

PLAT NO. 220070440

Seneca Highlands

Located on the north side of Darnestown Road (MD 28), approximately 1,000 feet west of Eden Rock Court

RC zone; 3 parcels

Community Water, Private Septic

Master Plan Area: Potomac

Armenian Youth Center of Greater Washington, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120000090 (MCPB Opinion dated July 25, 2005), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, AND THAT THE SUBDIVISION OF PART OF THE LAND DESCRIBED IN A DEED FROM BIRTH CHASE, ET AL TO THE ARMENIAN YOUTH CENTER OF GREATER WASHINGTON, INC., DATED MARCH 15, 1986 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 7076 FOLIO 3, AND ALSO A RESUBDIVISION OF PARCEL "T", BLOCK A AS SHOWN ON PLAT NO. 20426.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREIN, ALL PROPERTY MARKERS SHOWN THUS (6-9) WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT IS 32.1341 ACRES OF LAND OF WHICH 23.810 SQUARE FEET OR 0.5466 ACRE IS DEDICATED FOR PUBLIC STREET PURPOSES.

Charles J. Grimsley
 Charles Thomas Grimsley
 Professional Land Surveyor
 Maryland No. 21392

6/02/08
 DATE

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO THE MARYLAND STATE HIGHWAY ADMINISTRATION A TEMPORARY SLOPE EASEMENT 25 FEET WIDE ADJACENT, CONTIGUOUS, PARALLEL AND/OR CONCENTRIC TO THE PROPOSED STREET RIGHT OF WAY SHOWN HEREON FOR THE PURPOSES OF CONSTRUCTION OF SAID STREET AND THE NECESSARY PUBLIC IMPROVEMENTS RELATING SAID EASEMENT HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE MARYLAND STATE HIGHWAY ADMINISTRATION.

FURTHER, WE GRANT THE CATEGORY I AND CATEGORY II CONSERVATION EASEMENTS AS SHOWN HEREON TO THE PARTY NAMED IN THE DOCUMENTS RESPECTIVELY ENTITLED "CONSERVATION EASEMENT AGREEMENT CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AND "CONSERVATION EASEMENT AGREEMENT CATEGORY II" AS RECORDED IN LIBER 13178 AT FOLIO 421, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO THOSE PARTIES NAMED, INCLUDING THEIR SUCCESSORS AN EASEMENT IN, ON, AND OVER THE LAND HEREON DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED AS A "TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE, FOR THE PURPOSES OF CONSTRUCTION OF SAID STREET AND THE NECESSARY PUBLIC IMPROVEMENTS RELATING SAID EASEMENT HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE MARYLAND STATE HIGHWAY ADMINISTRATION.

FOR THE ARMENIAN YOUTH CENTER OF GREATER WASHINGTON, INC.
 (OWNERS OF LIBER 7076 FOLIO 3)

John Jerhman JOHN JERHMAN, CHAIRMAN
Matthew Abrarian MATTHEW ABRARIAN, DIRECTOR

12/18/07 DATE
 6/2/08 DATE

Patrick F. Winger PATRICK F. WINGER, PRESIDENT

SUBDIVISION RECORD PLAT
SENECA HIGHLANDS
PARCELS D, E AND H, BLOCK A
 BEING A SUBDIVISION OF PART OF LIBER 7076 FOLIO 3
 AND A RESUBDIVISION OF PARCEL F, BLOCK A

6TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 200' SEPTEMBER, 2007

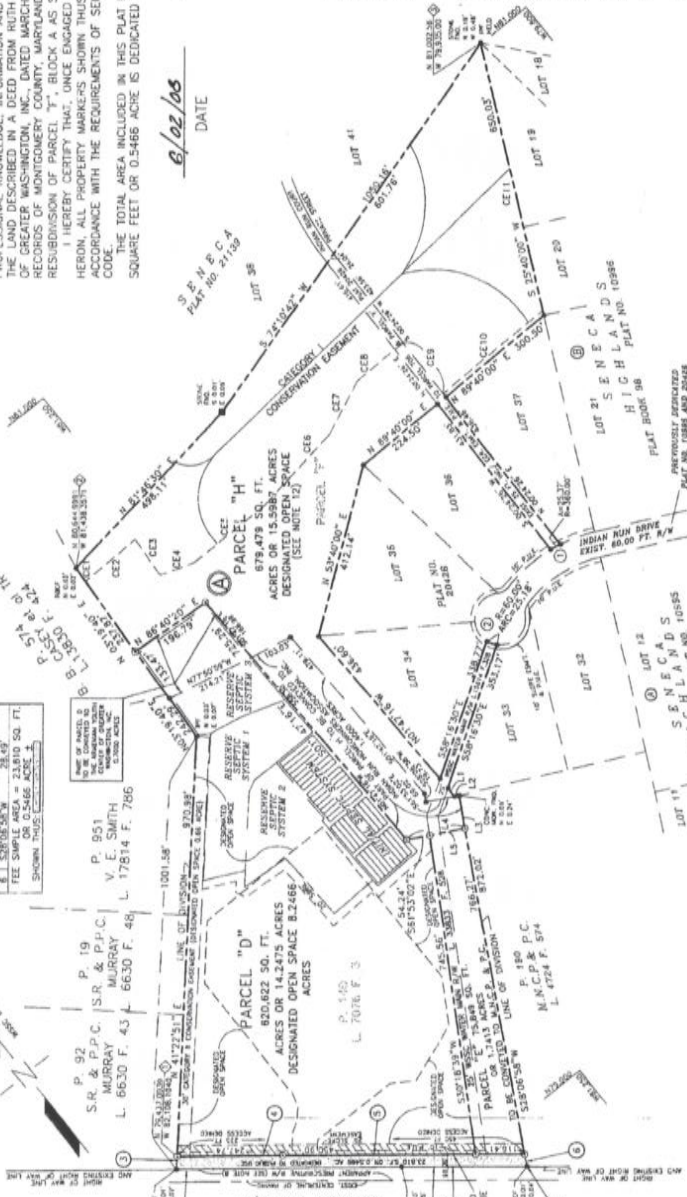
LANDMARK ENGINEERING, INC.
 6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884
 CONSULTING ENGINEERS PLANNERS SURVEYORS

STATE PLATE COORDINATES AND 33.791

1	524,891.0815	1,227,657.9119
2	528,099.9719	1,228,326.9819
3	528,457.7841	1,229,830.1422

AREA TO BE DEDICATED TO PUBLIC USE

1	167'22.24" W	397.23'
2	105'27.71" W	374.48'
3	151'10.50" W	347.74'
4	551'14.92" E	187.31'
5	551'21.47" E	187.31'
6	528'08.58" W	28.09'
7	528'08.58" W	28.09'



NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THE 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 THE SUBDIVISION RECORD PLAT AND THE RECORDS OF MONTGOMERY COUNTY. UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP OF AND USE OF ANY PROPERTY. MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
3. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
4. THE PROPERTY SHOWN IS ZONED RC, TAX MAP FOR THE TWO PARCELS ARE TAX MAP E3121 AND E3122, RCSC 22D NIF 14.
5. THIS PLAT IS APPROVED FOR PUBLIC WATER AND PRIVATE SEWAGE DISPOSAL SYSTEMS.
6. SEPTIC BUILDING RESTRICTION LINES SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
7. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER PRIOR TO BUILDING CONSTRUCTION.
8. LAND SHOWN HEREON LIES WITHIN AN APPROVED CLUSTER DEVELOPMENT PURSUANT TO SECTION 59-C-9.5, RESUBDIVISION IS STRICTLY CONTROLLED.
9. PARCEL "D" HAS BEEN APPROVED FOR A MAXIMUM SEWAGE FLOW OF 8500 GALLONS PER DAY "A" CONSENT AGREEMENT WITH THE MONTGOMERY COUNTY DEPARTMENT PERMITTING SERVICES OF MONTGOMERY COUNTY, MARYLAND AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON MARCH 6, 2007 IN LIBER 33924 AT FOLIO 578.
10. PARCELS D & H, BLOCK A ARE SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINS, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 14856 AT FOLIO 630.
11. PARCEL H IS DESIGNATED OPEN SPACE TO BE FOR THE BENEFIT AND ENJOYMENT OF THE RESIDENTIAL HOMEOWNERS ASSOCIATION (CURRENTLY KNOWN AS THE INDIAN RUN HOMEOWNERS ASSOCIATION).
12. THE 25 FOOT INGRESS AND EGRESS EASEMENT AND PUE TO PARCEL 706 AND PARCEL "T" DEDICATED BY LIBER 14896 AT FOLIO 699, WHICH PROVIDES ACCESS TO INDIAN RUN COURT, IS NOW PART OF PARCEL "H".
13. THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-00009, ARMENIAN YOUTH CENTER OF GREATER WASHINGTON, INC.

PROPERTY CORNER FOUND AND HELD. ALL PROPERTY MARKERS FOUND AND HELD ARE IDENTIFIED OTHERWISE AS SHOWN ON THIS PLAT.
 PROPERTY CORNER FOUND WITH REFERENCE TO THE PREVIOUS PLAT.
 PROPERTY CORNER TO BE SET.
 PT - IRON PIPE FOUND
 REF - REBAR WITH CAP FOUND
 REF - REBAR FOUND

RECORDED
 SCALE 1" = 200'

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED ON: _____ DIRECTOR:
 _____ ASST. SECRETARY-TREASURER
 DATE _____

PARCEL BOUNDARY (L)

LINE	BEARING	LENGTH
L1	S07°47'16"E	25.40'
L2	S67°53'02"E	11.54'
L3	S28°06'56"W	77.26'
L4	N67°53'02"W	140.14'
L5	N67°53'02"W	85.90'

CONSERVATION EASEMENT TYPE 1 (CE) LINE TABLE

LINE	BEARING	LENGTH
CE1	S03°19'40"W	36.27'
CE2	N89°28'51"E	151.69'
CE3	S04°06'35"W	99.79'
CE4	S77°12'57"E	83.38'
CE5	N89°25'16"E	212.80'
CE6	N81°11'33"E	224.96'
CE7	N66°24'52"E	138.27'
CE8	N89°40'00"E	139.49'
CE9	S00°24'26"W	150.50'
CE10	N89°40'00"E	305.25'
CE11	N89°25'16"E	638.90'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	360.00'	25.37'	4°02'18"	779'49'10"W	25.37'
2	60.00'	25.18'	24°02'58"	531'43'30"E	25.00'

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

RECORD PLAT REVIEW SHEET

Plan Name: Armenian Youth Center Plan Number: 12000090
 Plat Name: SENECA HIGHLANDS Plat Number: 220070440
 Plat Submission Date: 10/12/06
 DRD Plat Reviewer: To Adam
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan - Date 2/7/06 Checked: Initial TA Date 10/24/06
 Planning Board Opinion - Date 7/25/05 Checked: Initial TA Date 10/24/06
 Site Plan Req'd for Development? Yes No Verified By: TA (initial)
 Site Plan Name: NA 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 Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs NA Adjoining Land Vicinity Map Septic/Wells
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Rec'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pflaum</u>	<u>10-25-06</u>	<u>11-10-06</u>	<u>8-7-07</u>	<u>FCP OK</u>
Research	Bobby Fleury	↓	↓	—	—
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Steve Smith	↓	↓	<u>11-10-06</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	Date
<u>SJS</u>	<u>6-9-08</u>
<u>SJS</u>	<u>8/1/07</u>
<u>SJS</u>	<u>1-3-08</u>

Board Approval of Plat:

Plat Agenda: SJS 7-3-08

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. _____