

**Plat Name: Olive Branch**  
**Plat #: 220141070**

**Location:** Located on the south side of Olney - Sandy Spring Road (MD 108) at the intersection of Bentley Road.

**Master Plan:** Sandy Spring - Ashton Master Plan

**Plat Details:** RE-2 and C-2 zones; 1 lot

**Applicant:** Olive Branch Community Church

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110410 (MCPB Resolution No 12-22) and Site Plan No. 820120200 (Certified Site Plan dated December 6, 2013), 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.

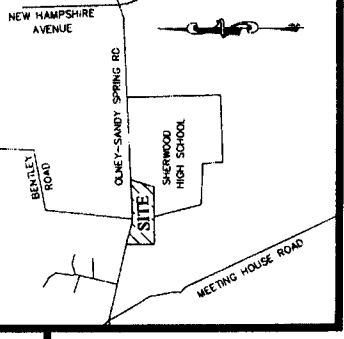
PLAT NO.

**LEGEND**

- CONSERVATION EASEMENT CATEGORY LIBER 13178 FOLIO 412
- OVERHEAD WIRES
- UTILITY POLE WITH GUY & GUY POLE
- SWAP UTILITY POLE WITH GUY & ANCHOR
- IRON PIPE AND LD. CAP SET (CORR. NO. 295)
- CONCRETE OR STONE MONUMENT FOUND & HELD
- IRON PIPE FOUND & HELD

**VICINITY MAP**

SCALE: 1" = 200'



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N 09°25'42" E	18.31'
2	N 79°31'18" W	36.29'
3	S 83°07'18" E	72.68'
4	S 84°42'58" E	61.39'
5	N 85°42'02" E	300.65'
6	S 03°08'29" E	19.54'
7	S 86°34'12" W	383.72'
8	R = 827.00' C = 108.22'	
(CD)	L = 103.38' CD = 108.22' 44" W	

DEDICATION AREA IS SHOWN IN SHOWN THIS.

AREA TABULATION

TOTAL NUMBER OF LOTS = 1

TOTAL AREA OF LOT = 124,826 SQUARE FEET OR 2.8656 ACRES

TOTAL AREA OF DEDICATION = 8,312 SQUARE FEET OR 0.1908 ACRES

TOTAL AREA OF PLAT = 133,138 SQUARE FEET OR 3.0564 ACRES

**CURVE TABLE**

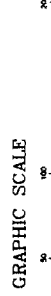
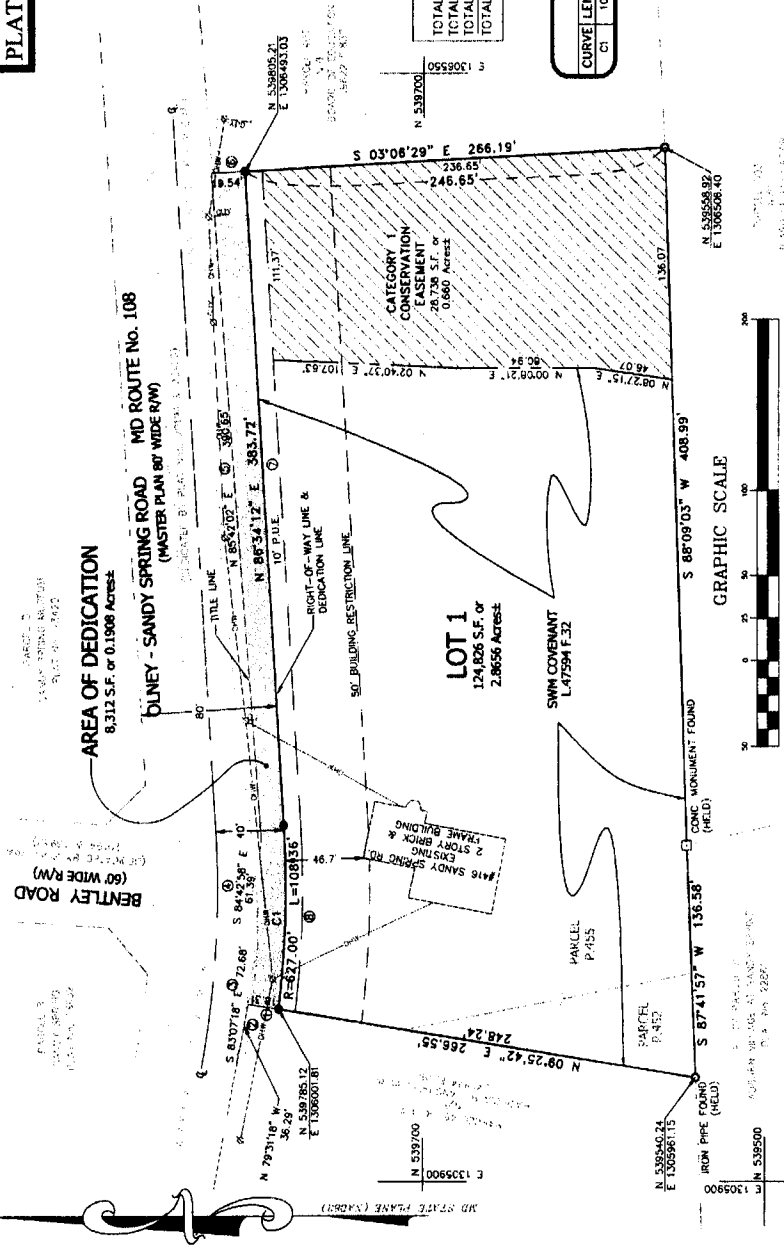
CURVE LENGTH RADIUS DELTA TANGENT/CHORD BEARING & DISTANCE

CT	108.38'	627.00'	954.07'	54.31'	S 86°28'44" E	108.22'
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**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY PATRICK B. LANDSVALE, PRESIDENT, INTO OLIVE BRANCH COMMUNITY CHURCH, INC. BY DEED DATED OCTOBER 01, 2008 AND RECORDED IN LIBER 3627 AT FOLIO 070 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 1-109 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE TOTAL AREA SHOWN ON THIS PLAT IS 133,138 SQUARE FEET, OR 3.0564 ACRES OF LAND, OF WHICH 8,312 SQUARE FEET, OR 0.1908 ACRES ARE DEDICATED TO PUBLIC USE.

RUSSELL E. REESE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD No. 11014  
DATE: 4.10.14



**NOTES:**

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 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

THIS PLAT IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF PRELIMINARY PLAN NO. 132010410, AND SITE PLAN NO. 820120200, ENTITLED "OLIVE BRANCH COMMUNITY CHURCH".

FOR PUBLIC WATER SUPPLY & SPACE SYSTEMS ONLY.

PROPERTY IS ZONED RE-2 (P-452) & C-2 (P-452) AND LIES WITHIN THE SANDY SPRING - ASHTON RURAL VILLAGE OVERLAY ZONE.

TAX MAP NO. JT 32

WSSC GRID: 224 NW 01

THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE INSPECTION AND MAINTENANCE OF A STORMWATER MANAGEMENT SYSTEM AS RECORDED IN LIBER 47584, FOLIO 35.

ANY RECONSTRUCTION, NEW CONSTRUCTION, ADDITION, ALTERATION OR ANY OTHER IMPROVEMENT WILL BE REQUIRED TO COMPLY WITH THE MONTGOMERY COUNTY ZONING ORDINANCE.

HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD 83/99) BY GPS OBSERVATIONS PERFORMED BY THIS OFFICE. STATIONS DETERMINED: 801, N 538,857.634 F 1,305,639.320 AND 902, N 538,794.054 F 1,305,965.804.

THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE OPERATION AND MAINTENANCE OF PRIVATE STREETS, STORM DRAIN SYSTEMS, AND/OR OPEN SPACE AREAS AS RECORDED IN LIBER 48497 AT FOLIO 436.

**OWNERS' CERTIFICATE:**

WE, OLIVE BRANCH COMMUNITY CHURCH, INC. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE AREA AS SHOWN ALONG QUINCY - SANDY SPRING ROAD, MARYLAND ROUTE NUMBER 108, TO PUBLIC USE, AND GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO QUINCY - SANDY SPRING ROAD, MARYLAND ROUTE NUMBER 108 TO THE BUILDING RESTRICTION LINE, FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A PUBLIC ROAD. SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

WE FURTHER GRANT A TEN FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "TO P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH A CATEGORY 1 CONSERVATION EASEMENT AS REINTEGRATED HEREON AND IN ACCORDANCE WITH THE DOCUMENT RECORDED IN LIBER 13778 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS IN LAW, LEASES, JUDICIAL, OR INSTRUMENTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR A CERTAIN TRUST RECORDED IN LIBER 3627 AT FOLIO 78 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE PARTIES OF INTEREST THEREIN HEREBY INDICATE THEIR ASSENT:

AS TO A TRUST HELD BY SANDY SPRING BANK:  
WITNESS: *Henry C. Boyel* DATE: 4.10.14  
HENRY C. BOYEL  
CHURCH ELDER

WITNESS: *Steve Anderson* DATE: 4-17-14  
STEVE ANDERSON  
TRUSTY

WITNESS: *Janey Rankins* DATE: 4-17-14  
JANEY RANKINS  
TRUSTEE

**SUBDIVISION RECORD PLAT**

LOT 1

**OLIVE BRANCH**

ELECTION DISTRICT NO. 8  
MONTGOMERY COUNTY, MARYLAND  
DECEMBER, 2013 SCALE: 1" = 50'



MONTGOMERY COUNTY  
DEPARTMENT OF  
PERMITTING SERVICES

APPROVED \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY - TREASURER \_\_\_\_\_  
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

RECORDED DATE: 220/14/670

PLAT NO. 220/14/670

# RECORD PLAT REVIEW SHEET

Plat Name: Olive Branch Plat Number: 20141070  
 Plan Name: Olive Branch Community Church Plan Number: ~~120110140~~ 120110410  
 Plat Submission Date: 1/15/14 ~~820120200~~  
 DRD Plat Reviewer: Edn Binkus  
 DRD Prelim Plan Reviewer: M. Smith Checked: JS Date 4/2/14

## Background Review:

Signed Preliminary Plan - Date ✓ Checked: Initial CAC Date \_\_\_\_\_  
 Planning Board Resolution No. 12-22 Resolution Mailing Date 5/21/12, 10/31/13  
 Site Plan Required? Yes ✓ No \_\_\_\_\_ Verified By: CAC (initial)  
 Site Plan Name: Olive Branch Community Church Site Plan Number: 820120200  
 Site Plan Signature Set - Date 12/6/13 Checked: Initial CAC Date \_\_\_\_\_  
 Planning Board Resolution No. 13-85  
 Site Plan Reviewer Check: Initial JS Date 4/2/14

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):  
 Final Mylar & DXF/DWG Received:  
 Final Mylar Review Complete:

Initial  
JS  
JS  
JS

Date  
4-2-14  
4-18-14  
4-29-14

## Board Approval of Plat:

Plat Agenda:

JS

5-8-2014

Planning Board Approval:

Chairman's Signature:

## MCDPS Approval of Plat:

Consultant 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 Plat Books for Rest Division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

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

