

Plat Name: Dickerson
Plat #: 220200870 - 220200910

Location: Located on the north side of Martinsburg Road at the intersection of Darnestown Road (MD 28).

Master Plan: Agriculture and Rural Open Space Master Plan

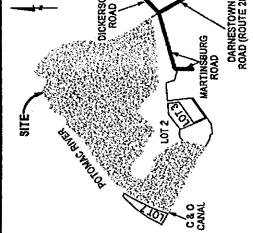
Plat Details: IH and AR zones; 2 lots

Owner: Morgantown Steam, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.D.** of the Subdivision Regulations, which states:

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
 2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
 3. all land in the original subdivision lot is included in the plat; and
 4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.D. and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 4,000'

AREA TABULATION

Lot 8 23,092.141 Square Feet or 688,278.76 S.F.
 Lot 9 3,915.960 Square Feet or 109,981.45 S.F.
 Total by this plat 33,024,400 Square Feet or 758,135.9 Acres

OWNER'S CERTIFICATE

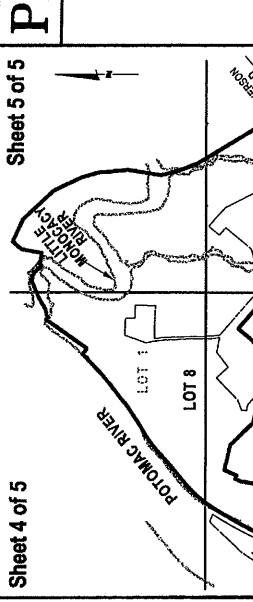
We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-4.3.G of the Montgomery County Code.

There are no recorded subs, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

MORGANTOWN STEAM, LLC, a Delaware limited liability company (formerly Genon Mid-Atlantic, LLC; formerly Mirant Mid-Atlantic, LLC); formerly Southern Energy Mid-Atlantic, LLC)

By: *[Signature]* **Paul A. Sacks**, Vice President
 Date: **09/29/2020**



KEY MAP
SCALE: 1" = 1,000'

Line Table

Line	Direction	Length	Direction	Length
1	N 16°45'00" E	178.31	N 76°05'10" E	167.99'
2	N 18°00'00" E	178.40	N 59°55'50" E	264.40'
3	N 19°45'00" E	177.89	N 67°53'50" E	396.61'
4	N 21°37'10" E	124.82	N 75°38'10" E	165.25'
5	N 23°37'10" E	53.52	S 59°08'10" E	59.74'
6	N 23°37'10" E	178.23	S 40°41'41" W	9.40'
7	N 24°37'10" E	178.88	S 49°19'21" E	178.80'
8	N 26°07'09" E	178.98	N 10°53'51" E	18.40'
9	N 26°52'10" E	178.98	S 86°08'09" E	264.45'
10	N 28°52'09" E	178.98	N 49°18'10" W	15.64'
11	N 28°52'09" E	178.19	S 41°45'48" W	125.47'
12	N 29°37'10" E	120.80	S 48°22'00" E	16.05'
13	N 30°07'09" E	178.04	N 65°23'53" W	72.80'
14	N 31°52'10" E	177.89	S 25°30'44" W	144.01'
15	N 33°37'10" E	178.82	N 76°18'46" E	164.59'
16	N 35°37'10" E	178.85	S 67°50'24" W	62.24'
17	N 38°37'10" E	175.04	N 71°58'10" W	74.25'
18	N 44°22'10" E	175.20	S 70°01'02" W	59.61'
19	N 48°22'09" E	177.02	S 66°11'57" W	59.01'
20	N 50°37'09" E	178.19	N 65°36'28" W	75.69'
21	N 53°30'20" E	174.50	N 04°23'32" E	108.70'
22	N 59°52'10" E	228.32	N 66°31'23" E	228.93'
23	N 58°37'10" E	182.30	N 09°05'48" W	84.20'
24	N 55°37'10" E	182.30	N 06°36'51" W	138.00'
25	N 54°07'10" E	88.93	N 00°09'46" W	188.38'
26	N 54°07'10" E	82.53	N 00°44'03" E	197.37'
27	N 51°32'10" E	181.47	N 06°17'42" W	166.41'
28	N 51°22'10" E	149.28	N 11°51'26" W	187.38'
29	N 51°22'10" E	60.23	S 03°21'27" E	191.31'
30	N 51°37'10" E	158.48	S 06°11'42" E	158.71'
31	N 49°22'09" E	153.82	S 00°22'15" W	297.08'
32	N 48°07'50" E	178.17	S 03°22'44" E	164.18'
33	N 47°37'49" E	186.75	S 06°19'08" E	198.10'
34	N 47°32'50" E	178.89	N 74°25'19" E	80.94'
35	N 46°07'48" E	158.21	N 40°35'54" E	121.25'
36	S 54°24'50" E	150.87	N 00°09'12" E	100.69'
37	S 54°24'48" E	46.34'		

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown herein is correct, that it is a resubdivision of Lot 1 as shown on a subdivision record plat titled LOTS 1 THROUGH 3, DICKERSON and recorded as Plat No. 21483, said Lot 1 being part of the property described in a conveyance from POTOMAC ELECTRIC POWER COMPANY, a District of Columbia and Virginia corporation (PEPCO) and THE BANK OF NEW YORK, a New York banking corporation, to SOUTHERN ENERGY MID-ATLANTIC, LLC, a Delaware limited liability company, by Special Warranty Deed dated December 19, 2000, and recorded in Liber 18671 of Folio 730; all among the Land Records of Montgomery County, Maryland.

As to name to GERON MID-ATLANTIC, LLC, said GERON MID-ATLANTIC, LLC, was changed to MIRANT MID-ATLANTIC, LLC, said MIRANT MID-ATLANTIC, LLC, was changed to MORGANTOWN STEAM, LLC, all as shown on the Change of Name Certificate on file with the Secretary of State of Delaware, a certified copy of which was filed with the Maryland State Department of Assessments and Taxation.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus be set as defined herein in accordance with the provisions of Section 50-4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 33,024,400 square feet or 758,135.9 acres of land, there is no street dedication by this plat.

[Signature] **Brian L. Wood**
 Date: **9/25/2020**

Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10885
 License Expires: 05/09/2022

SUBDIVISION RECORD PLAT
SHEET 1 OF 5
(COVER SHEET - SITE OVERVIEW)
LOTS 8 AND 9
DICKERSON
(Being a resubdivision of Lot 1, Dickerson)
POOLESVILLE (3rd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: AS NOTED DATE: SEPTEMBER 2020

SOLTESZ, INC.
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 www.soltesz.com
 Engineering / Surveying / Planning / Environmental Solutions

- NOTES:**
- 1) Lands shown herein lie within the AR & IH-2.5-17-70 zone.
 - 2) The sources of the 100-year floodplain for the Potomac River shown herein were taken from a floodplain study by FEMA per the data in Community-Panel Number: 24630301300. Map dated effective September 23, 2008.
 - 3) The sources of all other 100-Year Floodplains shown herein was taken from a floodplain study by Greenhome & O'Mara, Inc., dated April 10, 2000, and approved by MDCPS in a letter dated May 3, 2000.
 - 4) Any and all proposed additions to existing structures or proposed new structures of any kind, including buildings, roads, or additional power generating or switching elements on the subject properties covered by this plat shall require processing and approval of all applicable plans and permits through federal, state, or local agencies as required by law.
 - 5) Pedestrian and vehicular traffic is currently over existing traveled roadways, with access to Martinsburg Road, pursuant to Easement, License and Attachment Agreement dated December 19, 2000, and recorded among the Land Records of Montgomery County, Maryland, in Liber 18671 of Folio 730.
 - 6) Property corners along the Chesapeake and Ohio Canal will not be set, due to the restrictions of terrain and environmental impact.
 - 7) This plat is in Maryland coordinate system (NAD 83/99) as established by boundary survey prepared by Greenhome & O'Mara, Inc., dated October 1999.
 - 8) This subdivision record plat is not intended to show every marker affecting the ownership and use, nor every marker respecting the ownership and use, of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all markers affecting title.
 - 9) All owners of this property who are engaged in the power generation business must maintain any landscaping improvements or buffer areas installed or designated by PEPCO as of May 2000 as required by Montgomery County Planning Board Resolution Nos. 00-07 and 00-08.
 - 10) All owners of this property who are engaged in the power generating business must provide landscaping/buffering on any closed landfills.
 - 11) This property appears on Montgomery County Tax Map BV, WSSC Grid 229 thru 231 NW 21 & 22.
 - 12) This plat conforms with the requirements of Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Code. This plat involves further subdivision of an industrial lot as provided for in section 50.7.A.D.
 - 13) This development is served by a multiuse well and a multiuse septic system as defined by and identified in the County's Comprehensive Water Supply and Sewerage Systems Plan (2018 Update).
 - 14) This property is subject to the following instruments of record which cannot be graphically shown:
 a) Deed of Transfer of Development Rights (TDR) granted to Montgomery County by virtue of the following Easements as recorded among the Land Records of Montgomery County:
 (a) dated April 5, 1985 and recorded in Liber 6717, folio 227;
 (b) dated April 5, 1985 and recorded in Liber 6717, folio 236;
 (c) dated April 5, 1985 and recorded in Liber 6717, folio 254; and
 (d) dated April 5, 1985 and recorded in Liber 6717, folio 263.
 b) Deed of Transfer of Development Rights (TDR) granted to Rock Run Limited Partnership by virtue of the following Easements as recorded among the Land Records of Montgomery County:
 (a) dated April 5, 1985 and recorded in Liber 6717, folio 235;
 (b) dated April 5, 1985 and recorded in Liber 6717, folio 242;
 (c) dated April 5, 1985 and recorded in Liber 6717, folio 260; and
 (d) dated April 5, 1985 and recorded in Liber 6717, folio 262.
 c) Right of Potomac Edison Company by virtue of an Agreement dated October 11, 1941 and recorded among the Land Records of Montgomery County, Liber 10389, folio 734.
 d) Declaration of Covenants for Septic Holding Tank (also dated June 24, 2010 and recorded among the Land Records of Montgomery County in Liber 38649, folio 11 by and between Mirant and Montgomery County, Maryland.
- Terms and conditions of easement over Existing Fly Ash Road as described in Exhibit B to the Easement, License and Attachment Agreement among Southern Energy Mid-Atlantic, LLC, Southern Energy MD Ash Management, LLC and Potomac Electric Power Company dated December 19, 2000 recorded and recorded among the Land Records of Montgomery County in Liber 18671, folio 753.

RECORDED PLAT

APPROVED: *[Signature]* **10-1-2020**
 DATE

APPROVED: _____ SECRETARY-TREASURER
 CHAIRMAN

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

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

APPROVED: _____ SECRETARY-TREASURER
 CHAIRMAN

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

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]* **10-1-2020**
 DATE

APPROVED: _____ SECRETARY-TREASURER
 CHAIRMAN

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

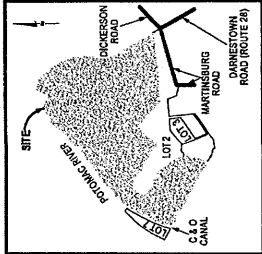
APPROVED: _____ SECRETARY-TREASURER
 CHAIRMAN

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

PLAT NO.

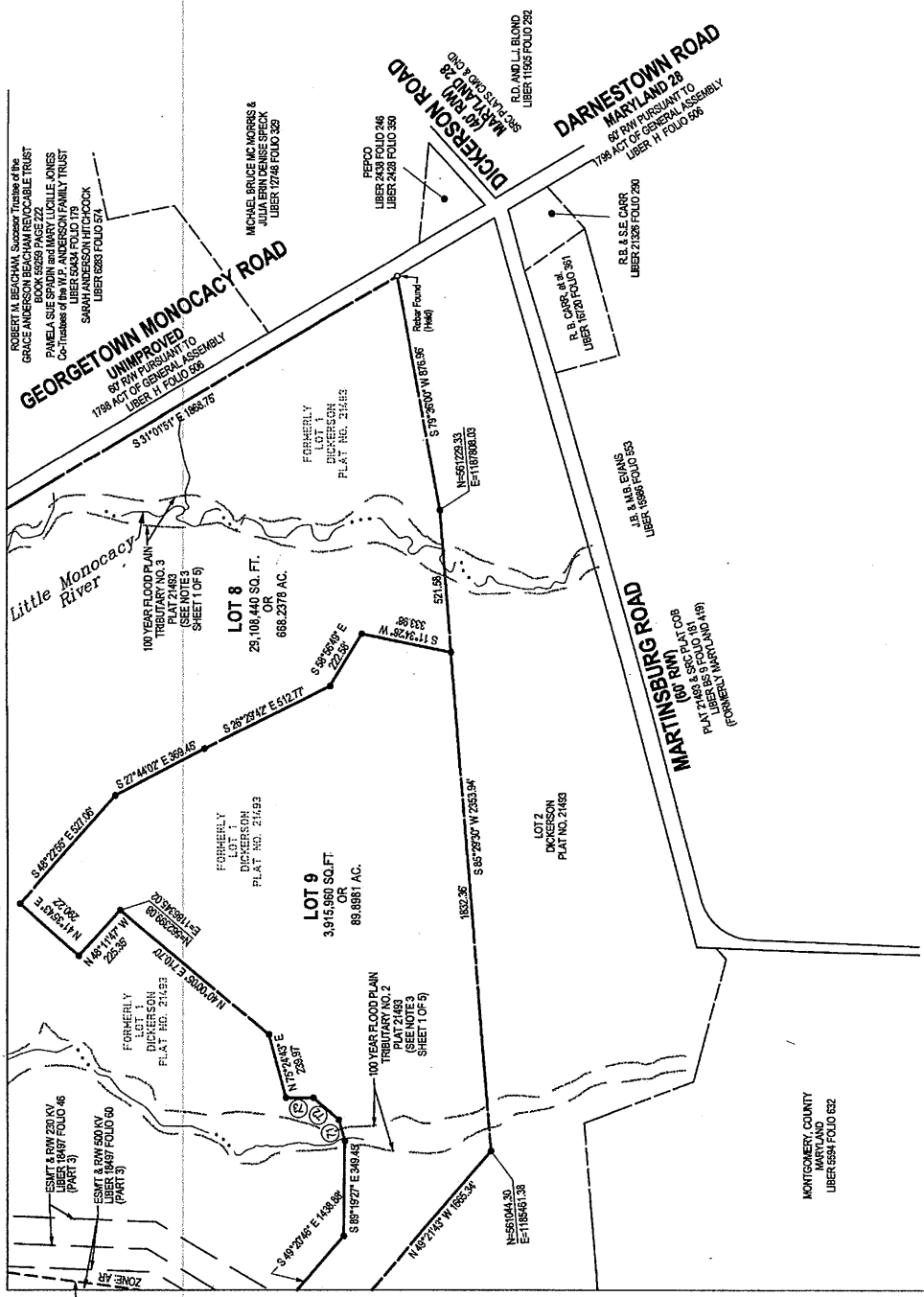
MATCHLINE SHEET 5 OF 5

MATCHLINE SHEET 3 OF 5



Line Table	Direction	Length
SEE SHEET 1 OF 5 FOR LINE DATA		

(NAD 83/91)
SCALE: 1" = 300'



SUBDIVISION RECORD PLAT
SHEET 2 OF 5

LOTS 8 AND 9
DICKERSON
(Being a resubdivision of Lot 1, Dickerson)
POOLESVILLE (37th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 300' DATE: SEPTEMBER 2020

SOLTESZ, INC.
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www.soltesz.com
Engineering / Surveying / Planning / Environmental Services

SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is accordance with the Surveyor's Certificate on Sheet 1 of 5.

Brian L. Wood
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10895
License Expires: 05/08/2022
Date: 9/25/2020

OWNER'S CERTIFICATE
We, hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.

MORGANTOWN STEAM, LLC, a Delaware limited liability company,
(formerly Genex M&A-Atlantic, LLC; formerly Merit M&A-Atlantic, LLC; formerly Southern Energy Meri-Atlantic, LLC)
By: *Paul M. Sack*
Paul M. Sack, Vice President
Date: 09/29/2020

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. - _____

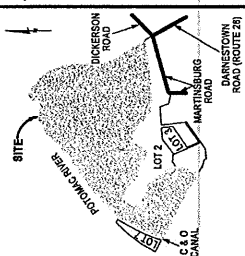
RECORDED PLAT _____

APPROVED - *J. M. Keese*
DATE - 10-7-2020
DIRECTOR

WITNESS/ABST: *Paul M. Sack*
Date: 09/29/2020

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

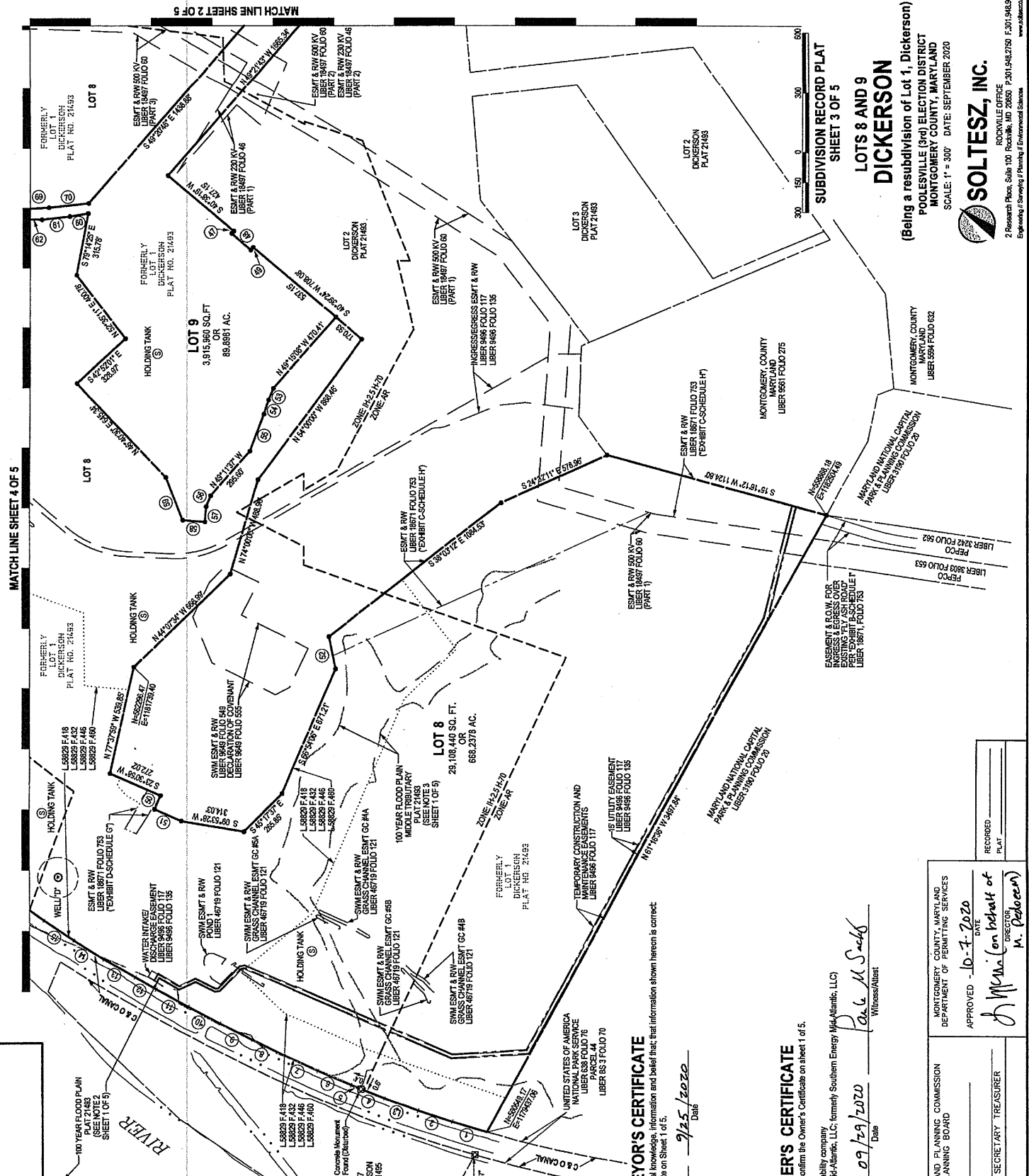
PLAT NO.



Line Table

Direction	Length
SEE SHEET 1 OF 5 FOR LINE DATA	

SCALE: 1" = 300'
(NAD 83/91)



MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 2 OF 5

SUBDIVISION RECORD PLAT
SHEET 3 OF 5

LOTS 8 AND 9
DICKERSON
(Being a resubdivision of Lot 1, Dickerson)
POLESVILLE (3rd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 300' DATE: SEPTEMBER 2020



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SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is accordance with the Surveyor's Certificate on Sheet 1 of 5.

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10865
License Expires: 05/08/2022

OWNER'S CERTIFICATE
We, hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.

MORGANTOWN STEAM, LLC, a Delaware limited liability company
(formerly Genent Mc-Alanick, LLC; formerly Mirant Mid-Atlantic, LLC; formerly Southern Energy Mid-Atlantic, LLC)

By: *Jonathan Seck* Vice President
Date: 09/29/2020

APPROVED - _____ SECRETARY/TREASURER

CHAIRMAN _____

APPROVED - *J. Minic* (on behalf of) DIRECTOR
DATE: 10-7-2020

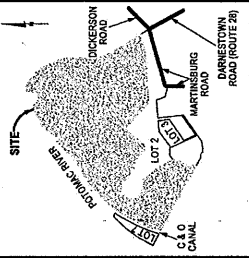
WITNESS/ATTEST: *Paul M. Sachs*

RECORDED PLAT _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

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

PLAT NO.



Line Table		
Direction	Length	
SEE SHEET 1 OF 5 FOR LINE DATA		

VICINITY MAP
SCALE: 1" = 4,000'

OWNER'S CERTIFICATE

We, hereby accept this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.

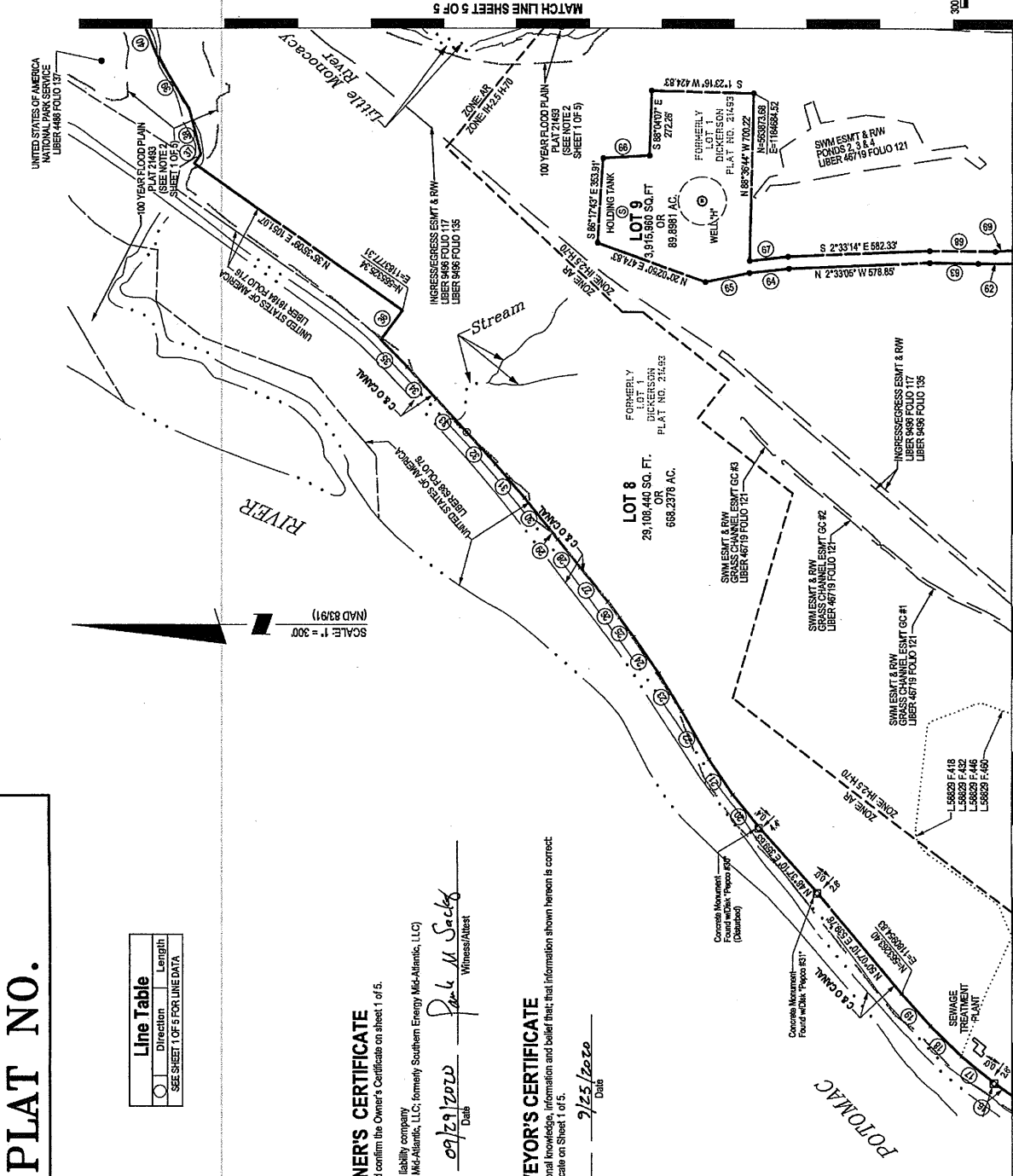
MORGANTOWN STEAM, LLC, a Delaware limited liability company
(formerly Genon Mid-Atlantic, LLC; formerly Mirant Mid-Atlantic, LLC; formerly Southern Energy Mid-Atlantic, LLC)

By: *Joseph Sacks* (Signature) *Joseph Sacks* (Name)
Date: 09/29/2020
Witness: *Paul M. Sacks* (Signature) *Paul M. Sacks* (Name)
Witness Address:

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is accordance with the Surveyor's Certificate on Sheet 1 of 5.

By: *Ethan L. Wood* (Signature) *Ethan L. Wood* (Name)
Date: 9/25/2020
Ethan L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/09/2022



SCALE: 1" = 300'
SUBDIVISION RECORD PLAT
SHEET 4 OF 5

LOTS 8 AND 9
DICKERSON
(Being a resubdivision of Lot 1, Dickerson)
POOLESSVILLE (3rd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 300' DATE: SEPTEMBER 2020

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Engineering & Surveying Planning & Environmental Sciences

APPROVED: _____ CHAIRMAN
APPROVED: _____ SECRETARY
APPROVED: _____ TREASURER

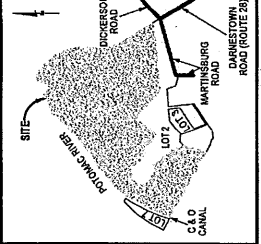
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *J. Minichon* (Signature) *J. Minichon* (Name)
DATE: 10-1-2020
DIRECTOR

RECORDED PLAT

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

PLAT NO.

Line Table	Direction	Length
SEE SHEET OF 5 FOR LINE DATA		



VICINITY MAP
SCALE 1" = 4,000'

OWNER'S CERTIFICATE

We, hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.

MORGANTOWN STEAM, LLC, a Delaware limited liability company
(formerly Gencon Mid-Atlantic, LLC; formerly Mirant Mid-Atlantic, LLC; formerly Southern Energy Mid-Atlantic, LLC)

By: [Signature] Date 09/29/2020
Witness/Attest: [Signature] Paul M. Sackg

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is accordance with the Surveyor's Certificate on Sheet 1 of 5.

[Signature] Date 9/25/2020
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 03/02/2022

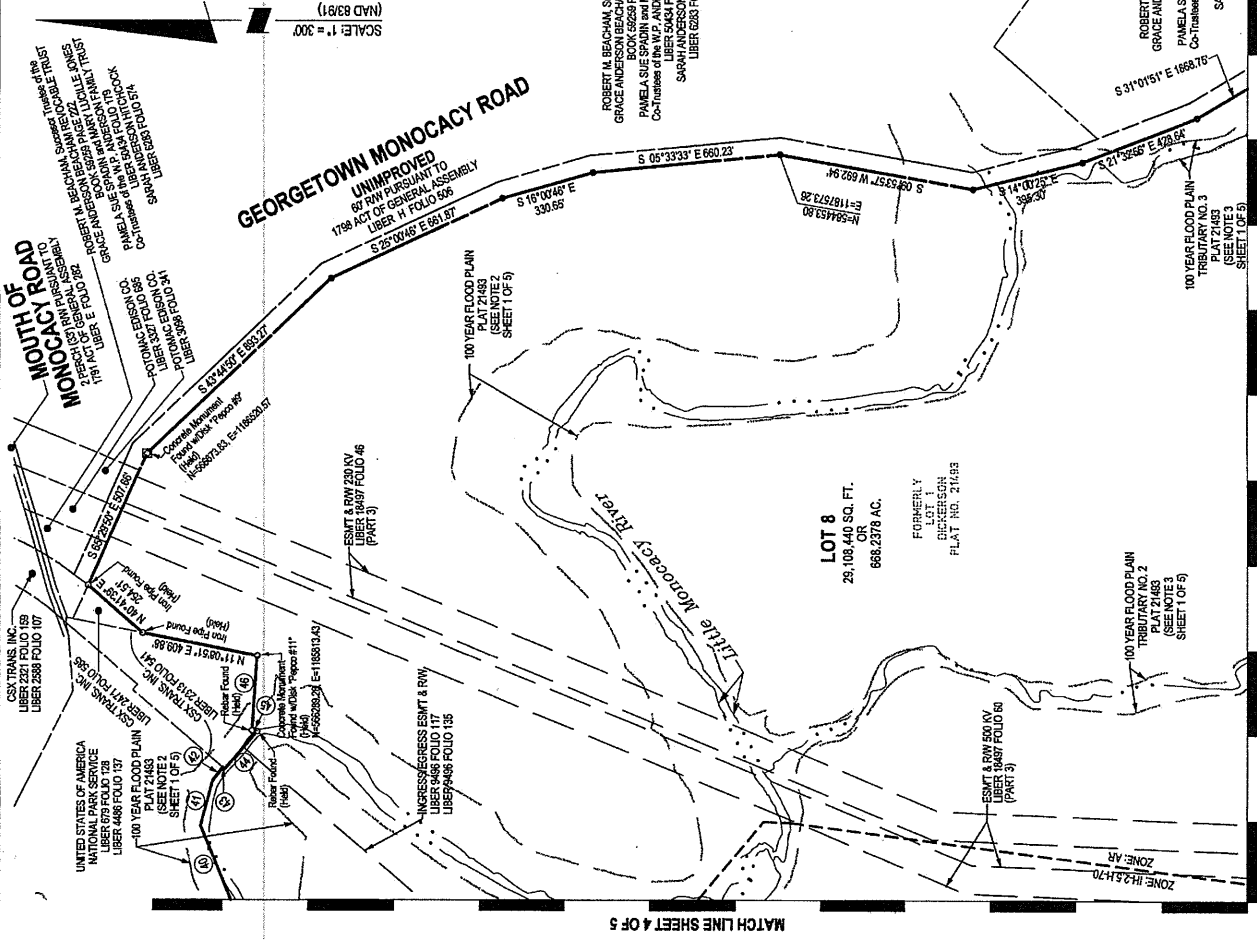


SUBDIVISION RECORD PLAT
SHEET 5 OF 5

LOTS 8 AND 9
DICKERSON
(Being a resubdivision of Lot 1, Dickerson)
POOLESVILLE (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 300' DATE: SEPTEMBER 2020



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MATCHLINE SHEET 2 OF 5

APPROVED: [Signature] DATE: 10-7-2020
CHAIRMAN: [Signature] SECRETARY: [Signature] TREASURER: [Signature]
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____
CHAIRMAN: _____ SECRETARY: _____ TREASURER: _____
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
M.N.C.P. & P.C. RECORD FILE NO. - _____

RECORDED PLAT