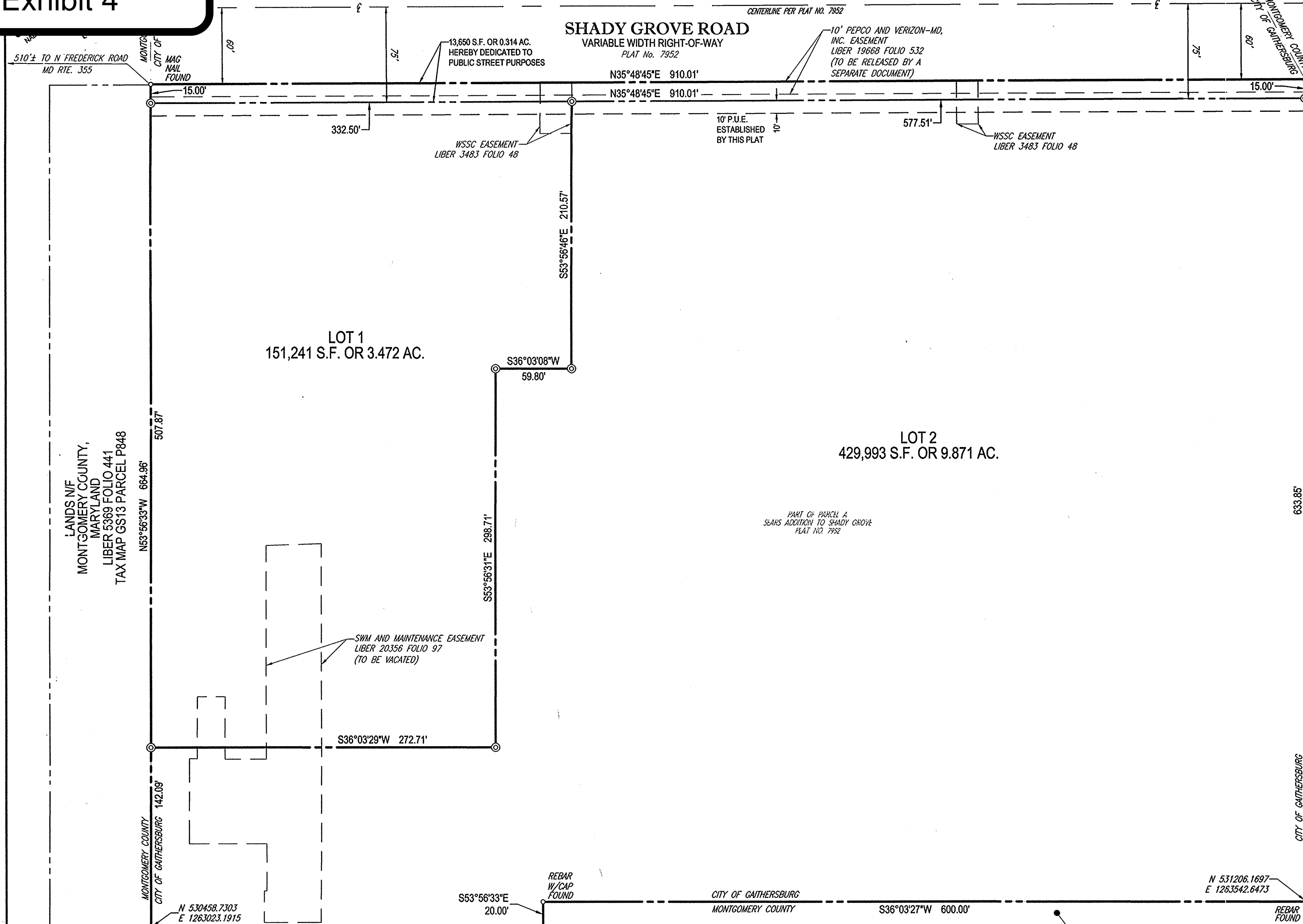
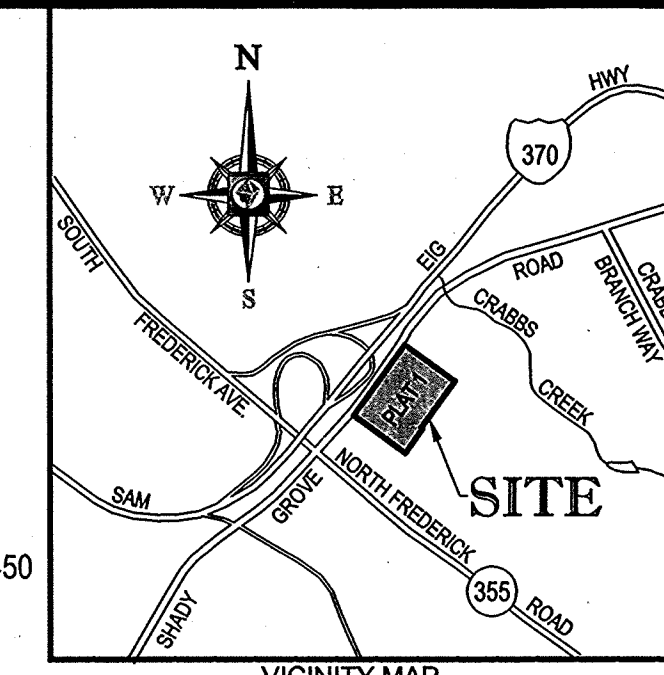


PLAT NO. 24895



LANDS N/F
U.S. POSTAL SERVICE
LIBER 5943 FOLIO 85
TAX MAP GS13 PARCEL P450

- NOTES**
1. THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS13 PARCEL N606 WITH A TAX ACCOUNT NUMBER OF 09-00768845.
 2. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE GRID NAD83/91.
 3. THIS SUBDIVISION 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 OR TO THE DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ANNEXATION AGREEMENT X-182, RECORDED IN LIBER 44922 AT FOLIO 3, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 5. THE PROPERTIES SHOWN HEREON ARE ZONED MXD (MIXED USE).
 6. THE PROPERTIES SHOWN HERE ARE SUBJECT TO A DECLARATION OF USE RESTRICTION RECORDED IN LIBER 44493 FOLIO 190, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY.
 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANTS FOR INSPECTION/MAINTENANCE OF STORMWATER MANAGEMENT FACILITY AND/OR WATER QUALITY FACILITIES, RECORDED IN LIBER 47789 AT FOLIO 134, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY.

OWNER'S DEDICATION
CARMAX AUTO SUPERSTORES, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATES THE STREETS TO PUBLIC USE.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH CHAPTER 20, ARTICLE II, SECTIONS 20-32 AND ARTICLE VI, SECTION 20-60 OF THE GAITHERSBURG CITY CODE.

FURTHER, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO PENDING SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

CARMAX AUTO SUPERSTORES, INC.
BY: *[Signature]*
NAME: Eric M. Margolin
TITLE: SENIOR VICE PRESIDENT, GENERAL COUNSEL AND SECRETARY
WITNESS: Cheri L. Hancock TA
DATE: 10-28-14

LANDS N/F
NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY
LIBER 11192 FOLIO 356
TAX MAP GS13 PARCEL P466

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND ACQUIRED BY CARMAX AUTO SUPERSTORES, INC. BY DEED DATED JUNE 5, 2013 AND RECORDED IN LIBER 47051 FOLIO 97, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON A PLAT TITLED "PARCEL 'A' - SEARS ADDITION TO SHADY GROVE" AND RECORDED AT PLAT NO. 7952.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH CHAPTER 20, ARTICLE III, SECTION 20-32, AND ARTICLE VII, SECTION 20-62 (D) OF THE GAITHERSBURG CITY CODE. THE TOTAL AREA OF DEDICATED LAND TO PUBLIC USE ON THIS PLAT OF SUBDIVISION IS 13,650 SQUARE FEET OR 0.314 ACRES OF LAND. THE TOTAL AREA ON THIS PLAT OF SUBDIVISION IS 594,884 SQUARE FEET OR 13.657 ACRES OF LAND.

AREA TABULATION

2 LOTS	581,234 S.F.	OR	13.343 AC.
STREET DEDICATION	13,650 S.F.	OR	0.314 AC.
TOTAL AREA	594,884 S.F.	OR	13.657 AC.

**PLAT 1
CARMAX**
LOTS 1 AND 2
RESUBDIVISION OF PART OF PARCEL "A"
PLAT NO. 7952
GAITHERSBURG (9TH) ELECTION DISTRICT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=60' DATE: OCT 23, 2013



RECEIVED
NOV 12 2014

CITY OF GAITHERSBURG PLANNING COMMISSION
CHAIR: *[Signature]* DATE: 5-Nov-2014
VICE CHAIR: *[Signature]* DATE: 5-Nov-2014

DATE: 10-24-14
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR # 21587
LICENCE EXPIRES JANUARY 16, 2015

NO.	REVISION	DATE:
4	REVISED PER CITY COMMENTS	10/24/14
3	REVISED PER CITY COMMENTS	07/28/14
2	REVISED PER COUNTY COMMENTS	07/02/14
1	REVISED PER CITY COMMENTS	07/06/12

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 24895, MSA_51249_30489. Date available 2014/11/12. Printed 04/04/2025.