

Plat Name: Strathmore View
Plat #: 220240830 thru 220240900

Location: Located on the south side of Strathmore Avenue, 1500 feet east of Rockville Pike (MD 355)
Master Plan North Bethesda -Garrett Park Master Plan
Plat Details: CRNF zone; 125 lots, 39 parcels
Owner: SAH Homes Associates, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12022016A (MCPB Resolution No. 24-001) and Site Plan No. 82022022A (Certified Site Plan dated March 25, 2024), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's approval of the aforesaid plans.

STRATHMORE AVENUE — MARYLAND 547

RIGHT OF WAY WIDTH VARIES

PLAT BOOK 2 PLAT NO. 167 & PLAT NO. 20824



VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CERTIFICATE

SAH HOMES ASSOCIATES LLC A DELAWARE LIMITED LIABILITY COMPANY

1-15-2025 DATE

1/24/2025 DATE

NOTES

1) THE SUBJECT PROPERTY IS LOCATED ON THE ASSESSMENT MAP NO. 0031 AND B.S.L.C. 080 PARAG. THE PROPERTY IS ZONED "DOP-40-70, C-135, R-4-37, R-50F PER MONTGOMERY COUNTY ZONING ORDINANCE.

2) THE HORIZONTAL DATUM OF THIS PLAN IS BASED ON MARYLAND STATE PLANE (NAD83/2011).

3) THIS SUBDIVISION RECORDS PLAT IS NOT INTENDED TO SHOW FUTURE MATTER RESTRICTING THE OWNERSHIP AND USE, NOR FUTURE MATTER RESTRICTING THE COMPENSATION AND SIZE OF THE PROPERTY. THE SUBDIVISION RECORDS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO SUPPLY OR NOTE ALL MATTERS AFFECTING TITLE.

4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, INCLUDING BUT NOT LIMITED TO, THE "DECLARATION OF RESTRICTIVE COVENANTS" FOR PRIVATE ADJACENT PROPERTIES, SHALL BE INCORPORATED BY REFERENCE INTO THIS SUBDIVISION RECORDS PLAT UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED BY THE SPONSOR. PUBLIC UTILITIES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PUBLIC UTILITY AND ARE NOT TO BE INTERFERED WITH BY THIS PLAN.

5) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.

6) THIS PLAT IS SUBJECT TO THE LIVES AND CONDITIONS WITHIN THE M.A.L.C.P. & P.C. PRELIMINARY PLAN #20220160 AND SITE PLAN #20220220, DATED 04/03/2022.

7) THE PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" FOR PRIVATE ADJACENT PROPERTIES, PRIVATE OPEN SPACES AND PRIVATE COMMON DRIVE SYSTEMS, AS RECORDED IN BOOK 88812 AT PAGE 42 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8) PARCELS 6, 7, 8, 9, 10 AND 11 ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

9) PARCELS 12 THROUGH 18 ARE TO BE CONVEYED TO A RESTRICTIVE COVENANT FOR PRIVATE TOWNHOMES RECORDED IN LATER BOOKS AT FOLIO 338 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

10) PARCELS 19 THROUGH 24 ARE TO BE CONVEYED TO A "RESTRICTIVE COVENANT FOR COMMON MANAGEMENT SYSTEMS RECORDS IN BOOK 8827 AT PAGE 284 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "RESTRICTIVE COVENANTS AGREEMENT" RECORDED IN BOOK 88812 AT PAGE 212 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" FOR PRIVATE ADJACENT PROPERTIES, PRIVATE OPEN SPACES AND PRIVATE COMMON DRIVE SYSTEMS, AS RECORDED IN BOOK 88812 AT PAGE 42 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

13) THE PROPERTY IS SUBJECT TO A "POTENTIAL ELECTRIC POWER COMPANY EASEMENT" RECORDED IN BOOK 88812 AT PAGE 158 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AREA TABULATION

LOT# PARCELS	44,501 SQ. FT. OR 1,021.60 ACRES
	45,456 SQ. FT. OR 1,043.83 ACRES
TOTAL AREA OF THIS PLAT	89,957 SQ. FT. OR 2,065.43 ACRES

GRAPHIC SCALE

SAH HOMES ASSOCIATES LLC

1/13/2025 DATE

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

APPROVED: 1-24-2025

CHAIR: MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.M.C.P. & P.C. RECORD FILE NO.:

SAH HOMES ASSOCIATES LLC

1-24-2025 DATE

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

APPROVED: 1-24-2025

CHAIR: MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

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1-24-2025 DATE

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

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1-24-2025 DATE

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MONTGOMERY COUNTY, MARYLAND

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1-24-2025 DATE

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

APPROVED: 1-24-2025

CHAIR: MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.M.C.P. & P.C. RECORD FILE NO.:

PLAT NO.

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
01	420.17'	28.42'	14.22'	N 89°13'37" W	28.42'	03°50'28"
02	200.17'	19.56'	9.78'	N 23°02'33" W	19.56'	05°52'36"
03	149.83'	36.84'	18.57'	S 27°52'09" E	36.85'	14°07'32"

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADVERTISE THIS PLAT OF SUBDIVISION AND CERTIFY THAT THE PLAT IS CORRECT, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED IN THE FOLLOWING TWO CONVEYANCES: 1) SAH HOMES ASSOCIATES LLC, STRATHMORE VIEW, PLAT 4, BOOK 68242, PAGE 176, AND 2) SAH HOMES ASSOCIATES LLC, STRATHMORE VIEW, PLAT 5, BOOK 68242, PAGE 177. THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT SHOWN AND DESCRIBED IN SAID PLATS AND IS NOT SUBJECT TO ANY OTHER REQUIRED NOTIFICATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR OR AN INSTRUMENT OF RECORD IN ANY COUNTY OR JURISDICTION. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS CONCLUDED THAT THE PLAT IS CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS CONCLUDED THAT THE PLAT IS CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS CONCLUDED THAT THE PLAT IS CORRECT AND ACCURATE.

SAH HOMES ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: SAH MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY
 TITLE: SAH MANAGER
 DATE: 1/15/2025
 DATE: 1/21/2025

SURVEYOR'S CERTIFICATE

ALL HEREIN CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED IN THE FOLLOWING TWO CONVEYANCES: 1) SAH HOMES ASSOCIATES LLC, STRATHMORE VIEW, PLAT 4, BOOK 68242, PAGE 176, AND 2) SAH HOMES ASSOCIATES LLC, STRATHMORE VIEW, PLAT 5, BOOK 68242, PAGE 177. THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT SHOWN AND DESCRIBED IN SAID PLATS AND IS NOT SUBJECT TO ANY OTHER REQUIRED NOTIFICATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR OR AN INSTRUMENT OF RECORD IN ANY COUNTY OR JURISDICTION. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS CONCLUDED THAT THE PLAT IS CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS CONCLUDED THAT THE PLAT IS CORRECT AND ACCURATE. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS CONCLUDED THAT THE PLAT IS CORRECT AND ACCURATE.



JOSEPH A. G. PRICE
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES: MAY 31, 2026
 DATE: 1/13/2025

NOTES

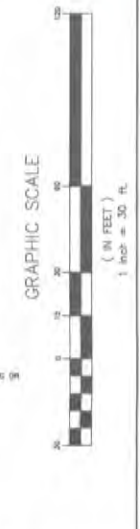
- 1) THE PROPERTY IS LOCATED ON THE ASSESSMENT MAP (66, 102) AND W&L&L AND W&L&L. THE PROPERTY IS ZONED "TOWN-CITY, 1-1/2, R-1.5, 4.5-F PER MONTGOMERY COUNTY ZONING ORDINANCE.
- 2) THE HORIZONTAL DATA OF THIS PLAT IS BASED ON MARYLAND STATE PLANE (NAD83/2011).
- 3) THE PROPERTY SHOWN HEREON IS NOT INTENDED TO REPLACE AN EXISTING PLAT OR TO BE ADDED TO AN EXISTING PLAT. THE PROPERTY SHOWN HEREON IS NOT INTENDED TO REPLACE AN EXISTING PLAT OR TO BE ADDED TO AN EXISTING PLAT.
- 4) ALL STAKES, CONVEYANCES, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PREVIOUS PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING FOR THE CONSTRUCTION OF THIS PROPERTY, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS SPECIFICALLY REVOKED BY THE INSTRUMENT OF RECORD OF THIS PLAT. ANY INSTRUMENT OF RECORD OF THIS PLAT SHALL SUPERSEDE ANY PREVIOUS INSTRUMENT OF RECORD OF THIS PLAT.
- 5) THE PROPERTY IS SUBJECT TO PUBLIC WEIRTS AND OTHER SERVICES ONLY.
- 6) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS WITHIN THE SAH HOMES ASSOCIATES LLC STRATHMORE VIEW PLAT 4 AND PLAT 5, BOOK 68242, PAGES 176 AND 177.
- 7) THE PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 176) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177).
- 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE SAH HOMES ASSOCIATES LLC STRATHMORE VIEW PLAT 4 AND PLAT 5, BOOK 68242, PAGES 176 AND 177.
- 9) PARCELS 4, 5, 6, 7 AND 8 ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED SEPARATELY.
- 10) THE DEEDS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON AND TAKEN FROM A FLOODPLAIN STUDY PREPARED BY W&A MAPLEWOOD LLC AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL AND PLANNING SERVICES, MONTGOMERY COUNTY, MARYLAND.
- 11) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 176) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177).
- 12) THE PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 176) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177).
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- 14) THE PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 176) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177).
- 15) THE PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 176) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177) AND TO A "DECLARATION OF RESTRICTIVE COVENANTS" (FOR PRIVATE BARRIERS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORIES) (BOOK 68242, PAGE 177).

AREA TABULATION

LOTS	28,271	SQ. FT.	OR	647,937	ACRES
PARCELS	58,897	SQ. FT.	OR	1,370,000	ACRES
TOTAL AREA OF THIS PLAT	87,168	SQ. FT.	OR	2,017,937	ACRES

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIR
 MONTGOMERY COUNTY PLANNING BOARD
 FOR SECRETARY-TREASURER
 DATE: 1-24-2025
 DIRECTOR

DEPARTMENT OF PERMITTING
 SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____
 DATE: 1-24-2025
 DIRECTOR



LEGEND

- SF: SQUARE FEET
- AC: ACRES
- N: NORTHING
- E: EASTING
- L: LEASER
- HOA: HOMEOWNERS ASSOCIATION
- CU: CURVE NUMBER

SUBDIVISION RECORD PLAT

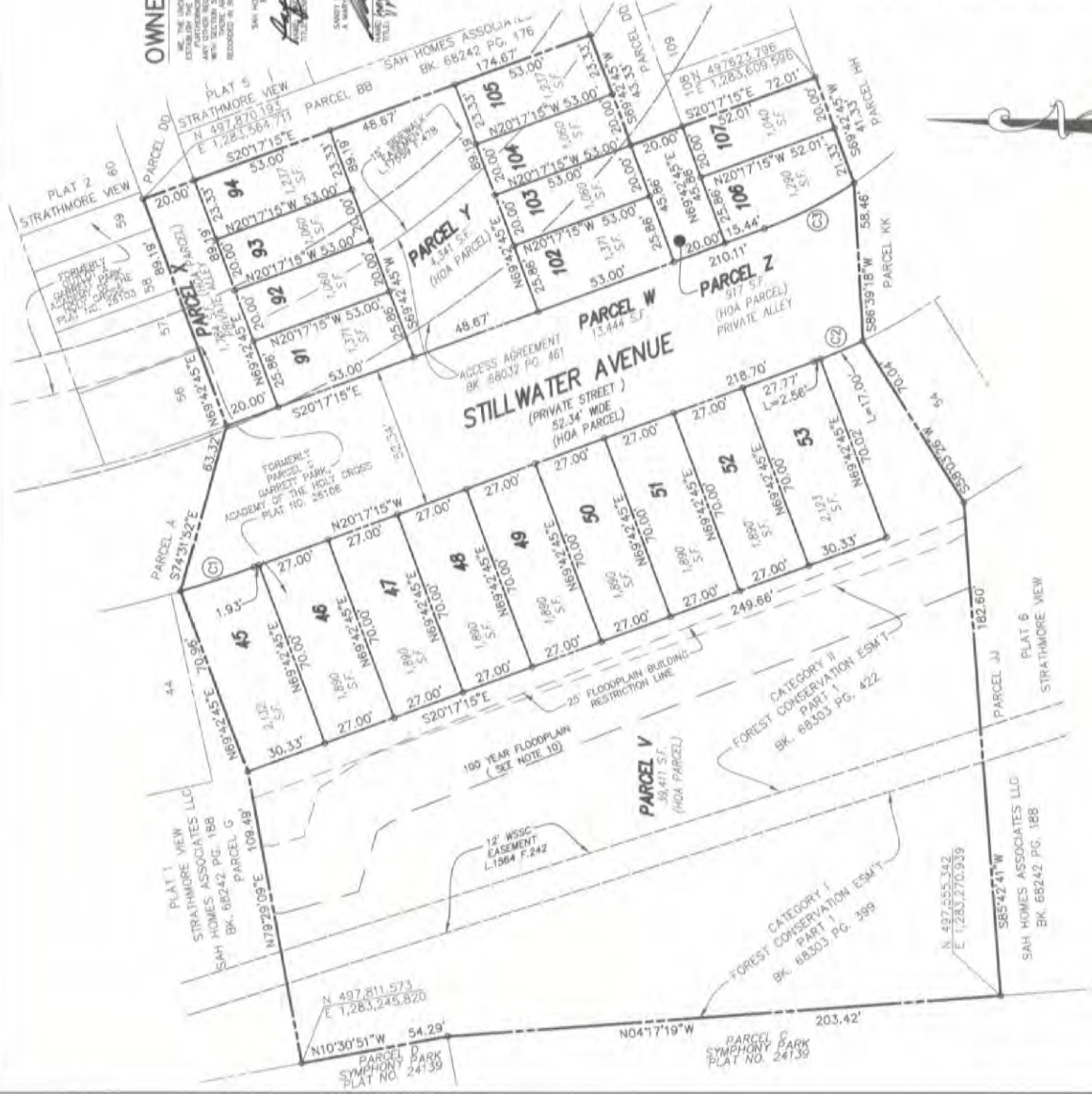
PLAT 4

STRATHMORE VIEW
 LOTS 45 THRU 53, 91 THRU 94, 102 THRU 107
 AND PARCELS V, W, X, Y & Z
 (BEING A RESUBDIVISION OF OUTLOT A & PARCEL C,
 GARRETT PARK, ACADEMY OF THE HOLY CROSS,
 4TH ELECTION DISTRICT,
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: JANUARY 13, 2025



VMA MARYLAND
 20251 Chesapeake Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vma.com

Our Site Set on the Future.



PLAT NO.

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
01	20.85	13.82	8.83	N 72°55'11" W	13.82	11°33'44"
02	24.00	14.19	8.70	N 63°39'59" W	14.19	26°14'30"
03	26.76	14.50	8.50	N 45°27'15" W	14.50	44°04'54"
04	29.15	14.75	8.25	N 21°03'00" W	14.75	67°56'00"
05	31.20	14.97	7.96	N 0°22'21" W	14.97	90°00'00"

AREA TABULATION

PARCEL TOTAL AREA OF THIS PLAT 78,494 SQ. FT. OR 1.80197 ACRES

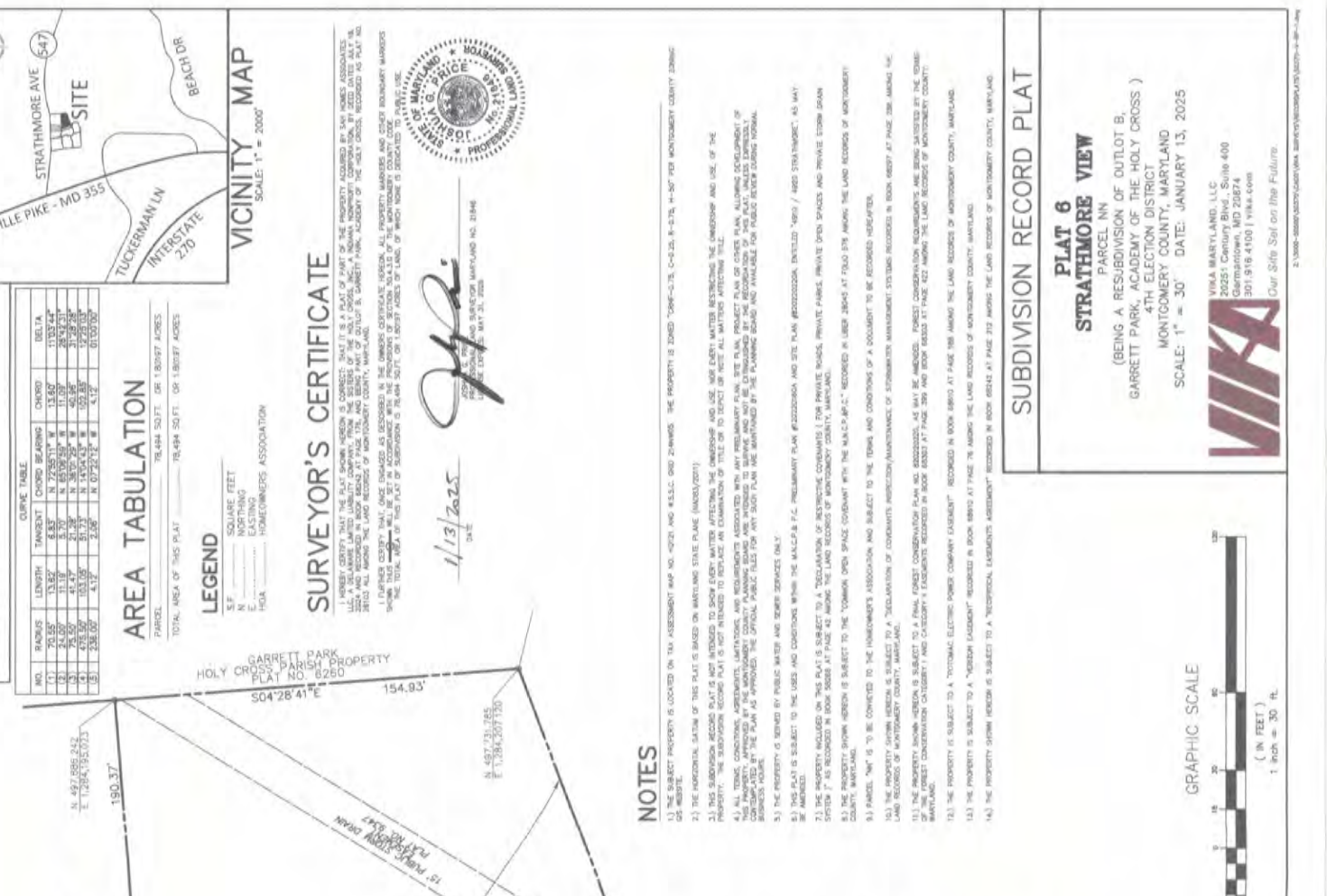
- LEGEND**
- S-F SQUAIRE FEET
 - N-F NORTHING
 - E-E EASTING
 - HGA HOMEOWNERS ASSOCIATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE PROPERTY ACQUIRED BY SAVI HOMES ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JUDICIAL SALE, A MARYLAND LIMITED LIABILITY COMPANY, FROM THE MARYLAND COURT OF APPEALS, IN THE MATTER OF THE ESTATE OF JAMES H. MCDONNELL, DECEASED, IN CASE NO. CH-11-13-0001, IN THE COUNTY OF MONTGOMERY, MARYLAND. I FURTHER CERTIFY THAT, UNLESS INDICATED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND CURB BOUNDARY MARKERS SHOWN ON THIS PLAT HAVE BEEN PLACED BY ME OR BY A PERSON UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM AWARE OF THE LOCATION OF EACH MARKER AND THAT THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 78,494 SQ. FT. OR 1.80197 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.



[Signature]
DATE: 1/13/2025
OFFICE: 1015 W. WINDYBROOK RD., SUITE 200, GAITHERSBURG, MD 20878
PHONE: 301-781-1234



NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON THE ASSESSMENT MAP NO. 0422R AND M.S.L.C. DIST. 221005. THE PROPERTY IS ZONED "DRF-C-2, C-3, C-4, R-1, R-2, H-30" PER MONTGOMERY COUNTY ZONING ORDINANCE.
- 2) THE HORIZONTAL SURFACE OF THIS PLAT IS BASED ON MARYLAND STATE PLANE (NAD83/2011).
- 3) THIS SUBDIVISION RECORDS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO: RECORDS OF EASEMENTS, ENCUMBRANCES, RIGHTS, INTERESTS, LIENS, AND OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
- 4) ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, SEWER, TELEPHONE, AND CABLE, ARE SHOWN AS THEY APPEAR ON THE RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE PLANTING OF NEW UTILITIES OR THE DELETION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PLANNING BOARD HAS APPROVED THE UTILITIES SHOWN ON THIS PLAT AND HAS ADVISED THAT THE UTILITIES SHOWN ON THIS PLAT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE PROPERTY IS BOUND BY PUBLIC WATER AND OTHER EASEMENTS ONLY.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.A.C.P.A.C.'S PRELIMINARY PLAN #1003000 AND THE PLAN #1003000 (REVISED 1989) / 1003000 (REVISED 2015) AS MAY BE AMENDED.
- 7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (DM PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE SCENIC DRAM SYSTEM) AS RECORDED IN BOOK 30888 AT PAGE 42 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.A.C.P.A.C.", RECORDED IN BOOK 30843 AT FOLIO 178 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 9) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "HOMESITE'S ASSOCIATION AND COVENANT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREON."
- 10) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS/PROTECTION/MAINTENANCE OF ESTATEMENTS/MANAGEMENT SYSTEMS RECORDED IN BOOK 8937 AT PAGE 208 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 11) THE PROPERTY SHOWN HEREON IS SUBJECT TO A FINAL FOREST CONSERVATION PLAN NO. 88222005, AS MAY BE AMENDED. FOREST CONSERVATION REQUIREMENTS ARE BEING JUDICATED BY THE TOWNSHIP FOREST CONSERVATION COMMISSION AND CULINARY ESTATEMENTS RECORDED IN BOOK 8822 AT PAGE 350 AND BOOK 8822 AT PAGE 427 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 12) THE PROPERTY IS SUBJECT TO A "TERRITORIAL ELECTRIC OWNERS COMPANY EASEMENT" RECORDED IN BOOK 8893 AT PAGE 108 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 13) THE PROPERTY IS SUBJECT TO A "FOREST EASEMENT" RECORDED IN BOOK 8893 AT PAGE 78 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 14) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "TERRITORIAL EASEMENTS AGREEMENT" RECORDED IN BOOK 8824 AT PAGE 212 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNRECORDED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADMIT THIS PLAT, OF SUBDIVISION AND EXPLANATION THE MINIMUM BOUNDING RESTRICTION LINES TO THE PROPERTY SHOWN AND DESCRIBED HEREON, INCLUDING BUT NOT LIMITED TO, RECORDS OF EASEMENTS, ENCUMBRANCES, RIGHTS, INTERESTS, LIENS, AND OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO, RECORDS OF EASEMENTS, ENCUMBRANCES, RIGHTS, INTERESTS, LIENS, AND OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO, RECORDS OF EASEMENTS, ENCUMBRANCES, RIGHTS, INTERESTS, LIENS, AND OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

DATE: 1/15/2025

[Signature]
TITLE: SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: *[Signature]* 1-24-2025
DATE: 1/21/2025

CHAIR: _____
SECRETARY-TREASURER: _____
DIRECTOR: _____

PLAT NO.	
DATE:	1-24-2025

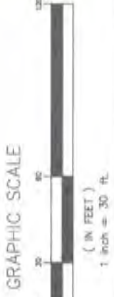
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

PLAT 6 STRATHMORE VIEW

PARCEL NN
(BEING A RESUBDIVISION OF OUTLOT B, GARRETT PARK, ACADEMY OF THE HOLY CROSS)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JANUARY 13, 2025

VIVA MARYLAND, LLC
20251 Century Blvd., Suite 400
Gaithersburg, MD 20878
301.918.4100 | viva.com

Our Site Set on the Future.



PLAT NO.

NO.	RADIUS	LENGTH	THUMB	CHORD BEARING	CHORD	COORD.
1	148.85	115.78	S 85°24'00" W	111.93	409.67	181.567
2	148.85	115.78	N 85°24'00" E	111.93	409.67	181.567
3	148.85	115.78	S 85°24'00" W	111.93	409.67	181.567
4	148.85	115.78	N 85°24'00" E	111.93	409.67	181.567
5	148.85	115.78	S 85°24'00" W	111.93	409.67	181.567
6	148.85	115.78	N 85°24'00" E	111.93	409.67	181.567
7	148.85	115.78	S 85°24'00" W	111.93	409.67	181.567
8	148.85	115.78	N 85°24'00" E	111.93	409.67	181.567
9	148.85	115.78	S 85°24'00" W	111.93	409.67	181.567
10	148.85	115.78	N 85°24'00" E	111.93	409.67	181.567

AREA TABULATION

LOTS PARCELS 4328 SQ.FT. OR 0.09729 ACRES
 PARCELS 84,371 SQ.FT. OR 1.93888 ACRES
 TOTAL AREA OF THIS PLAT 88,699 SQ.FT. OR 2.03618 ACRES

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THE PLAT OF STRATHMORE VIEW ESTABLISHED BY THE ABOVE RECORDED INSTRUMENT. I, THE UNDERSIGNED, HEREBY WARRANT AND GUARANTEE THAT THE PLAT AND THE PROPERTY SHOWN AND DESCRIBED HEREON WILL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY HAVING JURISDICTION THEREOVER. I, THE UNDERSIGNED, HEREBY WARRANT AND GUARANTEE THAT THE PLAT AND THE PROPERTY SHOWN AND DESCRIBED HEREON WILL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY HAVING JURISDICTION THEREOVER. I, THE UNDERSIGNED, HEREBY WARRANT AND GUARANTEE THAT THE PLAT AND THE PROPERTY SHOWN AND DESCRIBED HEREON WILL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY HAVING JURISDICTION THEREOVER.

SAH HOMES ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: *[Signature]*
 VICE PRESIDENT
 DATE: 1/15/2025
 SAH HOMES ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: *[Signature]*
 VICE PRESIDENT
 DATE: 1/21/2025

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY SAH HOMES ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM SAH HOMES ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE PLAT AND THE PROPERTY SHOWN AND DESCRIBED HEREON WILL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY HAVING JURISDICTION THEREOVER. I, THE UNDERSIGNED, HEREBY WARRANT AND GUARANTEE THAT THE PLAT AND THE PROPERTY SHOWN AND DESCRIBED HEREON WILL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY AGENCY HAVING JURISDICTION THEREOVER.



[Signature]
 JAMES G. PRICE
 PROFESSIONAL SURVEYOR
 STATE OF MARYLAND
 LICENSE NO. 2187
 COMMISSION EXPIRES 12/31/2026
 DATE: 1/19/2025



VICINITY MAP
 SCALE: 1" = 2000'



- NOTES**
- 1) THE SUBJECT PROPERTY IS LOCATED ON THE ASSESSMENT MAP NO. 10221 AND N.S.L.C. DISTRICT NO. 2. THE PROPERTY IS ZONED "DPR"-DTS, F-125, R-575, R-575, R-575 PER MONTGOMERY COUNTY ZONING ORDINANCE.
 - 2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE (MADSD/2011).
 - 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE DIMENSION AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON ANY OTHER RECORDING INSTRUMENT.
 - 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND APPLICABLE TO THIS PLAT, SHALL BE APPLIED TO THIS PLAT AS APPROVED. THE OFFICIAL PUBLIC FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW UNDER NORMAL BUSINESS HOURS.
 - 5) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 - 6) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS WHEN THE WALCZAP, P.C. PRELIMINARY PLAT (PROCEEDING AND SITE PLAN PROCEEDING), DATED "10/15/14" AND "10/20/14", AS MAY BE AMENDED.
 - 7) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A "RECORDATION OF RESTRICTIVE COVENANTS (FOR PRIVATE RESIDUAL, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEM)" AS RECORDED IN BOOK 8884 AT PAGE 43 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE WALCZAP, P.C." RECORDED IN LIBER 8884 AT FOLIO 378 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 9) PARCELS "J", "K" AND "M" WILL BE CONVEYED TO THE UNDERSIGNED'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A COVENANT TO BE RECORDED HEREAFTER.
 - 10) PARCEL "M" (STILLWATER AVENUE) IS SUBJECT TO A RESTRICTIVE PRIVATE ROAD COVENANT RECORDED IN LIBER 8884 AT FOLIO 378 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 11) THE SURFACE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY IVA MARYLAND LLC AND APPROVED BY THE DEPARTMENT OF FORMATION SERVICES IN A LETTER DATED JULY 31, 2021, REFERENCE FLOODPLAIN STUDY NUMBER 202101.
 - 12) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS" RECORDED IN BOOK 8884 AT PAGE 212 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 13) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS" RECORDED IN BOOK 8884 AT PAGE 212 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 14) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS" RECORDED IN BOOK 8884 AT PAGE 212 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 15) THE PROPERTY IS SUBJECT TO A "RESTRICTION ON EASEMENT" RECORDED IN BOOK 8884 AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 16) THE PROPERTY IS SUBJECT TO A "RESTRICTION ON EASEMENT" RECORDED IN BOOK 8884 AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 17) THE PROPERTY IS SUBJECT TO A "RESTRICTION ON EASEMENT" RECORDED IN BOOK 8884 AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 18) THE PROPERTY IS SUBJECT TO A "RESTRICTION ON EASEMENT" RECORDED IN BOOK 8884 AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 19) THE PROPERTY IS SUBJECT TO A "RESTRICTION ON EASEMENT" RECORDED IN BOOK 8884 AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 20) THE PROPERTY IS SUBJECT TO A "RESTRICTION ON EASEMENT" RECORDED IN BOOK 8884 AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



SUBDIVISION RECORD PLAT

PLAT 7
STRATHMORE VIEW
 LOTS 54 & 55 AND PARCELS JJ & KK
 (BEING A RESUBDIVISION OF PARCEL C,
 GARRETT PARK, ACADEMY OF THE HOLY CROSS)
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JANUARY 13, 2025



VIKA REALTY, LLC
 20251 Coon Rd., Suite 400
 Germantown, MD 20874
 301.516.4100 | vika.com
 Our Site Set on the Future.

APPROVED: *[Signature]*
 CHAIR

APPROVED: *[Signature]*
 DIRECTOR

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

DATE: 1-24-2025

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

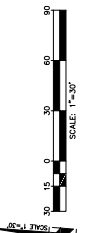
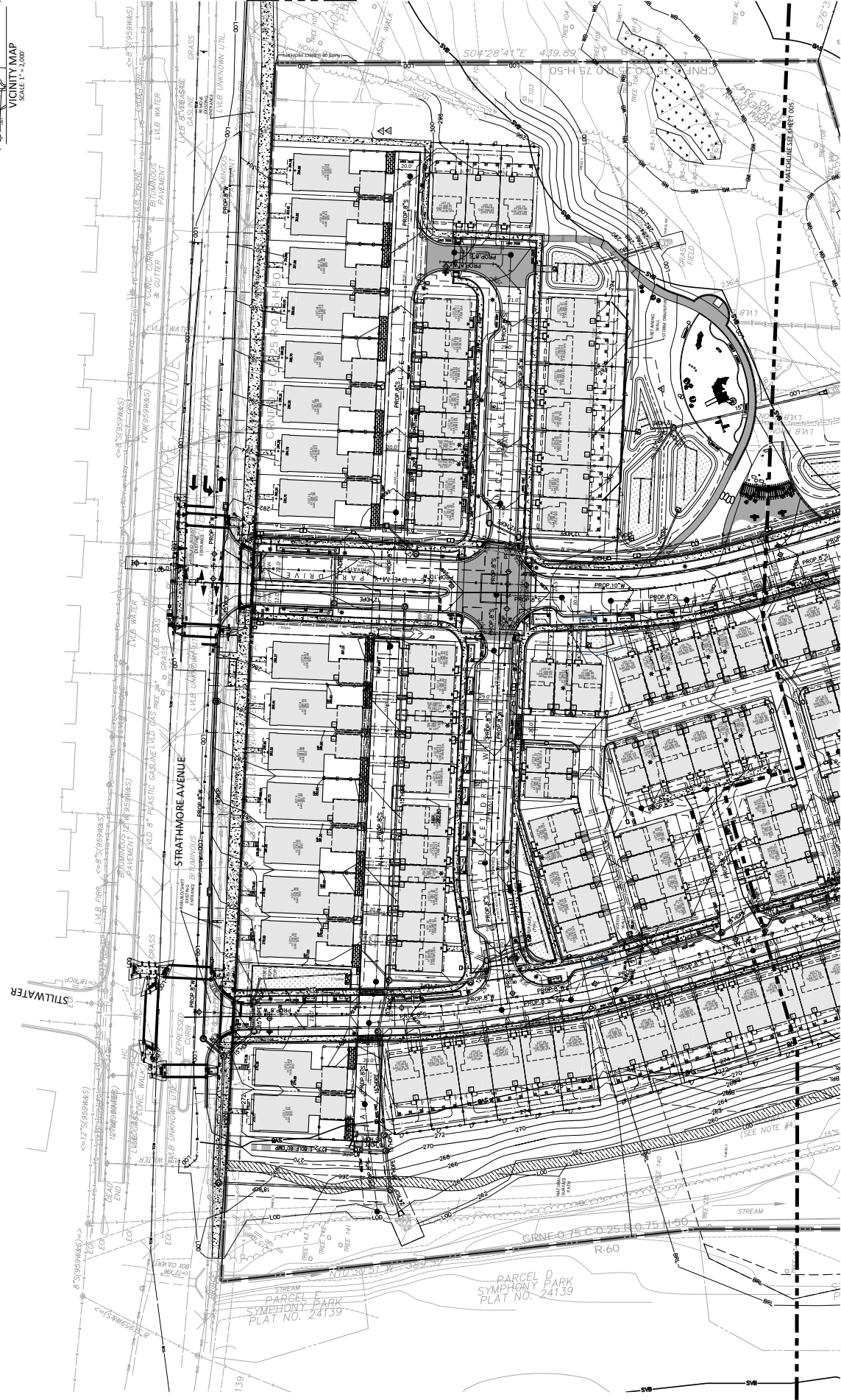
PLAT NO. _____ DATE _____

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



PLAN LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING BUILDING FOOTING
	PROPOSED BUILDING FOOTING
	EXISTING FOUNDATION
	PROPOSED FOUNDATION
	EXISTING SLAB
	PROPOSED SLAB
	EXISTING WALL
	PROPOSED WALL
	EXISTING COLUMN
	PROPOSED COLUMN
	EXISTING WINDOW
	PROPOSED WINDOW
	EXISTING DOOR
	PROPOSED DOOR
	EXISTING STAIRCASE
	PROPOSED STAIRCASE
	EXISTING ELECTRICAL SYSTEM
	PROPOSED ELECTRICAL SYSTEM
	EXISTING MECHANICAL SYSTEM
	PROPOSED MECHANICAL SYSTEM
	EXISTING PLUMBING SYSTEM
	PROPOSED PLUMBING SYSTEM
	EXISTING FIRE ALARM SYSTEM
	PROPOSED FIRE ALARM SYSTEM
	EXISTING SECURITY SYSTEM
	PROPOSED SECURITY SYSTEM
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY



NOT FOR CONSTRUCTION

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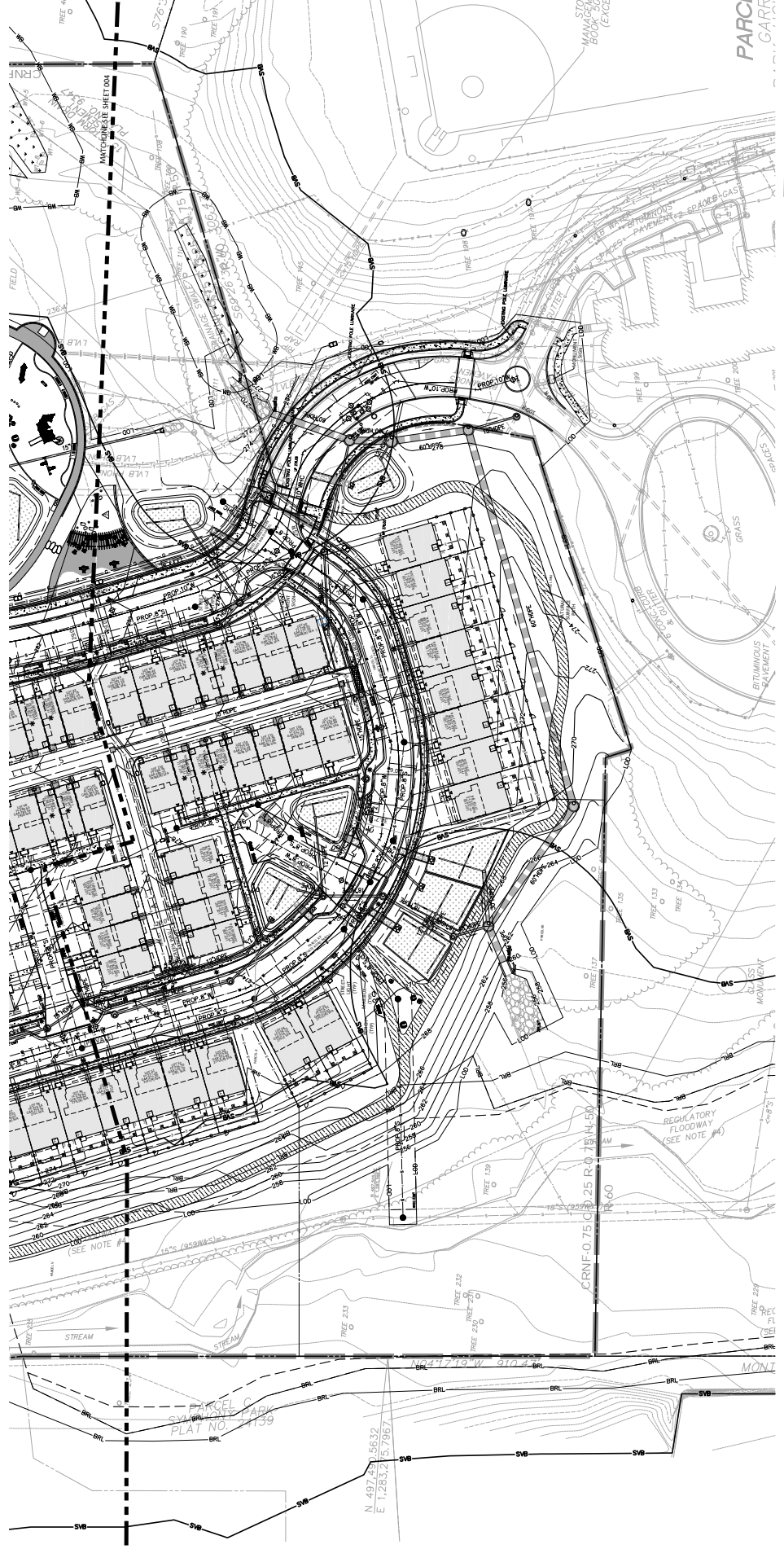
APPROVED PLANNING DESIGN TEAM
PARCEL DESIGN, INC.
 1500 N. 40TH ST., SUITE 101
 FARGO, ND 58103-1411
 TEL: 701.785.4141
 WWW.PARCELDESIGN.COM

PLAN LEGEND

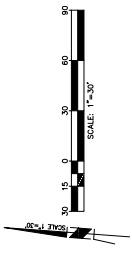
<ul style="list-style-type: none"> EXISTING OVERHEAD UTILITY LINES EXISTING UNDERGROUND UTILITY LINES EXISTING SANITARY MAINS EXISTING WATER MAINS EXISTING ELECTRIC MAINS EXISTING GAS MAINS EXISTING FIBER OPTIC MAINS EXISTING CABLE MAINS EXISTING TELEPHONE MAINS EXISTING RAILROAD TRACKS EXISTING ROADWAYS EXISTING DRIVEWAYS EXISTING SIDEWALKS EXISTING PATHWAYS EXISTING CURBS EXISTING LOT LINES EXISTING EASEMENTS EXISTING ENCROACHMENTS EXISTING EROSION CONTROL EXISTING STORM SEWER EXISTING DRAINAGE EXISTING LANDSCAPE EXISTING TREES EXISTING VEGETATION EXISTING FENCES EXISTING SIGNAGE EXISTING MONUMENTS EXISTING BOUNDARIES EXISTING ADJACENT PARCELS EXISTING ADJACENT PROJECTS EXISTING ADJACENT EROSION CONTROL EXISTING ADJACENT STORM SEWER EXISTING ADJACENT DRAINAGE EXISTING ADJACENT LANDSCAPE EXISTING ADJACENT TREES EXISTING ADJACENT VEGETATION EXISTING ADJACENT FENCES EXISTING ADJACENT SIGNAGE EXISTING ADJACENT MONUMENTS EXISTING ADJACENT BOUNDARIES 	<ul style="list-style-type: none"> PROPOSED NEW UTILITY LINES PROPOSED SANITARY MAINS PROPOSED WATER MAINS PROPOSED ELECTRIC MAINS PROPOSED GAS MAINS PROPOSED FIBER OPTIC MAINS PROPOSED CABLE MAINS PROPOSED TELEPHONE MAINS PROPOSED RAILROAD TRACKS PROPOSED ROADWAYS PROPOSED DRIVEWAYS PROPOSED SIDEWALKS PROPOSED PATHWAYS PROPOSED CURBS PROPOSED LOT LINES PROPOSED EASEMENTS PROPOSED ENCROACHMENTS PROPOSED EROSION CONTROL PROPOSED STORM SEWER PROPOSED DRAINAGE PROPOSED LANDSCAPE PROPOSED TREES PROPOSED VEGETATION PROPOSED FENCES PROPOSED SIGNAGE PROPOSED MONUMENTS PROPOSED BOUNDARIES 	<ul style="list-style-type: none"> PROPOSED NEW UTILITY LINES PROPOSED SANITARY MAINS PROPOSED WATER MAINS PROPOSED ELECTRIC MAINS PROPOSED GAS MAINS PROPOSED FIBER OPTIC MAINS PROPOSED CABLE MAINS PROPOSED TELEPHONE MAINS PROPOSED RAILROAD TRACKS PROPOSED ROADWAYS PROPOSED DRIVEWAYS PROPOSED SIDEWALKS PROPOSED PATHWAYS PROPOSED CURBS PROPOSED LOT LINES PROPOSED EASEMENTS PROPOSED ENCROACHMENTS PROPOSED EROSION CONTROL PROPOSED STORM SEWER PROPOSED DRAINAGE PROPOSED LANDSCAPE PROPOSED TREES PROPOSED VEGETATION PROPOSED FENCES PROPOSED SIGNAGE PROPOSED MONUMENTS PROPOSED BOUNDARIES
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 TEL: 701.785.4141
 WWW.PARCELDESIGN.COM



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UNLAWFUL CERTIFICATE
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 TEL: 701.785.4141
 WWW.PARCELDESIGN.COM

REVIEWS

DATE	BY
08/02/2020	ES/2020
08/20/2020	ES/2020

Day Shared Office: 9-5:00 PM
4910/4920
Strathmore
 EST. ELECTION DISTRICT
 MONTELEONE, MARYLAND,
 WISSE, GREG, STEINBOCK,
 2359 MONTELEONE AVE,
 TWIN FALLS, IDAHO 83401
 TAX MAP #R231

8300 2002A
AND SUPPLEMENT TO
FILING FOR FURNISH
Detailed
Site Plan

PROFESSIONAL SEAL

 SCOTT L. SMITH
 LICENSE NO. 1801
 EXPIRES 06/30/2024

ENVIRONMENTAL CONSULTANT:
ENVIRONMENTAL LLC
 400 S. HOOPER AVE., SUITE 100
 GRAND FORK, ND 58001

CIVIL ENGINEER:
DAVIS UTILITY
 700 N. 1ST AVE., SUITE 100
 GRAND FORK, ND 58001

LIST OF CHANGES FOR
8300 2002A
 1. CHANGED THE LEGEND TO INCLUDE THE NEW UTILITY LINES.
 2. CHANGED THE LEGEND TO INCLUDE THE NEW SANITARY MAINS.
 3. CHANGED THE LEGEND TO INCLUDE THE NEW WATER MAINS.
 4. CHANGED THE LEGEND TO INCLUDE THE NEW ELECTRIC MAINS.
 5. CHANGED THE LEGEND TO INCLUDE THE NEW GAS MAINS.
 6. CHANGED THE LEGEND TO INCLUDE THE NEW FIBER OPTIC MAINS.
 7. CHANGED THE LEGEND TO INCLUDE THE NEW CABLE MAINS.
 8. CHANGED THE LEGEND TO INCLUDE THE NEW TELEPHONE MAINS.
 9. CHANGED THE LEGEND TO INCLUDE THE NEW RAILROAD TRACKS.
 10. CHANGED THE LEGEND TO INCLUDE THE NEW ROADWAYS.
 11. CHANGED THE LEGEND TO INCLUDE THE NEW DRIVEWAYS.
 12. CHANGED THE LEGEND TO INCLUDE THE NEW SIDEWALKS.
 13. CHANGED THE LEGEND TO INCLUDE THE NEW PATHWAYS.
 14. CHANGED THE LEGEND TO INCLUDE THE NEW CURBS.
 15. CHANGED THE LEGEND TO INCLUDE THE NEW LOT LINES.
 16. CHANGED THE LEGEND TO INCLUDE THE NEW EASEMENTS.
 17. CHANGED THE LEGEND TO INCLUDE THE NEW ENCROACHMENTS.
 18. CHANGED THE LEGEND TO INCLUDE THE NEW EROSION CONTROL.
 19. CHANGED THE LEGEND TO INCLUDE THE NEW STORM SEWER.
 20. CHANGED THE LEGEND TO INCLUDE THE NEW DRAINAGE.
 21. CHANGED THE LEGEND TO INCLUDE THE NEW LANDSCAPE.
 22. CHANGED THE LEGEND TO INCLUDE THE NEW TREES.
 23. CHANGED THE LEGEND TO INCLUDE THE NEW VEGETATION.
 24. CHANGED THE LEGEND TO INCLUDE THE NEW FENCES.
 25. CHANGED THE LEGEND TO INCLUDE THE NEW SIGNAGE.
 26. CHANGED THE LEGEND TO INCLUDE THE NEW MONUMENTS.
 27. CHANGED THE LEGEND TO INCLUDE THE NEW BOUNDARIES.