

Plat Name: B. F. Gilbert's Addition to Takoma Park

Plat #: 220210600

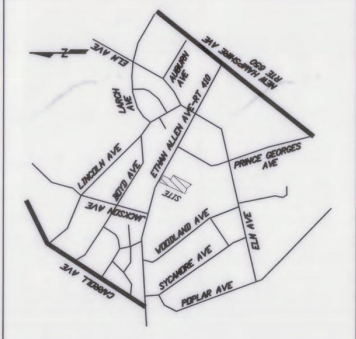
Location: Located on the south side of Ethan Allen Avenue (MD 410), 375 feet east of Jackson Avenue

Master Plan: Takoma Park Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Patrice Gilbert and Pierre Viger

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620200070 (MCPB Resolution No. 21-001), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



VICINITY MAP 1"=1000'

PLAT	LINE	TABLE
U1	S 73° 47' 03" E	142.78'
U2	S 26° 54' 57" V	101.31'
U3	N 73° 47' 03" V	140.90'
U4	N 16° 12' 57" V	9.95'

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD
1 S 73° 47' 03" E 143.63'
2 S 26° 54' 57" V 4.38'
3 N 73° 47' 03" V 142.78'
4 N 16° 12' 57" V 4.50'

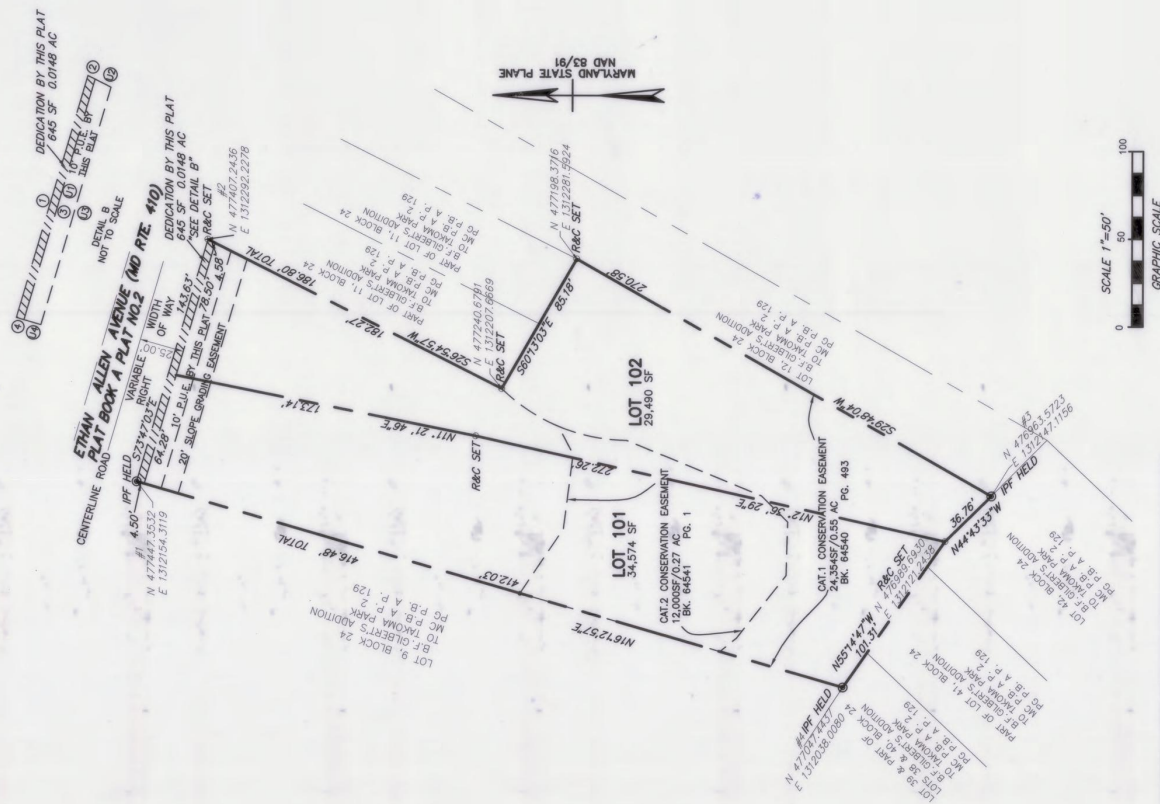
COORDINATE TABLE		
NORTHING	EASTING	
1	477447.3532	1312154.3119
2	477407.2436	1312292.2278
3	476965.5723	1312147.1156
4	477047.4437	1312038.0880

TABULATION OF AREAS		
LOTS 101-102	64,064 S.F.	1.4707 AC.
DEDICATION	645 S.F.	0.0148 AC.
TOTAL	64,709 S.F.	1.4855 AC.

SUBDIVISION RECORD PLAT
 B.F. GILBERTS ADDITION TO TAKOMA PARK
 LOTS 101 & 102
 BLOCK 24
 A RESUBDIVISION OF LOTS 10 &
 PART OF LOT 11 BLOCK 24,
 ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' NOVEMBER 2021

MSI NO. 14-1090 & 21-1033

PLAT NO.



GENERAL NOTES:
 1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN NO. 620200070, 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 RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLANS PROVIDED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED AT THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 2. ALL PROPERTY CORNERS HAVE BEEN SET.
 3. THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 5. THIS PROPERTY IS ZONED R60 AND IS SHOWN ON TAX MAP INSEL.
 6. THIS PROPERTY IS SHOWN ON VSSC 200 SHEET 2806202.
 7. THIS PLAT IS SHOWN WITHIN ZONE X PER FLOOD WINDS, COMMUNITY PANEL NO. 2002010200. SEE THE ZONE X PER FLOOD WINDS, COMMUNITY PANEL NO. 2002010200 FOR FURTHER INFORMATION.
 8. BEARINGS AS SHOWN HEREON ARE BASED UPON MARYLAND STATE PLANE NAD83/91.
 9. VSSC CONTROL STATION 69797.
 10. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF ADMINISTRATIVE SUBDIVISION 620200070.
 11. THIS PLAT COMPLIES WITH MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

OWNERS CERTIFICATE FOR LOTS 101 & 102 (FORMERLY LOTS 10 AND PART OF 11):
 WE, PATRICE GILBERT AND PIERRE VEEER, OWNERS OF LOT 10 & PART OF LOT 11, BLOCK 24, B.F. GILBERTS ADDITION TO TAKOMA PARK, HEREBY ADVERTISE THIS PLAT OF SUBDIVISION AND ESTABLISH THE EASEMENTS (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN THAT CERTAIN DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 3884 AT FOLIO 457, SUBJECT TO ALL CURRENT AND FUTURE RECORDS AND ENCUMBRANCES, WHICH HAVE BEEN CAUSED ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED SURVEYOR AND LAND SURVEYOR IN ACCORDANCE WITH SECTION 30.03.C.G. OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS. WE HEREBY DEDICATE THE STREETS TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT. THE PARTIES HERETO HAVE AGREED TO THIS PLAT OF SUBDIVISION.
 04/26/22
 DATE
 Patrice Gilbert
 ATTEST
 04/26/22
 DATE
 Pierre Veeer
 ATTEST
 7/25/22
 DATE
 Michael Souchaud
 ATTEST
 06/13/22
 DATE
 Hept Ford
 ATTEST
 TRUSTEE
 FIRST HOME MORTGAGE CORPORATION

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF LOT 10 & PART OF LOT 11, BLOCK 24, B.F. GILBERTS ADDITION TO TAKOMA PARK, AS PER THE PLAT OF SUBDIVISION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. A.2, BEING ALL OF LOT 10 & PART OF LOT 11, BLOCK 24, B.F. GILBERTS ADDITION TO TAKOMA PARK, BY DEED DATED JANUARY 9, 1996, AS RECORDED IN LIBER 3880 AT FOLIO 386.
 I FURTHER CERTIFY THAT ALL PROPERTY CORNERS HAVE BEEN SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 30-03-C-G OF THE MONTGOMERY COUNTY CODE. THE SQUARE FEET ON LOTS 101 & 102 ARE 64,064 SQUARE FEET ON LAND OF WHICH 638 SQUARE FEET IS DEDICATED TO PUBLIC USE.
 1/14/22
 DATE
 Stephen J. Wierthold
 MONTGOMERY COUNTY SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 EXPIRES 2-10-2022

PREPARED BY:
 MERIDIAN SURVEYS, INC.
 7310 GROVE ROAD #109
 FREDERICK, MARYLAND 21704
 4000-721-9400
 EMAIL: steve@meridiansurveys.com

RECORDED:
 PLAT NUMBER:

LEGEND
 (S) REMAINS OF PUBLIC ROAD, HELD BY MONTGOMERY COUNTY
 (P) PUBLIC UTILITY EASEMENT
 (M) MONTGOMERY COUNTY
 (B) B-F GILBERTS ADDITION TO TAKOMA PARK
 (C) CENTERLINE ROAD
 (R) RAILROAD RIGHT-OF-WAY

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 DIRECTOR: *Nitza Pedraza*
 DATE: *8/19/2022*

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____ CHAIR
 MNCPP & P.C. RECORD FILE NO. _____
 DATE _____
 ASST. MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER _____

