

Plat Name: Glen Vista
Plat #: 220240970

Location: Located on the northeast side of South Glen Road, opposite Norton Road
Master Plan: Potomac Sub-Region 2002 Master Plan
Plat Details: RE-2 zone; 1 parcel
Owner: South Glen Properties, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120230070 (MCPB Resolution No. 23-050), 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.

OWNER'S CERTIFICATE

We, the undersigned owners of the property described hereon, hereby adopt this Plat of subdivision, establish the minimum building restriction lines and dedicate the street to public use.
 Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, an over and above the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being the land hereon described as a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of the State of Maryland in Liber 3634 at Folio 457.
 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, and all easements, mortgages or trusts affecting the property in this subdivision.
 There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

By: David B. Gilbert Date: 5/30/2024 Witness: David B. Gilbert
 By: David B. Gilbert Date: 5/30/2024 Witness: David B. Gilbert

HORIZONTAL CONTROL NOTE:

HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83/2011 AND IS BASED UPON THE FOLLOWING CORRS STATIONS.

ID	DESIGNATION	NORTHING	EASTING
AJ467	HAGG HAGERSTOWN 2 CORRS ARP	687,926.77	1,110,970.58
AF622	GART GAITHERSBURG CORRS ARP	534,457.84	1,249,851.27
AJ426	ANPI ANNAPOLIS 1 CORRS ARP	489,564.99	1,423,366.99

PROJECT COMBINED SCALE FACTOR = 1.10
 BEARINGS ARE NAD 83/2011 BASED UPON THE ABOVE LISTED MONUMENTS
 ALL DISTANCES ARE GROUND DISTANCES

Approvals / Information Chart:

Tax Map Grid: FG341 WSSC Grid No.: 2193 & 214 NW 10
Zoning Category: RE-2
Approved Preliminary Plan File No.: 120230070
Approved Site Plan File No.: N/A
Approved Forest Conserv. Plan No.: 120230070

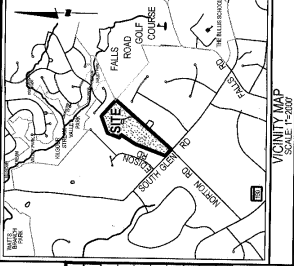
PLAT NO.

Line & Curve Table - Right-of-Way Dedication

Order	Delta	Radius	Arc	Chord Bearing	Chd Dist
1	0	0	0	N 49°24'20" W	6.00
2	0	0	0	S 41°32'25" W	5.30
3	0	0	0	N 49°24'20" W	202.42
4	0	0	0	N 29°52'48" E	2.10
5	117°07'	5122.50'	114.92'	S 67°20'07" E	114.92
6	1°23'32"	4081.50'	99.18'	S 53°22'55" E	99.18
7	0	0	0	S 41°02'25" W	2.00

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording 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 subdivision record plat is not intended to show every matter affecting the ownership and use, for every record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 38208 at Page 42.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- The property shown hereon is subject to a Declaration of Covenants - Inspection/Maintenance of Stormwater Management Facility, recorded among the Land Records of Montgomery County, Maryland in Liber 33897 at folio 320.
- The property shown hereon is subject to a Declaration of Covenants - Inspection/Maintenance of Stormwater Management Facility, recorded among the Land Records of Montgomery County, Maryland in Liber 33897 at folio 490.
- The property shown hereon is subject to an Agreement with WSSC, recorded among the Land Records of Montgomery County, Maryland in Liber 14822 at folio 352.
- The 100-year floodplain shown hereon is based on floodplain study file No. 213156, dated June 16, 2004 and approved by DPS in a letter dated August 2, 2004. The associated 25' floodplain buffer/building restriction line is shown hereon.
- This property is served by public sewer and water services only.



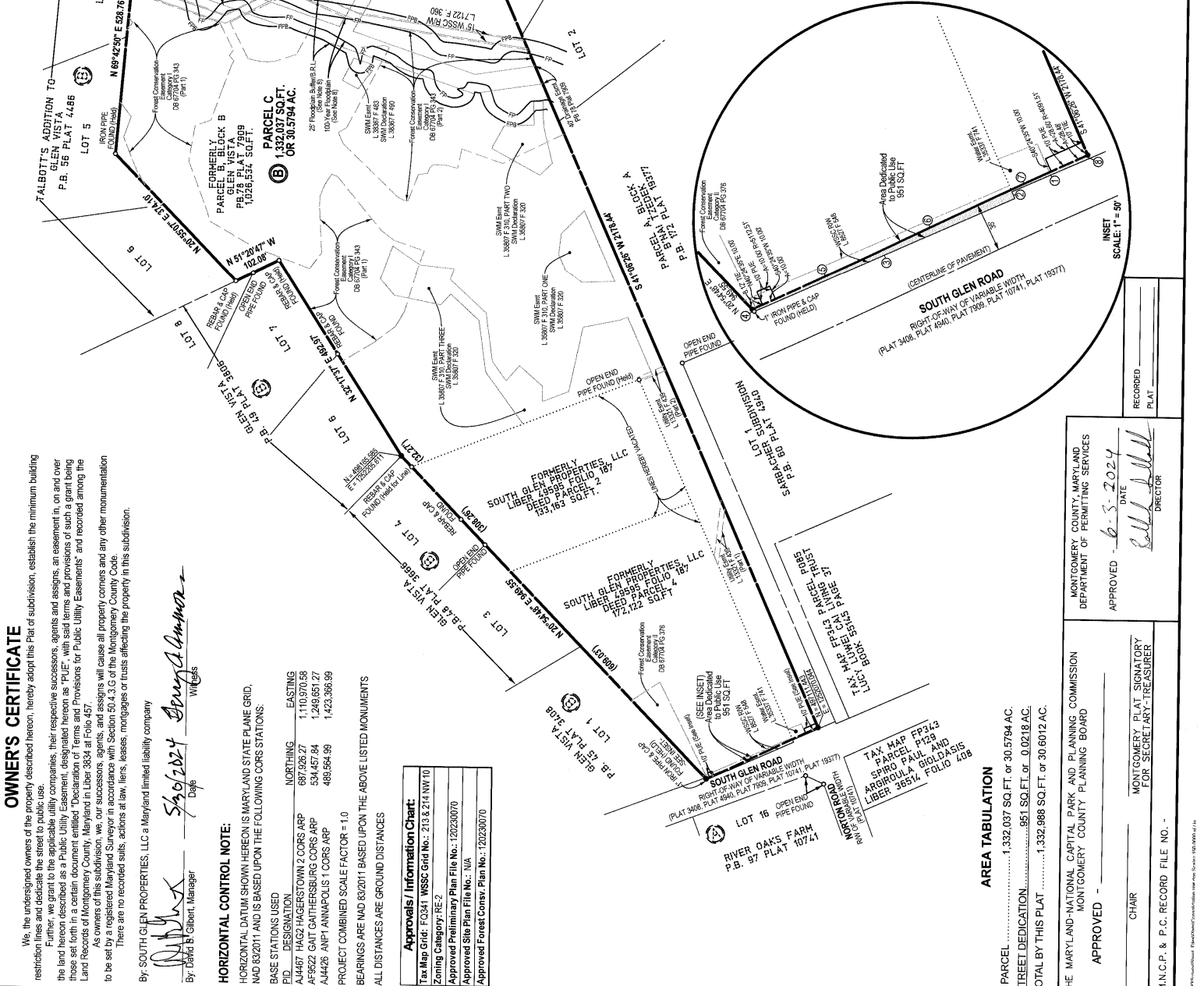
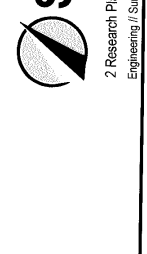
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that: the information shown hereon is correct, and that it is a resubdivision of all of Parcel B, as shown on a subdivision record plat entitled "SUBDIVISION RECORD PLAT, PARCEL B, BLOCK B, GLEN VISTA", recorded among the Land Records of the State of Maryland in Plat Book 150 at Page 7909; and that the all of the property described as Parcel 2 and Parcel 4 in a deed from FOURTH PRESBYTERIAN COVENANT COMMUNITY, a Maryland non-stock corporation to SOUTH GLEN PROPERTIES LLC, a Maryland limited liability company, by deed dated November 12, 2014 and recorded among the aforesaid Land Records in Liber 49595 at Folio 187. And that once engaged as described in the Owner's Certificate, I am acting as a professional land surveyor under the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included in this subdivision record plat is 1,332,988 square feet or 30.6012 acres of land, the total area dedicated to public use is 951 square feet or 0.0218 of an acre of land.

Timothy F. Lee Date: May 29, 2024
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expiration/Renewal Date: 07/31/2025



**SUBDIVISION RECORD PLAT
 PARCEL C, BLOCK B
 GLEN VISTA
 CONSOLIDATION OF PARCEL B, BLOCK B
 GLEN VISTA, PLAT NO. 7909
 AND PARCELS 2 AND 4 OF LIBER 49595 FOLIO 187
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 150' DATE: APRIL 2024**



AREA TABULATION

1 PARCEL	1,332,037 SQ. FT. or 30.5794 AC.
STREET DEDICATION	951 SQ. FT. or 0.0218 AC.
TOTAL BY THIS PLAT	1,332,988 SQ. FT. or 30.6012 AC.

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

APPROVED - _____

CHAIR

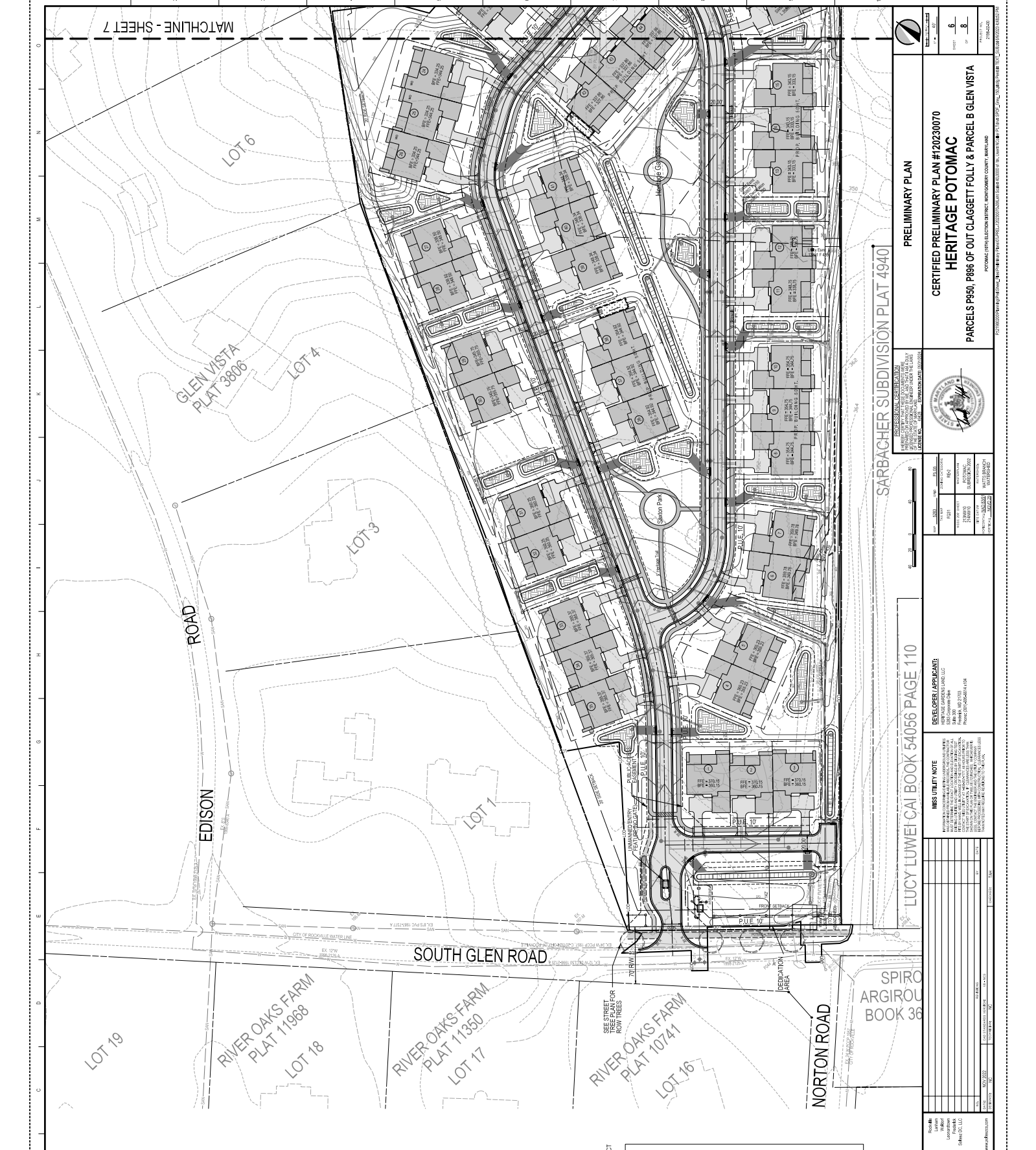
MONTGOMERY PLAT SIGNATORY
 FOR SECRETARY-TREASURER

APPROVED 6-5-2024 DATE
David B. Gilbert DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED
 PLAT

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



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PLANNING DEPARTMENT (USE ONLY) (E-PLANS)

PROFESSIONAL SEAL AND EXPIRATION DATE

DATE: 08/09/2018

NOTE:
 STREET TREE AND SIDEWALK SUBJECT TO MDPS
 REVISION TO COMPLY WITH MDPS STANDARD AND SUBJECT
 TO RIGHT-OF-WAY REVIEW AND APPROVAL.

SEE STREET FOR
 ROW TREES

LEGEND:

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	ROADWAY CENTERLINE
---	EXISTING GRADE
---	PROPOSED GRADE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SEWER
---	PROPOSED SEWER
---	PUE LINE
---	STREAM
---	STREAM VALLEY BUFFER
---	WETLAND
---	WETLAND BUFFER

ENGINEER'S CERTIFICATE
 I, JAMES H. MOSELEY, LICENSED PROFESSIONAL ENGINEER, NO. 14081, STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THE PRELIMINARY PLAN SHOWN ON THESE PLANS. I HAVE REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE PROFESSION AND THE REQUIREMENTS OF THE MARYLAND PROFESSIONAL ENGINEERING ACT AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND PROFESSIONAL ENGINEERING ACT AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND PROFESSIONAL ENGINEERING ACT AND REGULATIONS.

DATE: 08/09/2018

SOLTESZ, INC.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 Hervey
 Environmental Services
 P: 301-386-2799 F: 301-386-9667
www.soltesz.com

Developed Applicant:
 HERITAGE POTOMAC, LLC
 3800 Corporate Drive
 Potomac, MD 20854
 Project: 050-0279-002
 Date: 08/09/2018

MSA Utility Note:
 ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD PLANS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED RECORD PLANS TO THE BEST OF HIS KNOWLEDGE AND BELIEVES THAT THE UTILITIES SHOWN ON THESE PLANS ARE ACCURATE. THE ENGINEER IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THESE PLANS. ANY UTILITIES NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

PROFESSIONAL ENGINEERING ACT AND REGULATIONS, TITLE 10, SUBTITLE 11, PART 3-103, STATE OF MARYLAND, COMMISSION ON PROFESSIONAL ENGINEERING