

Plat Name: Oakmont
Plat #: 220180450

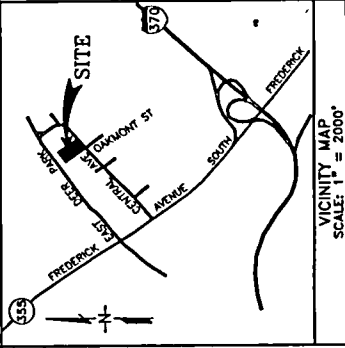
Location: Located on the north side of Central Avenue, 700 feet east of Paradise Court

Master Plan: Great Seneca Science Corridor Master Plan

Plat Details: R-200 zone; 6 lots, 1 parcel

Owner: Warren and Elizabeth Wright

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160330 (MCPB Resolution No. 17-067), 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 plan.



GENERAL NOTES

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership or use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan filed with the Board are incorporated by reference into the recordation of this plat, unless expressly contemplated by and not be extinguished by the official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This property is shown on Tax Map FT561 and WSSZ 200 foot sheet 2233W09.
- The Zoning is R-200.
- This property is subject to a Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54082 at Page 338.
- This property is subject to a Declaration of Restrictive Covenant for Private Roads recorded among the proposed Land Records in Book 53869 at Page 372.
- The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan of Subdivision No. 120160330, entitled "Wright Property".
- The 100-Year Floodplain shown on this plat is per study by Landmark Engineering, Inc. approved by Montgomery County, Department of Permitting Services, May 23, 2017 as Study No. 281929.
- Based on the Great Seneca Science Center Master Plan (2016), Central Avenue is a Primary Residential Street with a 70 foot right of way.

OWNER'S CERTIFICATION

We, Warren W. Wright and Elizabeth R. Wright, owners of the property shown and described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines and dedicate the street to public use.

Further, we grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document titled "Dedication of Terms and Provisions of Public Utility Easements", as recorded among the Land Records of Montgomery County, Maryland in Liber 3534 Folio 457 which said terms are incorporated herein.

Further, we hereby grant the Egress/Agress & utility easement as shown hereon for the benefit of Lots 18 through 23, Block 2.

Further, we, our successors and/or assigns will cause permanent property corner markers, shown thus (—●—), to be set by a Maryland Registered Land Surveyor in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, MD.

Further, we grant to Montgomery County, Maryland a slope easement 10 feet wide on all lots adjacent, contiguous and parallel to the Central Avenue Right of Way, said easement shall be extinguished when all public improvements have been completed and accepted for maintenance by Montgomery County, Maryland, or other appropriate public agency.

There are no built, accident-prone, leases, liens, mortgages or liens affecting the property shown hereon. Except for the MORTGAGE recorded in Book 58349 Page 444 and the parties of interest hereby indicate their consent by signing below.

David V. Williams 1 Aug 2018 Date
 Witness Warren W. Wright, owner

Charles P. Neaton Aug 16, 2018 Date
 Witness Elizabeth R. Wright, owner

Sheryl Laurel Wright Aug 9, 2018 Date
 Witness Warren W. Wright, owner

Sheryl Laurel Wright Aug 9, 2018 Date
 Witness Elizabeth R. Wright, owner

Charles J. Wright Aug 9, 2018 Date
 Witness Elizabeth R. Wright, owner

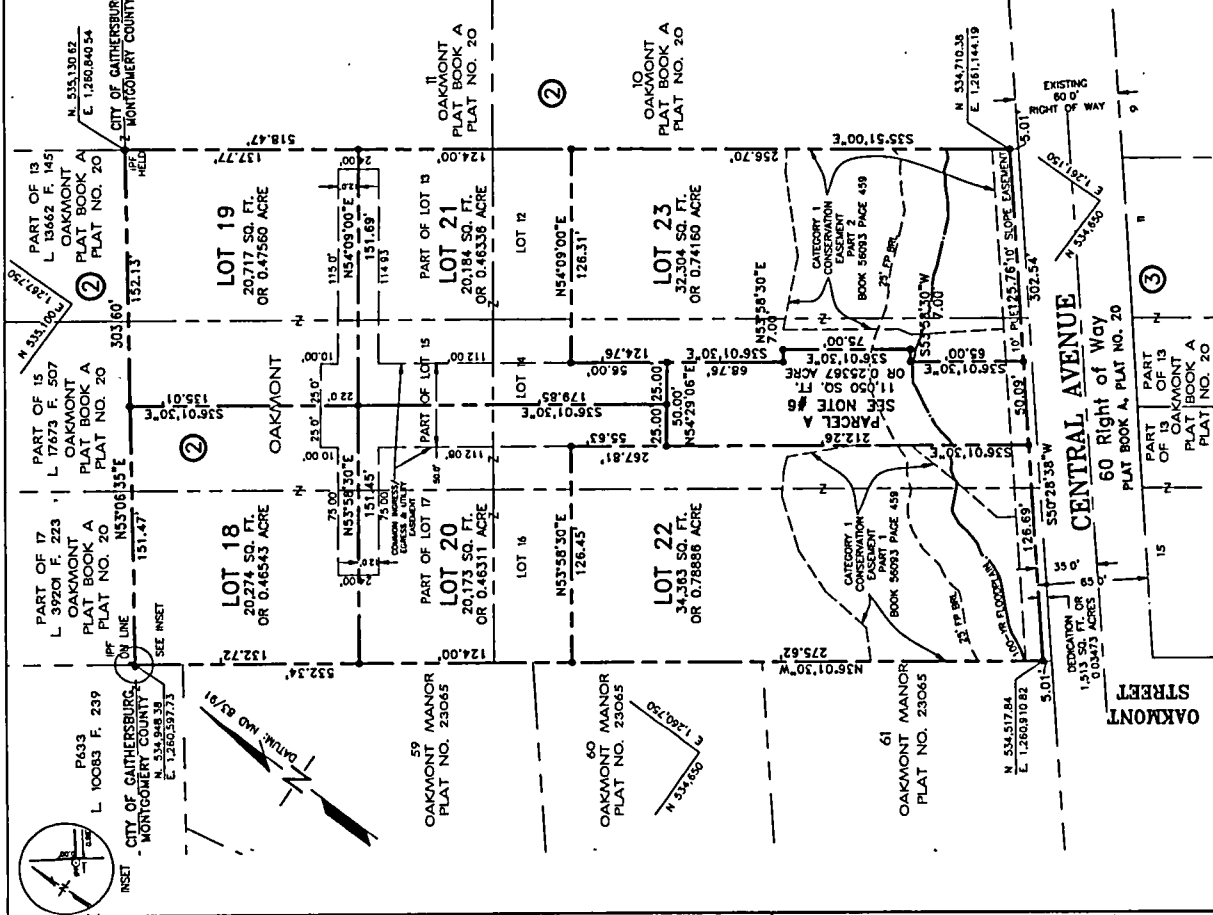
SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is all of the land conveyed from Joseph T. Fallon, Personal Representative of The Estate of Mabel Fallon and Barbara Fallon Michael, Personal Representative of The Estate of Mabel Fallon to Warren W. Wright and Elizabeth R. Wright by deed dated June 18, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 47134 at Folio 352, and said land is known as Lots 12, 14 & 16 and parts of Lots 13, 15 & 17, Block 2, Oakmont as shown on a Plat recorded among said Land Records in Plat Book A of Plat No. 20.

I further certify that once engaged to do so as described in the Owner's Certificate, hereon, all property corners, shown thus (—●—), will be set in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, MD.

The total area included on this Plat is 160,578 square feet or 3.6836 acres. The area dedicated to public use made by this Plat is 1,513 square feet or 0.03473 acres.

Charles T. Grimsey August 4, 2018 Date
 Professional Land Surveyor
 Maryland No. 21392
 Expiration Date: February 4, 2020



PLAT TABULATION

| PROPOSED LOTS | PROPOSED LOT AREAS |
|---------------------------|-----------------------------------|
| LOT 15 | 20,274 S.F. or 0.46543 AC. |
| LOT 16 | 20,173 S.F. or 0.46311 AC. |
| LOT 17 | 20,184 S.F. or 0.46336 AC. |
| LOT 18 | 32,304 S.F. or 0.74180 AC. |
| LOT 19 | 20,717 S.F. or 0.47560 AC. |
| LOT 20 | 20,173 S.F. or 0.46311 AC. |
| LOT 21 | 20,184 S.F. or 0.46336 AC. |
| LOT 22 | 34,363 S.F. or 0.78888 AC. |
| LOT 23 | 32,304 S.F. or 0.74180 AC. |
| PARCEL A | 11,050 S.F. or 0.25367 AC. |
| CENTRAL AVENUE DEDICATION | 1,513 S.F. or 0.03473 AC. |
| TOTAL PLAT AREA | 160,578 S.F. or 3.6836 AC. |

APPROVED ON: August 17, 2018

DIRECTOR: Debra J. Jozell

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

DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

MNCPPC RECORD FILE NO.: _____

SUBDIVISION RECORD PLAT

LOTS 18 - 23 AND PARCEL A, BLOCK 2 OAKMONT

A RESUBDIVISION OF LOTS 12, 14 & 16 AND PART OF LOTS 13, 15 & 17, BLOCK 2 OAKMONT
 GAITHERSBURG (9TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'
 AUGUST, 2018

LANDMARK ENGINEERING, INC.
 6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5864
 CONSULTING ENGINEERS PLANNERS SURVEYORS

