

Plat Name: Olney
Plat #: 220160470

Location: Located on the east side of Georgia Avenue (MD 97), 100 feet north of Olney-Sandy Spring Road (MD 108).

Master Plan: Olney Master Plan

Plat Details: CRT zone, 1 parcel

Applicant: Nguyen-Vo Development, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120150180 (MCPB Resolution No. 15-128), and Site Plan No. 820150100 (Certified Site Plan dated February 22, 2016) 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.

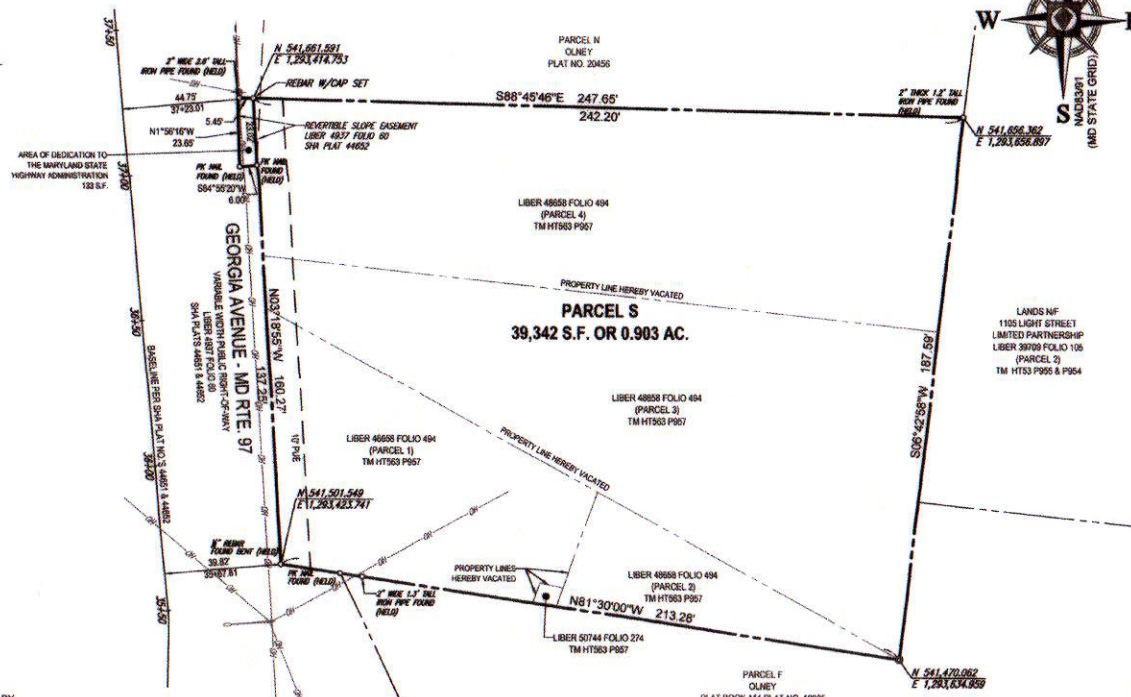
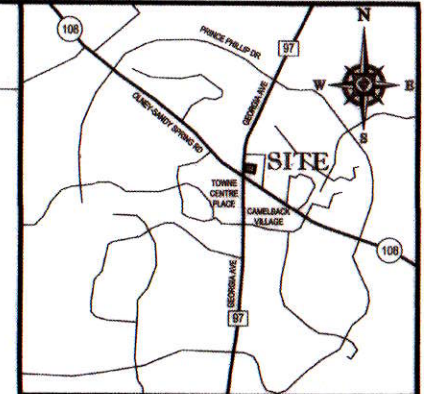
OWNERS CERTIFICATE

NGUYEN-VO DEVELOPMENT, LLC, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY, ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE TO THE MARYLAND STATE HIGHWAY ADMINISTRATION THE AREA SHOWN HEREON TO PUBLIC USE, GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, 10 FOOT PUBLIC UTILITY EASEMENTS(S) (P.U.E.), AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3634 AT FOLIO 467; THERE ARE NO SUITS, ACTIONS, LEASES, LIENS OR TRUSTS ON THE PROPERTY.

Phung M. Nguyen 7/13/16
 PHUNG M. NGUYEN, COOPERATING MANAGER
 NGUYEN-VO DEVELOPMENT, LLC DATE

Lienhai Nguyen 7/13/16
 LIENHAI NGUYEN HY QUANG, CO-OPERATING MANAGER
 NGUYEN-VO DEVELOPMENT, LLC DATE

PLAT NO.



NOTES:

1. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER SYSTEMS ONLY.
2. 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. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. 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.
4. THE PROPERTIES ARE LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANGE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS PANEL 219 OF 480", COMMUNITY-PANEL NUMBER 24031C02150, MAP EFFECTIVE DATE: SEPTEMBER 28, 2006.
5. THERE ARE OVERHEAD POWER LINES WHICH ENCUMBER THE PROPERTY. NO EASEMENT DOCUMENTS COULD BE FOUND REGARDING SAID OVERHEAD LINES.
6. WSSC CONTROL MONUMENT STATION "20534", NAD 83 NORTHING: 540,775.054, EASTING: 1,293,391.186
7. THIS PLAT IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT WITH 1105 LIGHT STREET LIMITED PARTNERSHIP FOR UTILITIES AND ACCESS AS RECORDED IN LIBER 52310 FOLIO 113 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED TO NGUYEN-VO DEVELOPMENT, LLC BY DEED DATED JANUARY 10, 2014 AND IN LIBER 4858 AT FOLIO 464 AND BY DECREE AND ORDER DATED JULY 27, 2015 AND RECORDED LIBER 5074 AT FOLIO 274 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 39,342 SQUARE FEET OR 0.906 ACRES OF LAND OF WHICH, THE AREA DEDICATED FOR GEORGIA AVENUE IS 133 SQUARE FEET OR 0.003 ACRES. MARKERS SHOWN THUS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 80-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

Robert C. Barr, Jr. 7-12-16
 ROBERT C. BARR, JR., PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21587
 EXP. DATE 01-18-2017 DATE

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

APPROVED: _____

CHAIRMAN SECRETARY-TREASURER

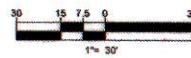
M.N.C.P. & P.C. RECORD FILE NO.

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED ON 7-15-2016
Subodh Chandra Das
 DIRECTOR OR DEPUTY

PRELIMINARY PLAN #: 120150180
 SITE PLAN #: 820150100
 FOREST CONSERVATION PLAN EXEMPTION #: 42015083E
 ZONING: CRT (COMMERCIAL/RESIDENTIAL/TOWN)
 TAX MAP: HT563

RECORDED: _____
 PLAT NO.: _____



SUBDIVISION RECORD PLAT
OLNEY
PARCEL S
 ELECTION DISTRICT No. 8
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' DATE: JULY 11, 2016

BOHLER
 ENGINEERING

22830 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20164
 703.708.9550 - 703.708.9551 FAX
 www.bohlerengineering.com

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