

Plat Name: Blair, Section 1

Plat #: 220250430

Location: Located on the north side of Gist Avenue, 250 feet west of Fenton Street

Master Plan: Silver Spring Downtown and Adjacent Communities Master Plan

Plat Details: CR zone; 1 lot

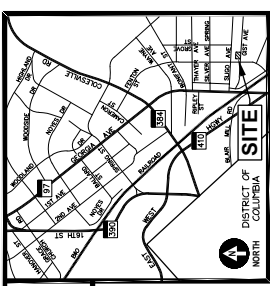
Owner: 923 Gist, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Subdivision Waiver Request No. SRW202501 (MCPB Resolution No. 24-116), 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 aforementioned application. Staff recommends approval of the proposed plat, conditioned upon the following:

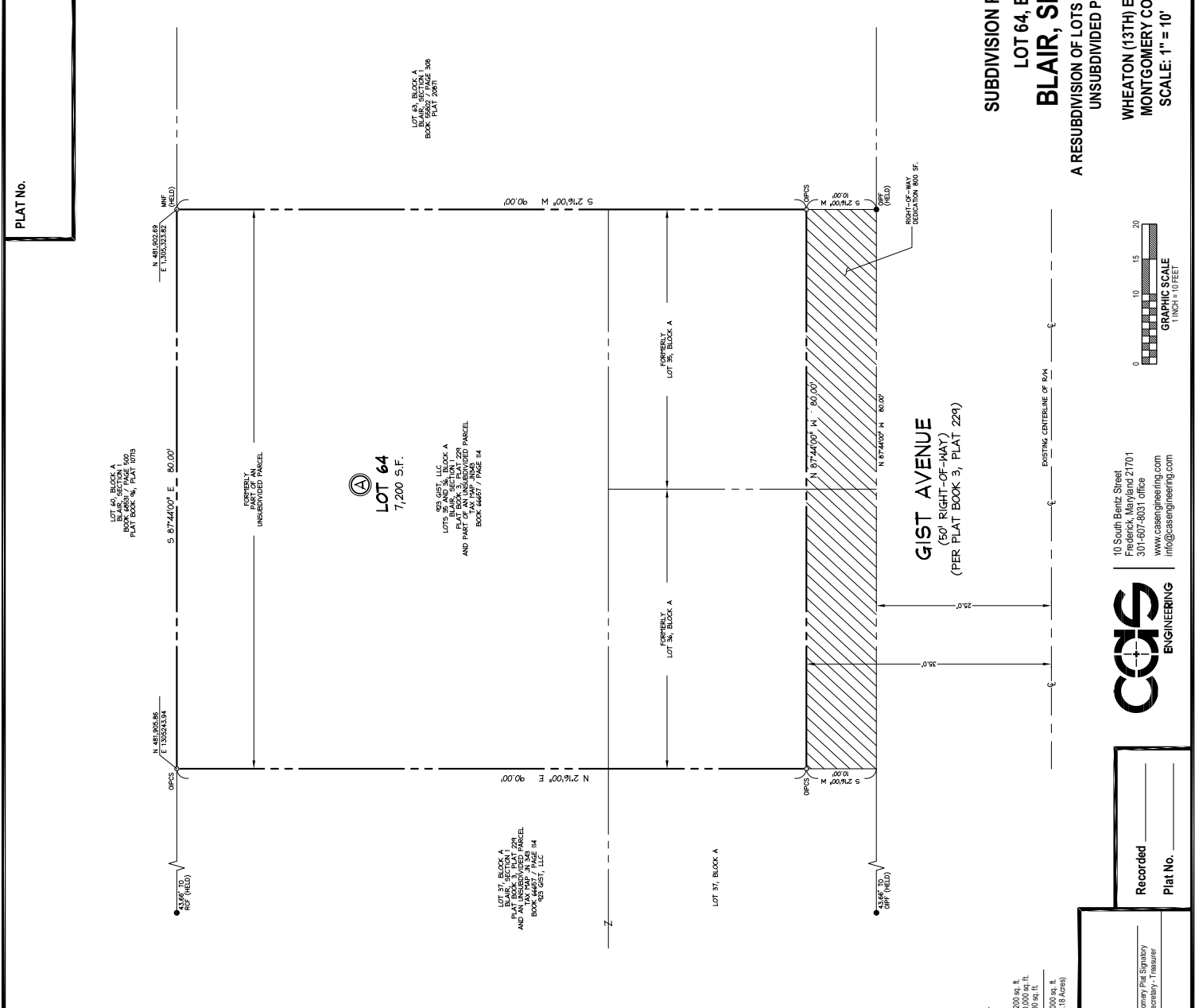
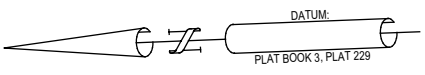
Applicant to add recordation reference (Book/page) for a Declaration of Covenants and Agreement as required by Montgomery County Department of Permitting Services.

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.



VICINITY MAP
SCALE: 1" = 200'



SUBDIVISION RECORD PLAT
LOT 64, BLOCK A
BLAIR, SECTION 1
A RESUBDIVISION OF LOTS 35 AND 36 AND PART OF AN UNSUBDIVIDED PARCEL, BLOCK A
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' FEBRUARY, 2025

- NOTES**
- This property is served by public water and sewer services only.
 - The property that is the subject of this record plat is in the CR zone as of the date of plat recording.
 - OPCS = Open Iron Pipe w/ Cap Set
MNF = Mag Nail Found
OPF = Open Iron Pipe Found
RCF = Rebar and Cap Found
 - The property shown hereon is located on Tax Map JN343.
 - The property shown hereon is located on F.E.M.A. Flood Insurance Map Community-Parcel Number 240049 2015 03AR60, flood zone "X".
 - The plat is subject to the terms and conditions as required by Subdivision and Plat Book Regulations, Chapter 49 of the Montgomery County Code.
 - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review.
 - This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting the ownership and use, of this property. This subdivision 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 revocable agreement for existing improvements in Gist Avenue Right-of-Way as recorded in Book 6657, at Page 176, among the Land Records of Montgomery County Maryland and as provided for in Chapter 49 of the Montgomery County Code.
 - The property is subject to a Declaration of Covenants Adopting, Confirming, and Ratifying a Project-Based TDM Plan as recorded in Book 68865, at Page 497, among the Land Records of Montgomery County Maryland.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of part of the lands conveyed by 923-927, L.L.C., a Maryland limited liability company into 923 Gist, LLC, a Maryland limited liability company, as recorded in Book 68867 at Page 114, also being a resubdivision of Lots 35 and 36 and a part of an unsubdivided parcel, Block A, Blair, Section 1, as recorded in Plat Book 3, Plat 229, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 8,000 square feet, 800 square feet of which is dedicated to public use, and that all property corners marked with "X" are in place as shown hereon and in accordance with Section 36-A.3.g of the Subdivision Regulations of Montgomery County, Maryland.

OWNERS' CERTIFICATE

We, 923 Gist, LLC owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
We further dedicate to public use the 800 square feet of land shown hereon adjacent to Gist Avenue Right-of-Way.
There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Date: _____ Witness: _____
David Fogel Business Manager
Robert A. Neary Trustee

We, 923-927, LLC, owners of a deed of trust dated December 31, 2022 and recorded January 12, 2023 in Book 6657 at Page 176 hereby consent to this plat of subdivision.

PLAT TABULATION

Number of Lots	1
Number of Acres	7,200 sq. ft.
Area of Parcel(s)	0.0000 sq. ft.
Area of Street Dedication	800 sq. ft.
Total Area	8,000 sq. ft. (0.18 Acres)

Department of Permitting Services
Montgomery County, Maryland

Date: _____
Appreciated: _____ Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Chair
Montgomery Plat Statutory for Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

Recorded _____
Plat No. _____

10 South Bentz Street
Frederick, Maryland 21701
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info@casengr.com

COS ENGINEERING

GRAPHIC SCALE
1 INCH = 10 FEET

P:2025-04-623... 2025 Gist Avenue 6 drawings/64523, Plat Book 3, 2025 COS Engineering and CAS Engineering-DC, LLC