

**Plat Name:** Palatine Subdivision  
**Plat #:** 220170880

**Location:** Located on the north side of Centurion Way, 650 feet east of Greenbriar Road.

**Master Plan:** Potomac Subregion Master Plan

**Plat Details:** RE-2 zone; 1 lot

**Owner:** Shurong Yin, et al

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 11988094B (MCPB Resolution No. 16-123), 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.

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	2.0000 AC.
AREA OF STREET DEDICATION	0.0000 AC.
TOTAL AREA OF THIS PLAT	2.0000 AC.

VICINITY MAP 1"=2000'

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADAPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL REQUIRED PROPERTY MARKERS TO BE SET BY ENGAGING A LICENSED MARLAND LAND SURVEYOR IN ACCORDANCE WITH SUBSECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, EJECTA, LEASES, MORTGAGES OR TRUSTS OF RECORD AFFECTING THE SUBJECT PROPERTY AS SHOWN ON THIS RECORD PLAT AND THE TRUST RECORDED IN LIBER 43723 AT FOLIO 42 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL PARTIES WITH AN INTEREST THEREIN HAVE INDICATED THEIR ASSENT BELOW.

*Shuang Yin* SHUANG YIN, OWNER DATE 8/14/2017  
 WITNESS  
*Mingxia Wang* MINGXIA WANG, OWNER DATE 8/14/2017  
 WITNESS  
*Alan Yin* ALAN YIN, OWNER DATE 8/14/2017  
 WITNESS

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT:

FIFTH THIRD MORTGAGE COMPANY  
 (DEPT OF TRUST LIBER 43723 FOLIO 42)

*Matthew C. ...*  
 MATEW C. ... ASSISTANT VICE PRESIDENT  
 COLLATERAL OF FIFTH THIRD MORTGAGE  
 DATE 8/10/2017

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM ROBERT S. AND REGINA JERVAJ TO SHUANG YIN, MINGXIA WANG AND ALAN YIN, AS SHOWN ON THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND BEING A RESUBDIVISION OF ALL OF LOT 10, BLOCK E AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "PALATINE SUBDIVISION, LOT 10, BLOCK E" RECORDED IN PLAT BOOK 157 AS PLAT 17808 AMONG SAID LAND RECORDS.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL REQUIRED PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH SUBSECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 87,120 SQUARE FEET OR 2.0000 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

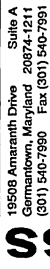
*Charles A. ...*  
 CHARLES A. ...  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 16168  
 LICENSE EXPIRES DECEMBER 28, 2017  
 DATE 08/14/2017

## SUBDIVISION RECORD PLAT LOT 20, BLOCK 'E'

# PALATINE SUBDIVISION

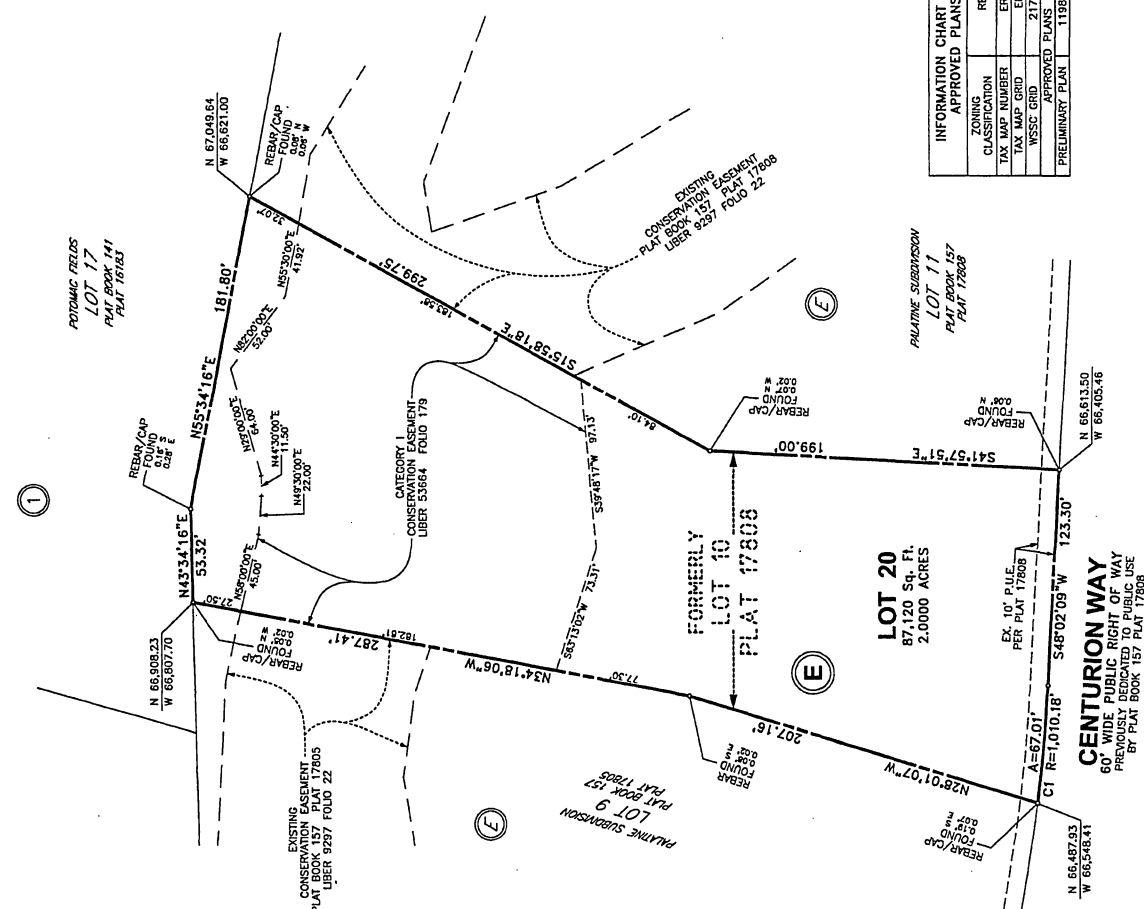
(A RESUBDIVISION OF ALL OF LOT 10, BLOCK E)  
 DARNESTOWN ELECTION DISTRICT NO. 6  
 MONTGOMERY COUNTY, MARYLAND

**S SITE SOLUTIONS, INC.**  
 19508 Amaranth Drive  
 Germantown, Maryland 20874-1211  
 (301) 540-7990 Fax (301) 540-7991



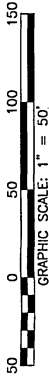
AUGUST, 2017

SCALE: 1"=50'



INFORMATION CHART AND APPROVED PLANS	
ZONING CLASSIFICATION	RE-2
TAX MAP NUMBER	ERS61
TAX MAP GRID	ER61
WSSC GRID	217W112
APPROVED PLANS	
PRELIMINARY PLAN	1198094B

CURVE DATA					
NO	RADIUS	ARC DELTA	TANGENT	CHORD BEARING	CHORD
C1	1,010.18'	67.01'	03°48'03"	33.52' S 49°56'10" W	67.00'



### NOTES:

- THIS PROPERTY IS SERVED BY PUBLIC WATER SWEET SERVICE ONLY.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE CONSERVATION EASEMENT CHANGES PER AMENDED PRELIMINARY PLAN 178094B APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD NOVEMBER 10, 2016. A CONSERVATION EASEMENT WAS GRANTED TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION IN A CERTAIN DOCUMENT DATED 11/15/2016. THE CONSERVATION EASEMENT IS DESCRIBED IN GOVERNMENTS, RESTRICTIONS AND EASEMENTS RECORDED IN LIBER 9297 AT FOLIO 22 AMONG SAID LAND RECORDS. A PORTION OF SAID CONSERVATION EASEMENT IS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "PALATINE SUBDIVISION, LOTS 41 THRU 43, BLOCK 'B', LOTS 10 AND 11, LOCATED ON LOT 10, BLOCK E AS SHOWN ON THE CONSERVATION EASEMENT LAND RECORDS SAID PORTION OF THE CONSERVATION EASEMENT SAID BLOCK E REBAR WAS RELEASED BY A CERTAIN CONSERVATION ON LOT 10, BLOCK E RECORDED IN LIBER 43727 AT FOLIO 46.
- THIS PLAT IS IN THE WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) DATUM PER A PLAT OF SUBDIVISION ENTITLED "PALATINE SUBDIVISION, LOTS 41 THRU 43, BLOCK 'B', LOTS 10 AND 11, BLOCK 'E' RECORDED IN PLAT BOOK 157 AS PLAT 17808.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO AN AGREEMENT WITH THE PROPERTY AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "PALATINE SUBDIVISION, LOTS 41 THRU 43, BLOCK 'B', LOTS 10 AND 11, BLOCK 'E' RECORDED IN PLAT BOOK 157 AS PLAT 17808.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN GOVERNMENT DATED MARCH 08, 1980 AND RECORDED IN LIBER 43727 AT FOLIO 46 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE PLAN, PRODUCT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND RECORDED IN THE MONTGOMERY COUNTY RECORDS, SHALL APPLY TO THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY, AN EXAMINATION OF TITLE OR TO REPEL OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE PLAN, PRODUCT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND RECORDED IN THE MONTGOMERY COUNTY RECORDS, SHALL APPLY TO THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

Montgomery County, Maryland  
 Department of Permitting Services

Approved August 17, 2017

*Diane ...*  
 DIRECTOR

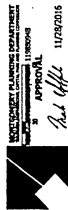
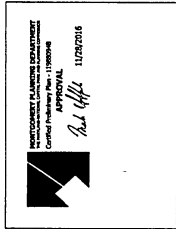
The Maryland-National Capital Park & Planning Commission  
 Montgomery County Planning Board

Approved \_\_\_\_\_ DATE \_\_\_\_\_

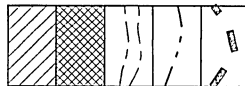
CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_  
 M-N-C-P & P.C. Record File No. \_\_\_\_\_

RECORDED

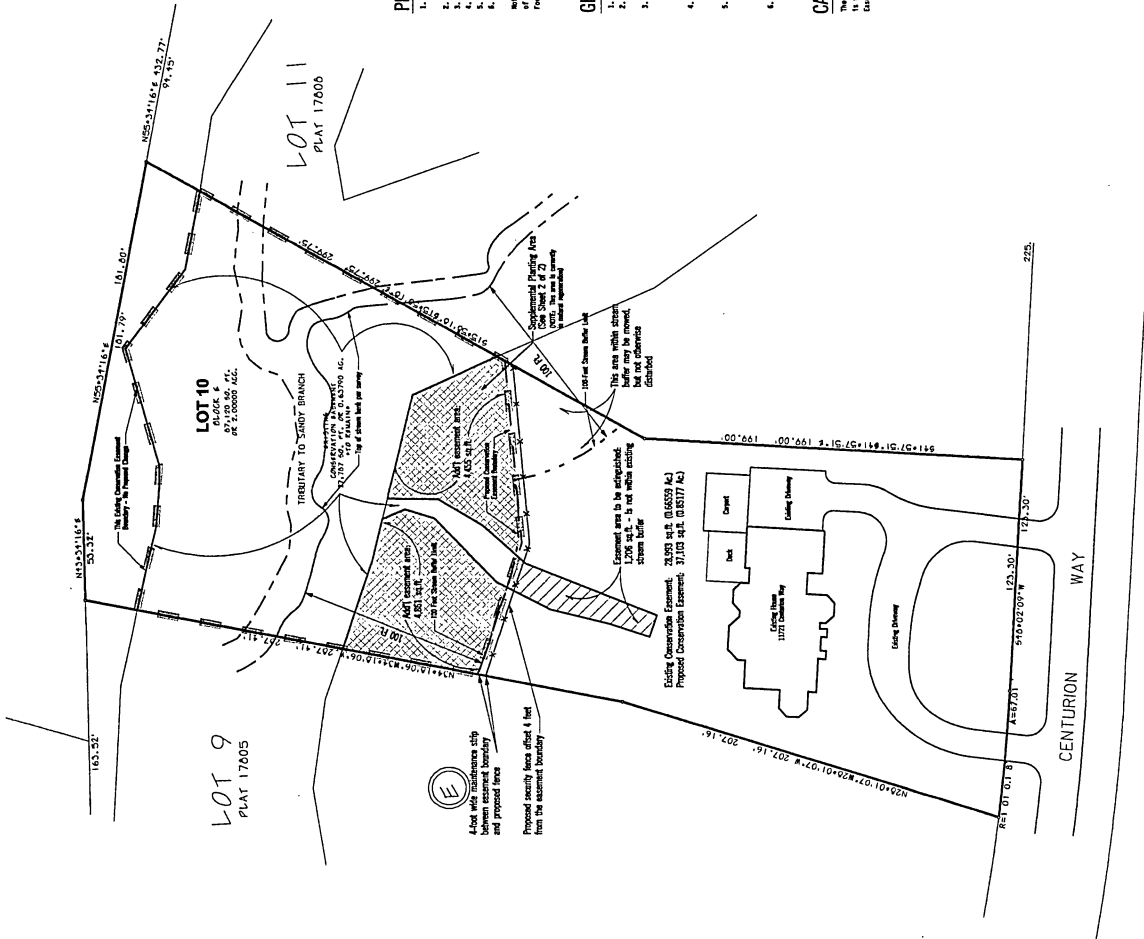
PLAT NO.



**LEGEND**



CONSERVATION EASEMENT TO BE ENLIGHTENED: 1.206 SQ.FT.  
 CONSERVATION EASEMENT TO BE ADDED: 9,316 SQ.FT.  
 STREAM @ TOP OF BANK (Unimproved location)  
 100-FOOT STREAM BUFFER LIMIT  
 BOUNDARY OF PROPOSED CATEGORY I CONSERVATION EASEMENT



**PROPERTY DATA**

1. **Subj. Description:** LOT 10 / BLOCK E, PAINTING SUBDIVISION (Note that the subject lot was not on the approved Preliminary Plan #1198949)
2. **The Identification:** 1198949
3. **The Location:** 11721 CENTURION WAY, PAINTESS (CDR, 08)
4. **Property Area:** 2.08 AC. (57,120 sq. ft.)
5. **Intersecting:** 11721 CENTURION WAY (State Route 1-7)
6. **Nearest Point:** 11721

Note that this property was subdivided prior to the implementation of the County's Stream Conservation Law. There is an 80/75th or greater Conservation Easement on the 4.52-acre property.

**GENERAL NOTES**

1. The subject lot is shown on Montgomery County's Tax Map CD351L. All property corners have been rigorously verified by a survey by the Surveyor General for Montgomery County, Maryland.
2. The information shown herein has been prepared without benefit of a title report, and therefore may not reflect encumbrances or easements which may affect the subject property.
3. There are no mapped flood/hazard areas on the subject property according to FEMA Flood Zoning (2003). The subject property is located in an area of special flood hazard (Zone AE).
4. There is no evidence of wetlands within the stream bank on the subject property. There are no areas of special flood hazard on the subject property.
5. The top of stream bank location was surveyed by Site Solutions, Inc. on Sept. 14, 2016.

**CATEGORY I CONSERVATION EASEMENT**

The subject property was inspected by a certified geotechnical engineer to be placed into a Category I Conservation Easement. The Category I Conservation Easement area is to be recorded by deed in the land records of Montgomery County.

**OWNER'S CERTIFICATE**  
 The undersigned agrees to execute all the features of the Plan Approval No. 1198949, including Approved Conditions, Development Program, and Amended Preliminary Plan.  
 Owner's Name: Site Solutions, Inc.  
 Address: 11721 Centurion Way, Annapolis, MD, 20784  
 Phone: (410) 224-6884  
 Signature: [Signature]

119880948 C.P.P. SHEET 2 of 3

**PRELIMINARY PLAN AMENDMENT**  
**LOT 10, BLOCK E**  
 PAINTING SUBDIVISION  
 11721 CENTURION WAY  
 ELECTION DISTRICT 05  
 MONTGOMERY COUNTY, MARYLAND



Professional Certificate, I hereby certify that these documents were prepared in approval of the proposed plan and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 11156, Expiration 06/01/2017.

NO.	REVISION	DATE
1	Issue per 11/29/16 Survey Data	11/29/16
2	Issue per 11/29/16 Survey Data	11/29/16
3	Issue per 11/29/16 Survey Data	11/29/16

**OWNER:**  
 Storage, Inc. & Mingsha Wang  
 11721 Centurion Way  
 Potomac, MD, 20854  
 (703) 228-6884

**SITE SOLUTIONS, INC.**  
 18000 Annapolis Drive Suite A  
 Greenbelt, Maryland 20742-1811  
 (410) 640-7980 Fax (410) 640-7981  
 Planning • Landmarks Administration • Engineering • Surveying