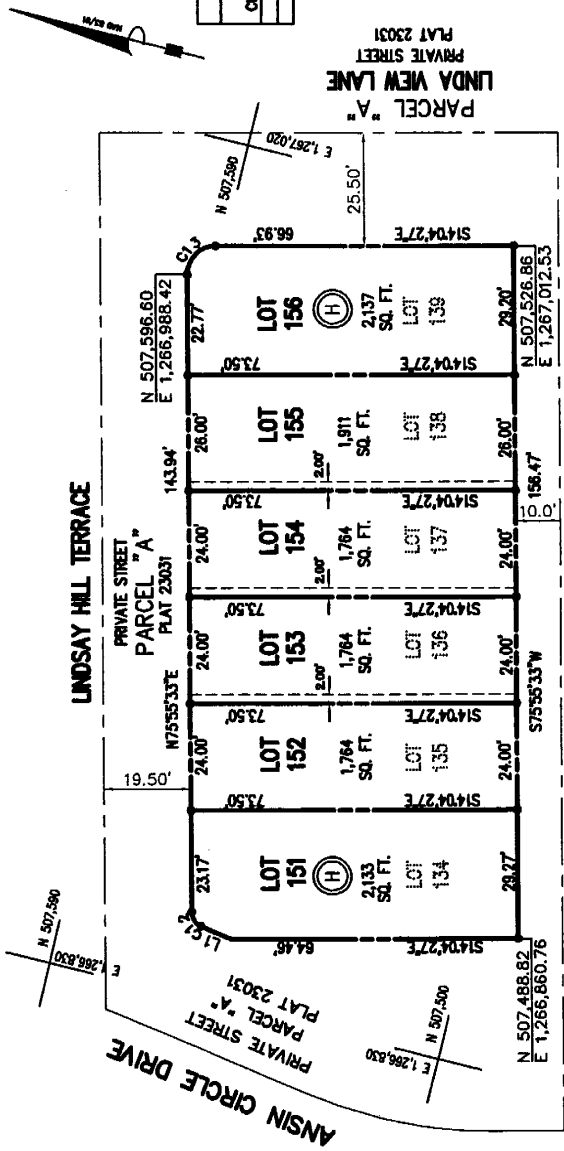
I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY MARKERS SHOWN THIS _____ WILL BE SET AS DECLARED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THERE IS NO STREET DEDICATION BY THIS PLAT, THE TOTAL AREA INCLUDED IN THIS PLAT IS 11,473 SQUARE FEET OR 0.26338 OF AN ACRE OF LAND.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.43	N08°37'43"E

NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. 0023, AND IS ZONED "1-3".
- THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID (NAD83/91 NORTH).
- 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 MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE RESUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF FINAL FOREST CONSERVATION PLAN NO. 8-04012.
- THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 59-C-4.31 AND 59-C-4.39 DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN ENTITLED FORTUNE PARK NO. 1-03028 AND THE SITE PLAN ENTITLED FORTUNE PARK NO. 8-04012, AND ADJUSTS THE INTERIOR LOT LINES TO BE IN CONFORMANCE WITH THE AMENDED SITE PLAN ENTITLED FORTUNE PARK NO. 8-2004012A DATED 3-21-08 FOR LOTS 136 THRU 139, BLOCK "H", AS RECORDED AS PLAT NO. 23031 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DECLARATION OF COVENANTS IN LIBER 27609, FOLIO 145 RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY ON JULY 9, 2004.
- MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.



PRIVATE ALLEY
PARCEL "A"
(INGRESS/EGRESS & UTILITY EASEMENT)
PLAT 23031

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, AS OWNERS OF THIS RESUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF DWELLING UNITS AND OTHER OCCUPANCY IMPROVEMENTS TO BE CONSTRUCTED ON THE PROPERTY SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, DEEDS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS RESUBDIVISION PLAN, EXCEPT FOR A CERTAIN USED OF TRUST, AND THE PARTIES IN INTEREST HEREIN HAVE HEREBY INDICATED THEIR ASSENT TO THIS PLAN.

WE HEREBY ASSENT TO THIS RESUBDIVISION
MONTGOMERY COUNTY NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

BY: MARGARET DUNSMORE
VICE PRESIDENT

BY: TRIE, INC.
A VIRGINIA CORPORATION

BY: MARGARET DUNSMORE
VICE PRESIDENT

FP HOMES ASSOCIATES LP
A MARYLAND LIMITED PARTNERSHIP
BY: FP HOMES, INC.
GENERAL PARTNER

BY: J. WINDHAM ROBERTSON
VICE PRESIDENT

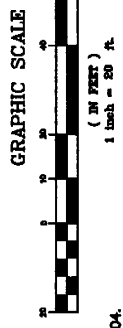
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHURMAN
M. N. C. P. & P. C. RECORD FILE NUMBER

APPROVED: _____
DIRECTOR

DATE: _____
PLAT NO: _____

SUBDIVISION RECORD PLAT
WHEEL OF FORTUNE
(RESUBDIVISION OF LOTS 134 THRU 139 BLOCK H)
FOURTH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'
DATE: March, 2006



Bowman
CONSULTING

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