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.
PLAT NO. 2

GENERAL NOTES

1. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of the land, but to show every matter relating to the ownership or use, of the property. The Subdivision Record Plat is not intended to replace an examination of title to or to depict any other matters affecting the title.

2. All the terms, conditions, agreements, covenants, restrictions and regulations associated with any plat shall be incorporated by reference in the plat and shall be binding on all successors and assigns of the property, approved by the Planning Board, and shall be binding on all owners and occupants of the land. The plat shall be recorded in the public records and shall be available for public review during normal business hours.

3. The plat is certified by the following officers of the City of Gaithersburg:

4. The plat is prepared on a scale of 1" = 200'.

5. The plat is recorded in the Montgomery County, Maryland, Clerk's Office as Book 5643, Page 566.

6. The plat is valid for a period of 10 years from the date of recording, unless extended by a new plat or amendment to the plat.

7. The plat is not intended to show every matter affecting the use or conservation of the property, but to show every matter relating to such use or conservation, of the property. The plat is not intended to replace an examination of title to or to depict any other matters affecting the use or conservation.

OWNERS' CERTIFICATION

Ms. Wanda R. Wright and Edward R. Wright, owners of the property shown and described herein, hereby adopt this plat of subdivision, retain the maximum building restriction lines and designate the street to public use.

Further, we grant a public utility easement (P.U.E.) as shown herein to the parties named in a document titled "Declaration of Easements and Provisions of Public Utility Easements," as recorded among the Land Records of Montgomery County, Maryland, in Book 5643, Page 566.

Further, we hereby grant the ingress/egress & utility easement as shown herein for the benefit of Lots 19 through 22, Block 2.

Further, we, the successors and/or assigns will cause permanent property corner markers, shown as (- - - -), to be set by the Maryland Registered Land Surveyor in accordance with Section 550-4.2.3 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 and contiguous to the Central Avenue right-of-way, and said easement shall be established upon and public improvements have been completed and accepted for maintenance by Montgomery County, Maryland, or other appropriate public agency.

There are no offsets, extensions, lines, easements, mortgages or liens affecting the property shown herein. Except for the mortgage recorded in Book 5643, Page 566, and the parties of interest hereby indicate that other asset by signing below.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct in all respects and shows the boundaries as shown on the plat and all the information contained therein. This plat was surveyed by me, Charles T. Grimes, Professional Land Surveyor, on the 15th day of August, 2018.

I further certify that the plat is correct in all respects and shows the boundaries as shown on the plat and all the information contained therein. This plat was surveyed by me, Charles T. Grimes, Professional Land Surveyor, on the 15th day of August, 2018.

The total area included on the plat is 163,756 square feet or 3.85 acres. The area dedicated to public use made by this plat is 1,513 square feet or 0.34 acres.

LANDMARK ENGINEERING, INC.

PLACE OF RECORD: MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 200'

SUBDIVISION RECORD PLAT

LOTS 18 - 23 AND PARCEL A, BLOCK 2

OAKMONT

A RESUBDIVISION OF LOTS 12, 14 & 15 AND PART OF LOTS 13, 15 & 17, BLOCK 2 OAKMONT

GAITHERSBURG (910) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 200'

CONSULTING ENGINEERS PLANNERS SURVEYORS