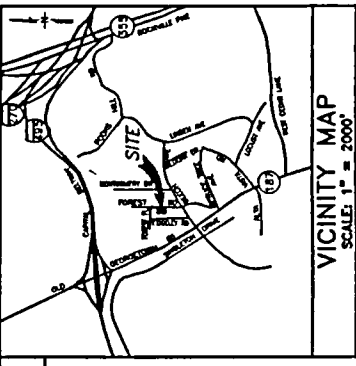


**Plat Name:** Alta Vista  
**Plat #:** 220190080

**Location:** Located on the west side of Forest Road, 110 feet south of Forest Place.  
**Master Plan** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 2 lots  
**Applicant:** Rousseau Enterprises LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620180080, as approved by the Planning Director on July 19, 2018, and that any minor modifications reflected on the plat do not alter the intent of the approval of the aforesaid plan.



**PLAT NO.**

**PLAT TABULATION**

LOT	AREA SQ. FT.	AREA ACRES
LOT 25	7,472	0.17153
LOT 26	7,501	0.17220
TOTAL	14,973	0.34373

**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 and 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 allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. 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 served by public water and sewer systems only.
- This property is shown on Tax Map HP122 and WSSC 200 foot sheet 212NW05.
- The Zoning Category is R-60.
- The lots shown hereon are limited to the uses and conditions as required by Administrative Subdivision Plan No. 620180080, entitled "Alta Vista-Forest Road".

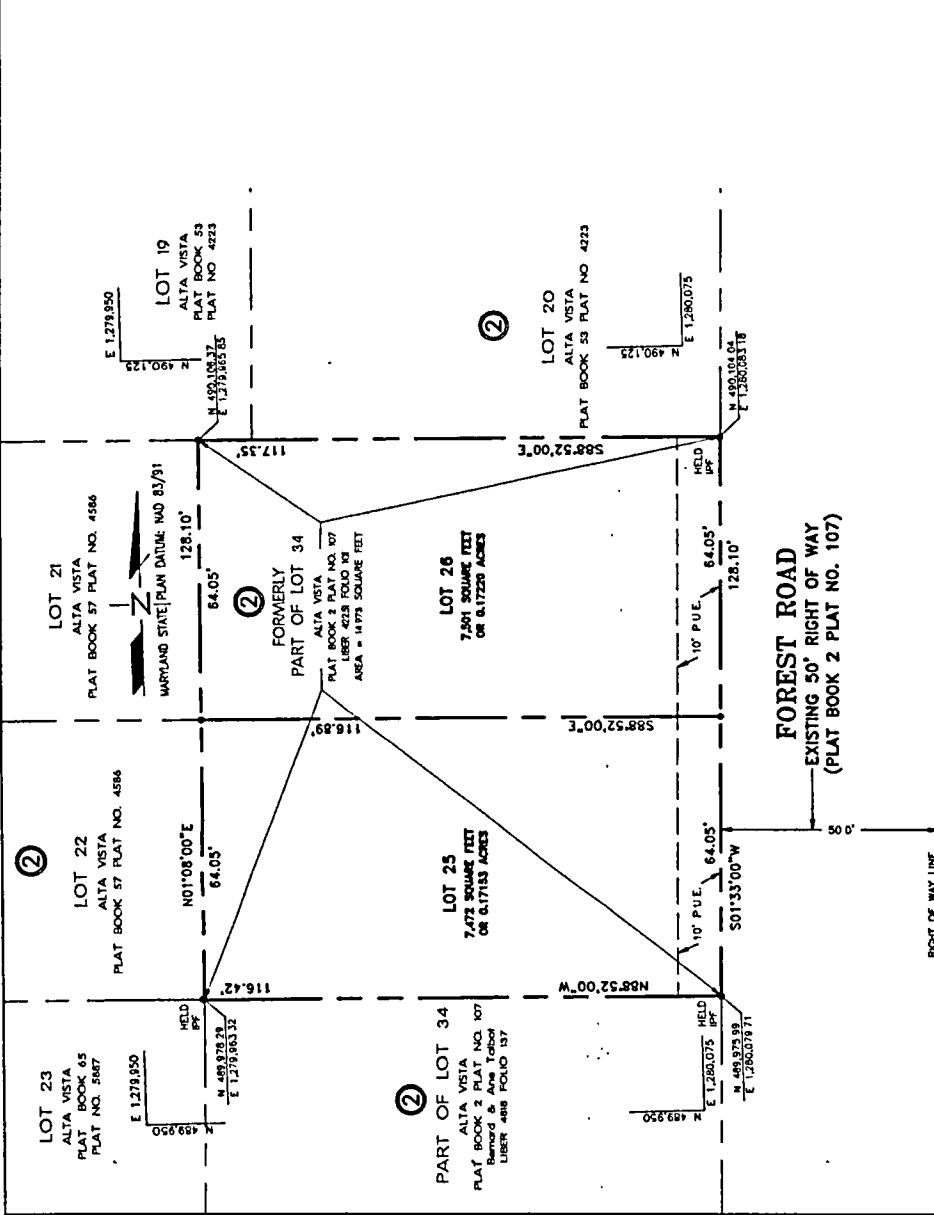
**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief that a subdivision of a parcel of land in the City of Duthion, Maryland, as shown on the Land Records of Montgomery County, Maryland in Liber 42251 Folio 101 said land known as Part of Lot 34, Block 2 in a subdivision known as "Alta Vista" Plat Book 2 Plat No. 107.

I further certify that once engaged in the Owner's Certificate, hereon all property markers shown thus (---) will be set where indicated in accordance with the provisions of Section 50.4.3.0 of the Montgomery County Code. The total area included on this Plat is 14,973 square feet or 0.34373 acres. There is no dedication to public use by this plat.

*Charles T. Crimley*  
 Charles T. Crimley  
 Professional Land Surveyor  
 Maryland No. 21392  
 Expiration Date: February 4, 2020

10/04/18  
 Date



**OWNER'S CERTIFICATE**

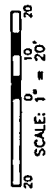
I, Jean Claude Duthion, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, I grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document titled "Declaration of Terms and Provisions of Public Utility Easement", as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457 which said terms are incorporated herein.

Further, I, my successors and/or assigns will cause permanent property corner markers as shown thus (---) to be set by a Registered Maryland Land Surveyor in accordance with Section 50.4.3.0 of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.

*Jean Claude Duthion*  
 Jean Claude Duthion  
 Date



- LEGEND:
- IRON PIPE FOUND
  - PROPERTY MARKER TO BE SET

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED ON: October 5, 2018

DIRECTOR: *[Signature]*

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

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

PLAT NO. \_\_\_\_\_ DATE: \_\_\_\_\_

MPOPC RECORD FILE NO. \_\_\_\_\_

**LANDMARK ENGINEERING, INC.**  
 6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881  
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884  
 CONSULTING ENGINEERS PLANNERS SURVEYORS



