



Maryland Society of Surveyors

2016 Plat & Photo Competitions

Category A:

Boundary Survey

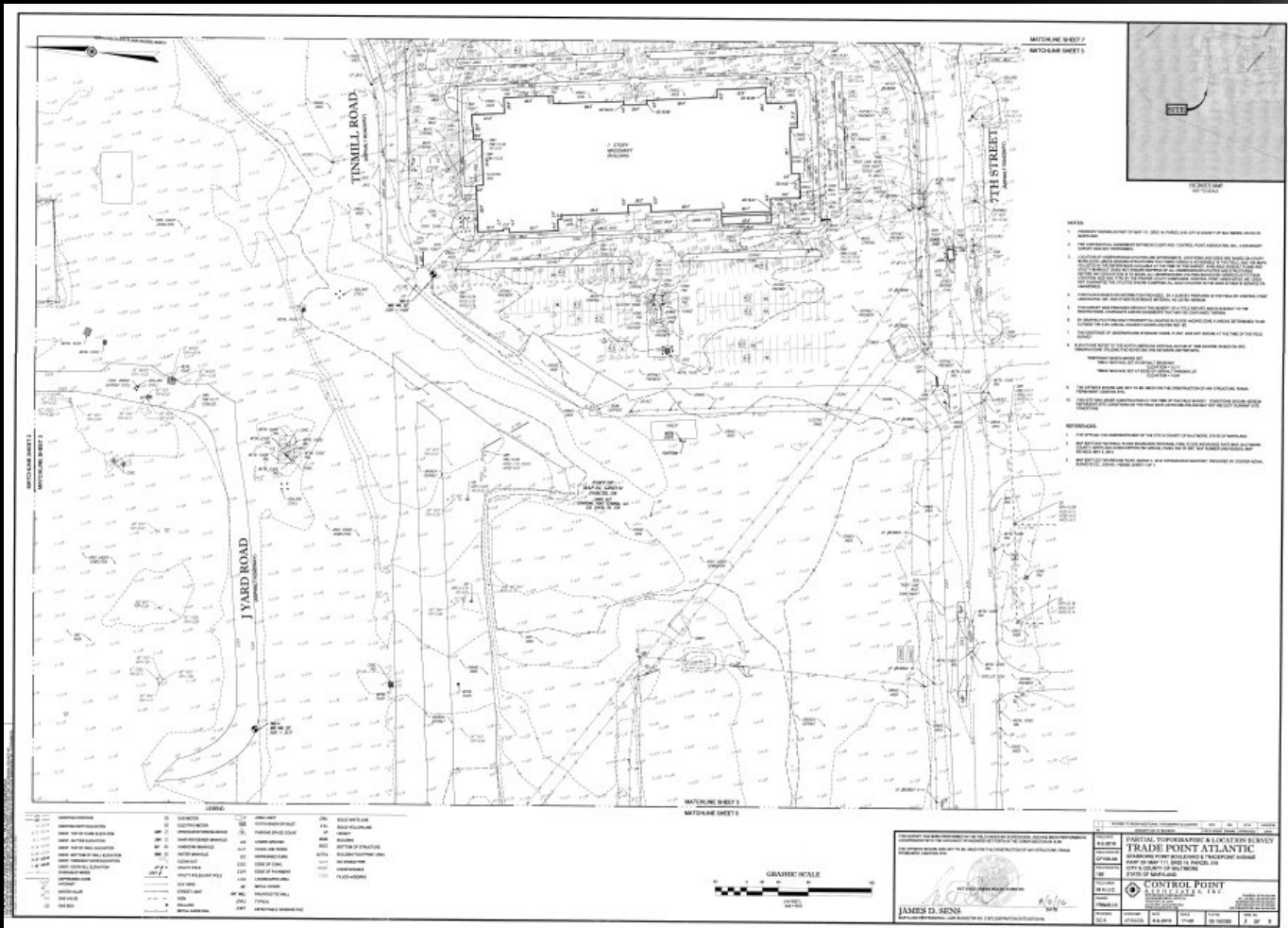
Category B:

Field Run

Topographic Survey

2nd Place

Control point Associates, Inc. Trade Point Atlantic



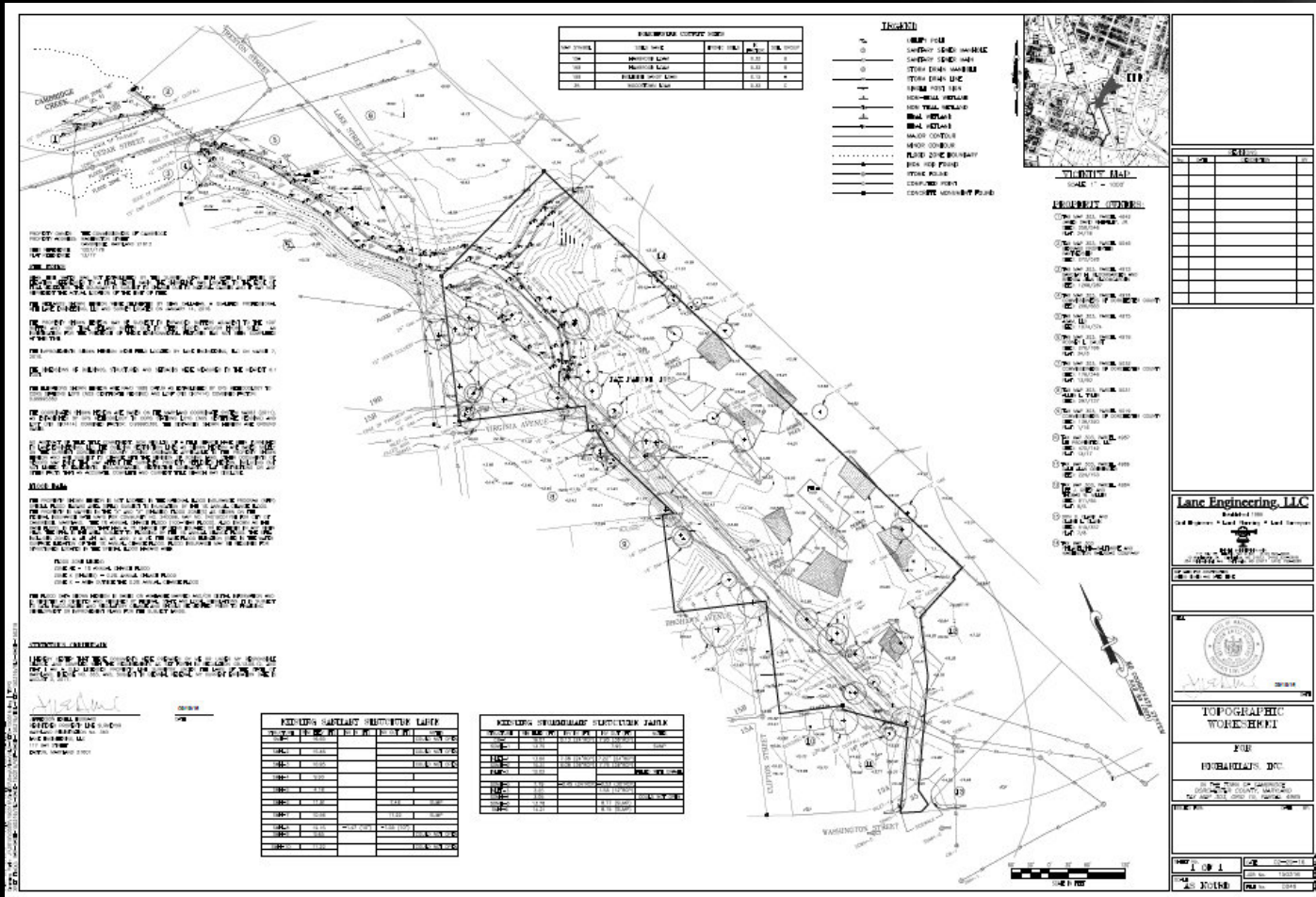
Category C:

Field Run

Planimetric Survey

1st Place

Lane Engineering, LLC Lands of Jordan Rosenstadt



Category D:

Location Drawing

Single Lot

Residential

3rd Place

Fisher, Collin & Carter, Inc.

8289 Main Street

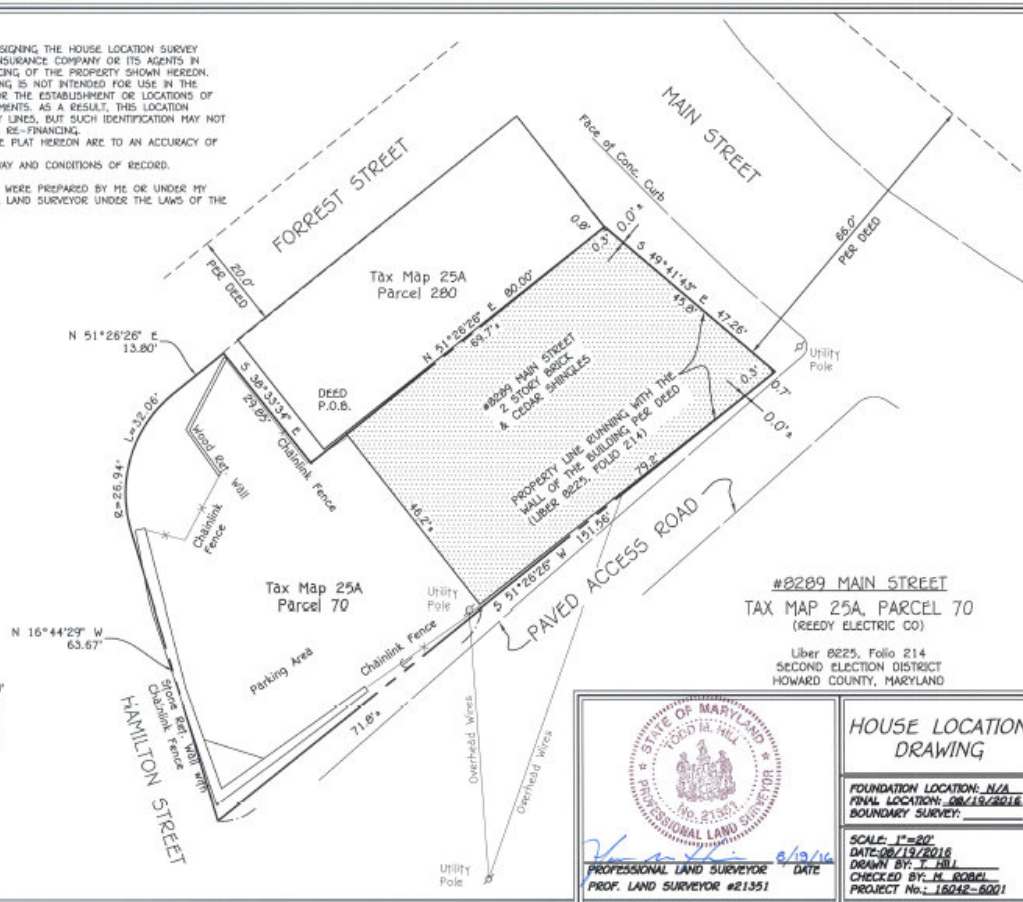
GENERAL NOTES:

- 1) THIS LOCATION DRAWING IS PREPARED FOR THE BENEFIT OF THE CLIENT SIGNING THE HOUSE LOCATION SURVEY APPROVAL FORM INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING OF THE PROPERTY SHOWN HEREON. UNLESS INDICATED AS BEING A BOUNDARY SURVEY, THIS LOCATION DRAWING IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATIONS OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. AS A RESULT, THIS LOCATION DRAWING DOES NOT PROVIDE FOR ACCURATE IDENTIFICATION OF PROPERTY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING FOR RE-FINANCING.
- 2) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAT HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 1.0'.
- 3) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.
- 4) ERROR OF CLOSURE IN THE DEED: N 45°49'29" W 0.20'
- 5) PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21351, EXPIRATION DATE 7/15/2017.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONFEDERATE SQUARE OFFICE PARK - 10076 BALTIMORE NATIONAL PIKE
BILLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

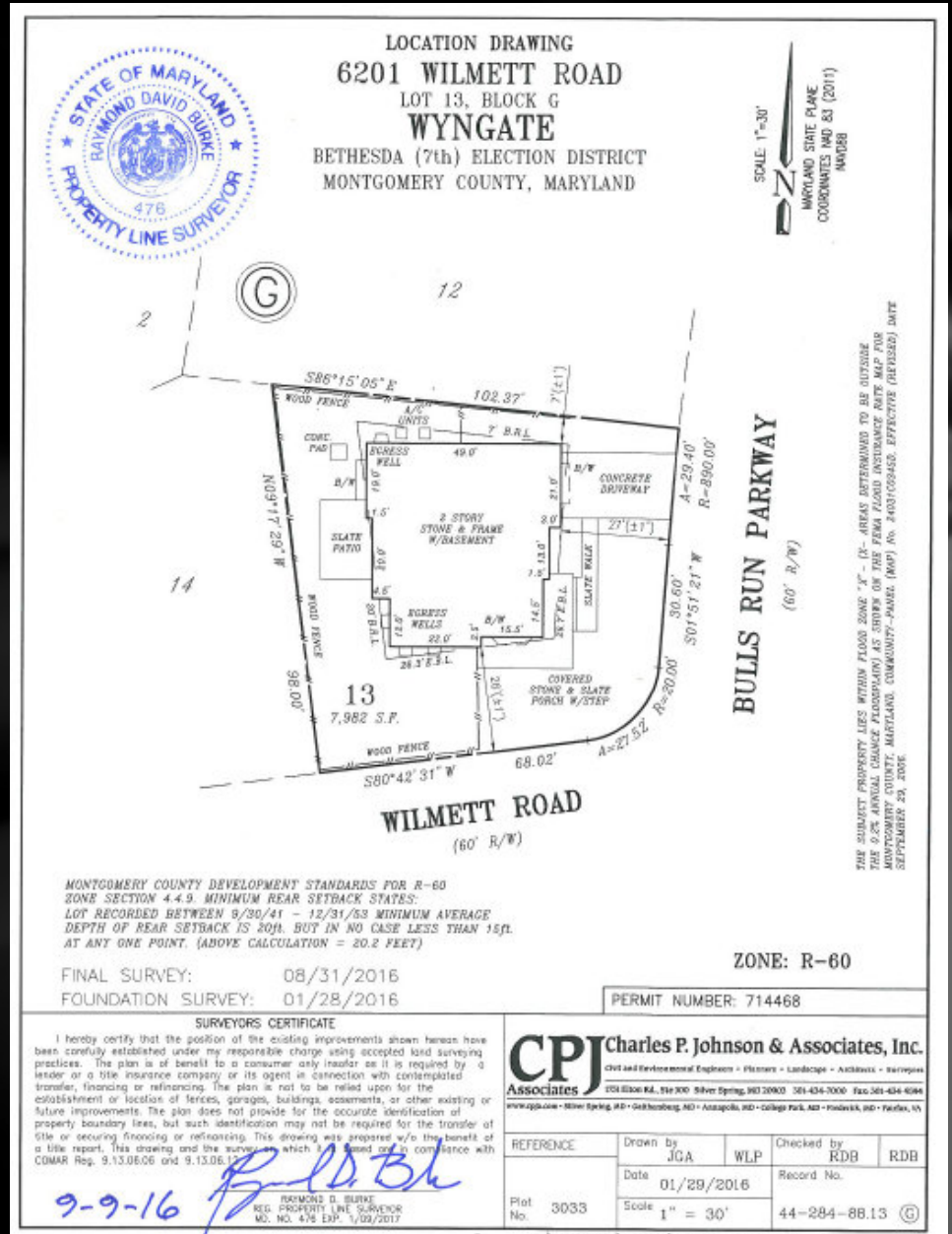
Drawing Name: 16042 Survey Worksheet.dwg



STATE OF MARYLAND
FOOTBALL
PROFESSIONAL LAND SURVEYOR
No. 21351
DATE 8/19/16
PROF. LAND SURVEYOR #21351

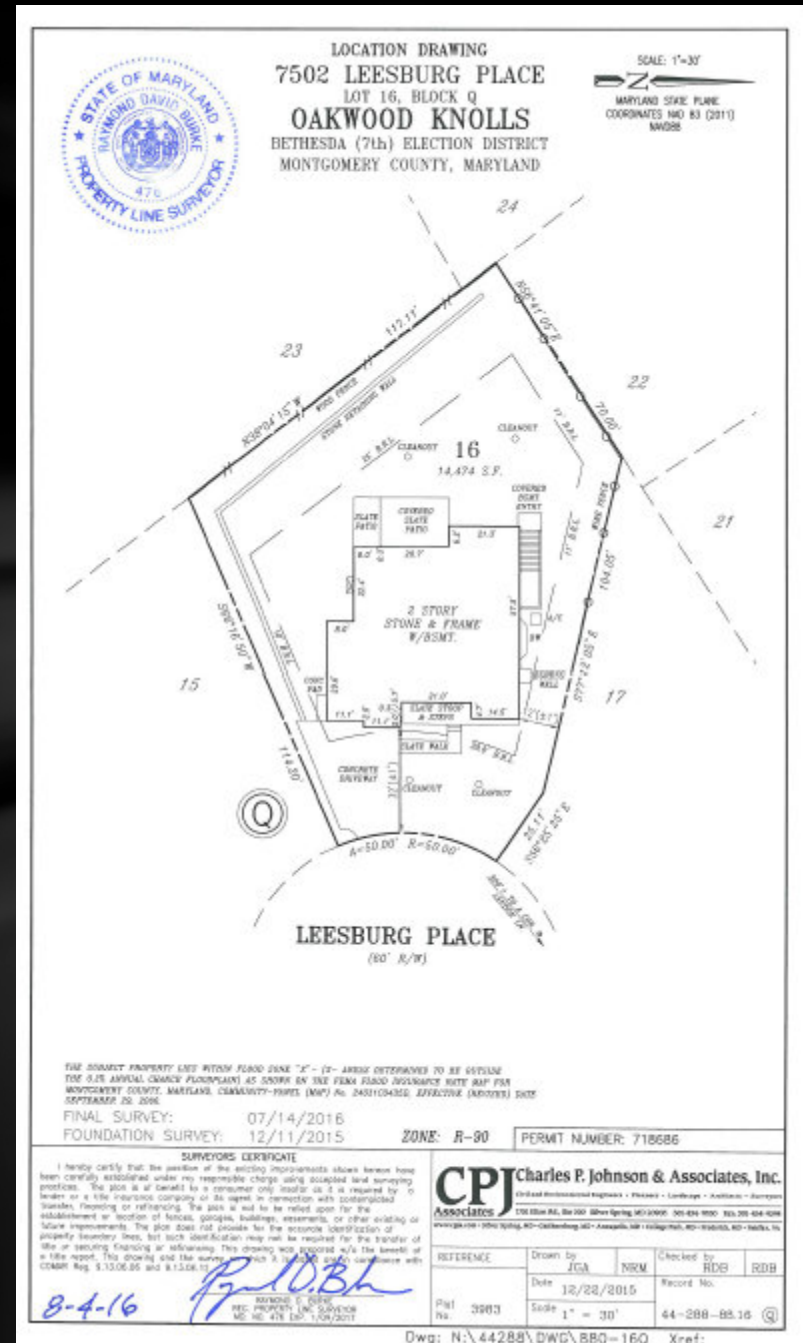
HOUSE LOCATION DRAWING
FOUNDATION LOCATION: N/A
FINAL LOCATION: 08/19/2016
BOUNDARY SURVEY:
SCALE: 1"=20'
DATE: 08/19/2016
DRAWN BY: E. HILL
CHECKED BY: M. BOBEL
PROJECT No.: 16042-8001

2nd Place Charles P. Johnson & Associates, Inc. Wyngate



1st Place

Charles P. Johnson & Associates, Inc. Oakwood Knolls

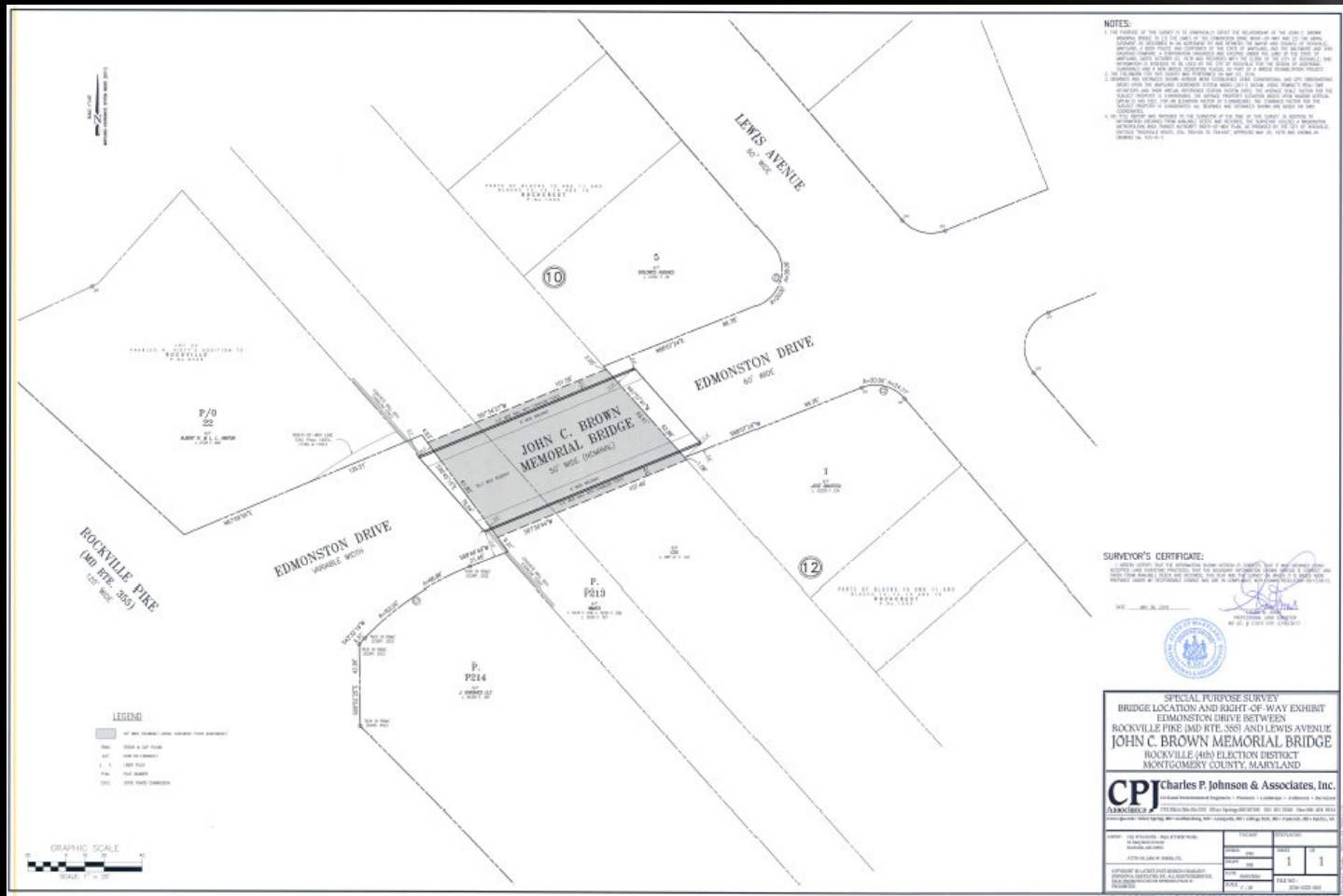


Category E:

Special Purpose
Survey

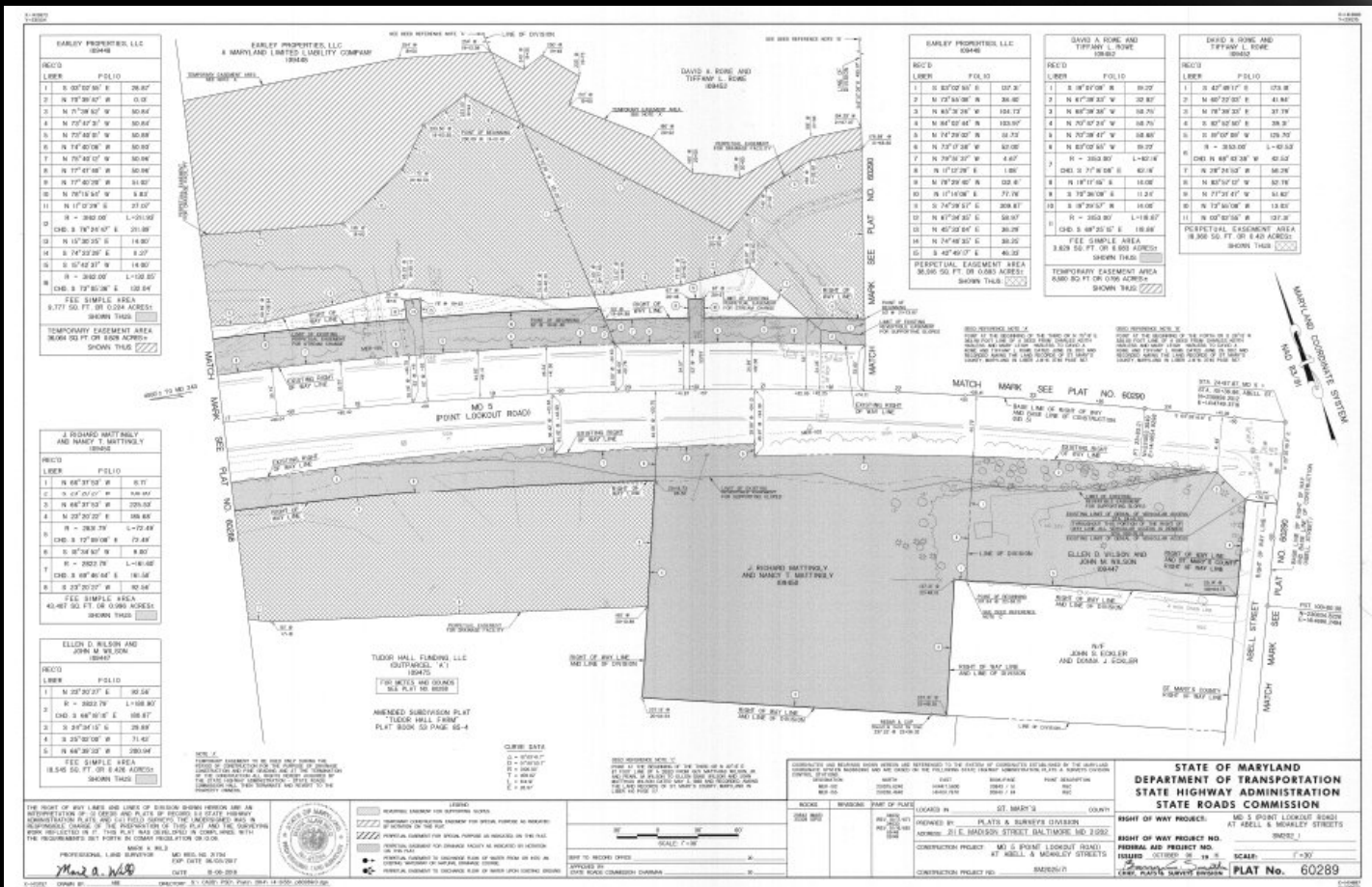
3rd Place

Charles P. Johnson & Associates, Inc. John C. Brown Memorial Bridge



2nd Place

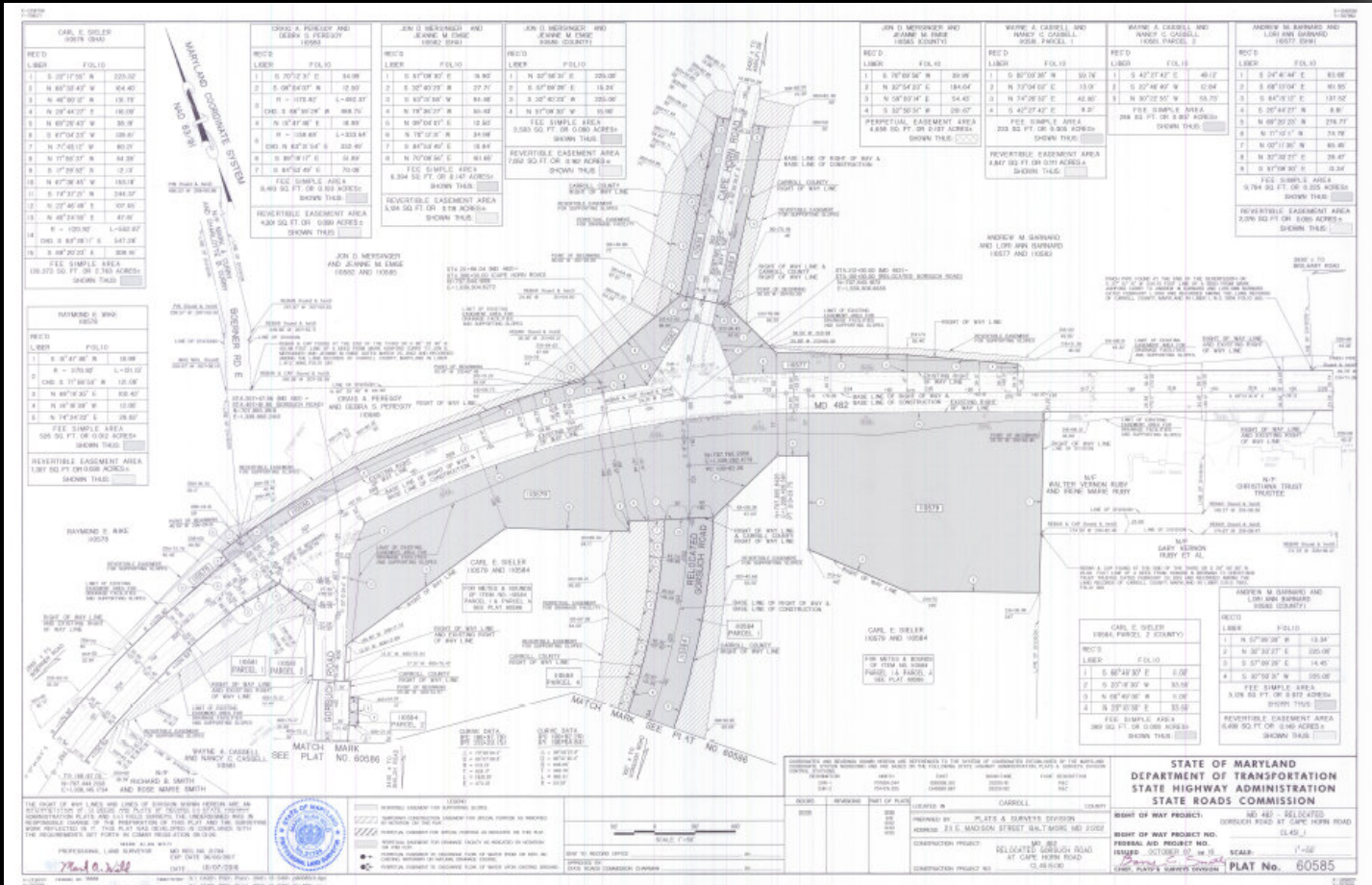
State Highway Administration Plat 60289



1st Place

State Highway Administration

Plat 60585



Category F:

Road and Storm
Drain Design

Category G:

Subdivision Record
Plat

2nd Place

Charles P. Johnson & Associates, Inc. S.S Carroll's Addition to Takoma Park



Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of the property acquired by Dwight D. Daniels and May Jane Daniels, then Helen B. Rahn, by establisment deed dated April 14, 2012 and recorded among the Land Records of Montgomery County, Maryland in Liber 50384 of Folio 290, that it is also Lots numbered 9-A, 9-B AND 9-C of the unrecorded subdivision known as "Section 1, General S. S. Carroll's Addition to Takoma Park".

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 16,482 square feet or 0.37833 of an acre of land; of which 302 square feet or 0.00697 of an acre of land is dedicated to public use.

Date: 6/23/16
Daniel F. DeDea
 Daniel F. DeDea
 Property Line Surveyor
 Maryland Reg. No. 128
 Exp. 02/17/2017

Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines and dedicate the street to public use, grant a Public Utility Easement as shown hereon to the parties named and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 437, which said terms and provisions are incorporated herein by this reference, establish the "Proposed Driveway Easement" shown hereon, in benefit Lot 14, with the terms and provisions of said Proposed Driveway Easement being set forth in that certain document entitled "Proposed Driveway Easement" and recorded among the aforesaid Land Records in Liber 32015 of Folio 156, subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corners within in accordance with section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no covenants, actions at law, liens, mortgages or trusts affecting the property shown hereon.

Date: 7/1/16
Dwight D. Daniels
 D. Daniels
May Jane Daniels
 M. Daniels
 Owners

Plat No: 25183

Notes

- All laws, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the execution of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or state all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60.
- W.A.S.C. 200 scale reference: 200 NE 01.
- The plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-25A of the Montgomery County Subdivision Regulations, being Chapter 29 of the Montgomery County Code. This plat involves establishment of lots and the incorporation of adjoining property as provided for in Section 50-25A(4)(b) and Section 50-25A(4)(c).
- Water/Sewer Categories: W1/S1
- This property is shown on Tax Map DN62.
- Coordinates shown hereon were established using conventional and GPS observations based upon the Maryland Coordinate System (NAD83) (NAD83) datum, using Trimble's real-time kinematic (RTK) and their Virtual Reference Station system (VRS). The average scale factor for the subject property is 0.99998476. The average property elevation based upon NAD83 vertical datum is 260 feet, for an elevation factor of 0.99992737. The combined factor for the subject property is 0.99992113. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat


Lots 14 & 15


S.S. Carroll's addition to Takoma Park

Section 1

Wheaton (13th) District
Montgomery County, Maryland

June, 2016 Scale: 1" = 30'





200 and Environmental Engineers • Planners • Landscapers • Architects • Surveyors
 1300 East Rock Hill Road, Silver Spring, MD 20910 • Tel: 301-590-7000 • Fax: 301-590-7000
 www.charlespjohnson.com • Email: cpj@charlespjohnson.com • Website: www.charlespjohnson.com

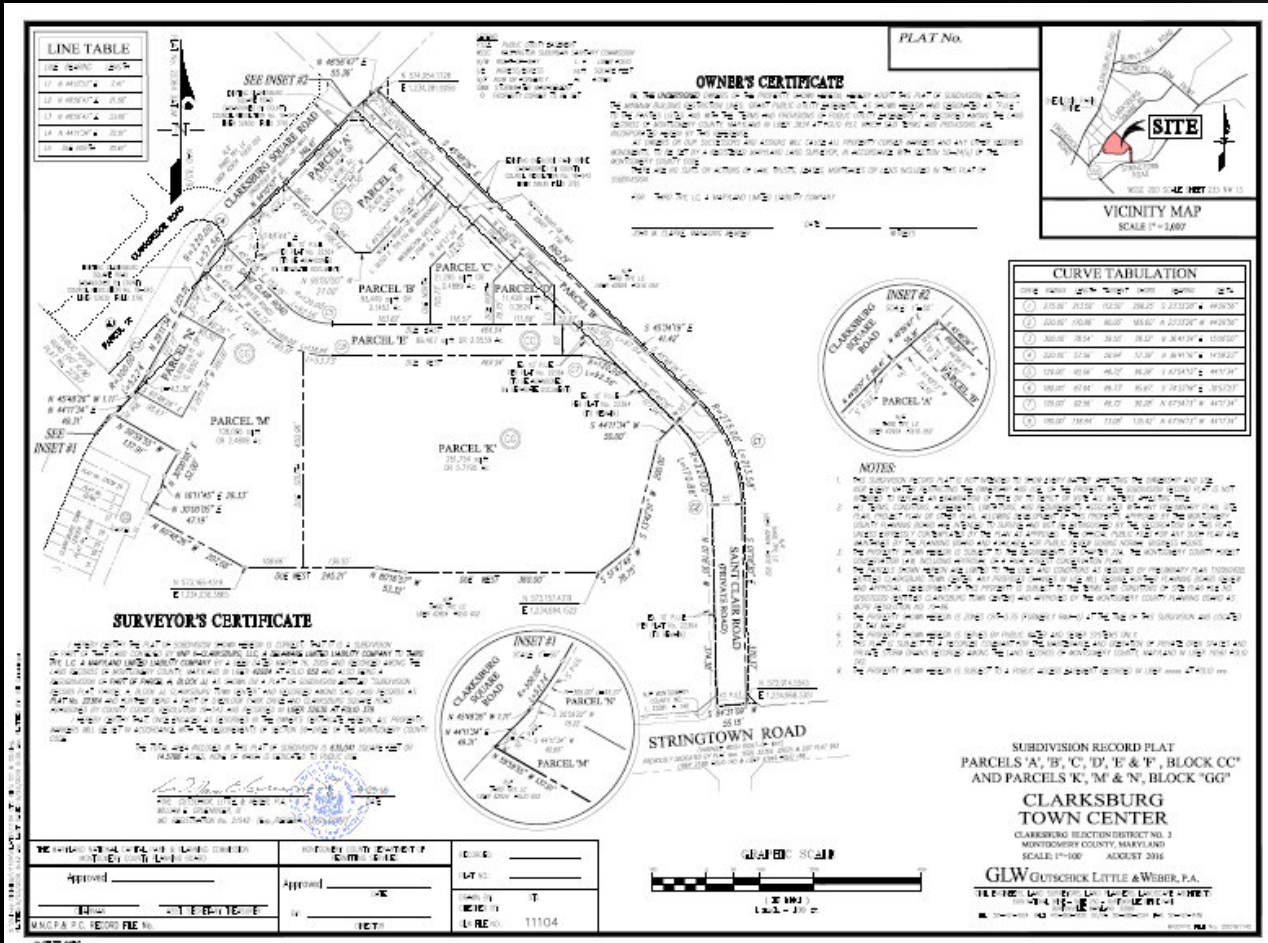
<p>The Maryland National Capital Park and Planning Commission Montgomery County Planning Board</p> <p>Approved: <u>July 28, 2016</u> <i>David Harris</i> David Harris Chairman</p>	<p>Department of Planning Services Montgomery County</p> <p>Approved: <u>7/1/16</u> <i>Barbara Anderson</i> Barbara Anderson Director</p>	<p>Recorded: <u>8/14/16</u></p> <p>Plat No: <u>25183</u></p> <p style="text-align: right;">220160780</p>
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322616780 Minor (C) + (A) R-60

Legend:
 p/s = Part of
 P.B. = Plat Book
 P.N. = Plat Number
 I/P = Iron Pipe Found
 R/W = Right of Way
 Conc. Mark. Ed. = Concrete Monument Found

1st Place

Gutschick Little & Weber, P.A. Clarksburg Town Center



Category H:

Condominium
Plats

1st Place

Fisher, Collins & Carter, Inc.

Waverly Mews Condominium

U.S. Equivalent Coordinate Table

POINT	NORTH	EAST	POINT	NORTH	EAST
2294	599304.5556	1240771.5267	2292	128770.970264	428445.127444
2292	599305.9647	1240704.9438	2290	128772.383774	428441.729793
2290	599307.3738	1240638.2722	2288	128773.797284	428438.332142
2288	599308.7829	1240571.6006	2286	128775.210794	428434.934491

Metric Coordinate Table

POINT	NORTH	EAST	POINT	NORTH	EAST
2294	176001.3683	384332.9200	2292	39287.2942	130533.1146
2292	176002.7774	384266.2374	2290	39288.6073	130529.7170
2290	176004.1865	384200.5548	2288	39290.0204	130526.3194
2288	176005.5956	384134.8722	2286	39291.4335	130522.9218

Legend

- Existing 20' Public Water & Utility Easement (F&M Nos. 22944 Thru 22953)
- Existing Public Water, Sewer & LNW Easement (F&M Nos. 22944 Thru 22953)
- Existing 18' Wide Private Access And Maintenance Easement To Stormwater Management Facility On Open Space Lot 239 (Plot Nos. 22944 Thru 22953)

Waverly Mews Condominium / Phase Area Tabulation

Phase	Land Unit(s)	Area
Phase 1	Land Unit 01	0.242 Acres
Phase 2	Land Unit 02	0.247 Acres
Phase 3	Land Unit 03	0.236 Acres

FISHER, COLLINS & CARTER, INC.

Vicinity Map
Scale: 1" = 400'

General Notes:

- Parcel 12, State PSC Per Zoning Board Case No. 107791 Approved July 31, 2012 And Zoning Board Case No. 100791 Approved June 16, 2003 And Comprehensive Zoning Plan 2002 0005-013
- Coordinate Based On NAD 83 National Coordinate System As Projected By Howard County Geomatics Control Station Nos. 1212 And No. 1621
Sta. 1012+0 561,563.7777, E. 1,245,136.7586, Elevation 445.58
Sta. 1621+0 992,626.8366, E. 1,240,192.7100, Elevation 309.87
- All Easement Lines Are Based On 100' X 100' Surface Measurement And Not Reduced To 100' X 100' Grid Measurement
- This Plan Is Based On Field And Instrumented Boundary Survey Performed On Or About August 1980, By Charles Collins And Carter, Inc.
- All Notes, Conditions, Restrictions Imposed On The Subdivision Plot Number "01" Is Intended To Apply To The Subdivisions "02" And "03", Bulk Parcel "T" And Open Space Lots 238 And 239 Recorded As Plot Nos. 22944 Thru 22953. Apply To The Condominium Plot And Plot Nos. Not Intended To Supplement Said Plot And Subsequent Subdivision Plans. For Any Further Notes See Subdivision Plans Entitled "Comprehensive Waverly Mews, Section 14, Lots And Parcels 01 And Open Space Lots 238 Thru 239" Recorded As Plot Nos. 22827 Thru 23124.
- Located Within The 2007 Priority Region Is A Proposed Easement To Be OBTAINED FOR THE COMMON USE, REGAIN, SERVICE, SIGNAGE & LIGHTS OF AN UTILITY WITHIN THE PROPERTY REGIME. Said Easement Is Herby Dedicated To Those Utilities For Which They Are To Be Used.
- All Utilities Including Gas, Electric & Communications Shall Be Installed, Underpinned & Accommodated With Public Service Commission State Wide Rules.
- This Plan Is Subject To The Terms And Conditions As Specified On A Site Development Plan (SDP-10-011) Approved By Howard County Department Of Planning And Zoning Entitled "Age Restricted Housing-Waverly Mews-Section 14-Parcel 12", For Further Notes See Subdivision Plot Number "01" Is Intended To Apply To The Subdivisions "02" And "03", Bulk Parcel "T" And Open Space Lots 238 And 239.
- Phase 1 Will Create 16 Condominium Units.
- The Units Created By This Condominium Plan Are Subject To A Fee Or Assessment In Case Of Delay At Or Prior To The Commencement Of Construction Of Water And Sewer Facilities. This Fee Or Assessment Which Borne With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County. Description And Agreement Pertaining Water And Sewer Facilities Is Recorded Among The Land Records Of Howard County, Indexed In Liber 16204 At Page 56.
- The Property Income Housing Unit (MILKLI) Agreement Is Recorded Among The Land Records Of Howard County, Indexed In Liber 15758 At Page 103.
- This Condominium Plan Is Not Intended To Show Every Matter Affecting The Ownership And Use Of The Property. The Condominium Plan Is Not Intended To Resolve An Ambiguity Of The Or Rule All Matters Affecting The.
- The General Common Elements Shall Include Everything But The Units And The Limited Common Elements As Shown On The Plan And Described In The Declaration.
- Units In Waverly Mews Condominium 1 Are Subject To The "Waverly Mews Condominium 1 Declaration" Provided To Be Recorded Contemporaneously With The Recordation Of The Condominium Plan Among The Land Records, As Attached From Time To Time, And Also Subject To The "Waverly Mews Master Declaration" Recorded Among The Land Records In Liber 4057, Folio 422 Of 563, As Amended From Time To Time, And Also Subject To The "Waverly Mews Homeowners Association, Inc. Declaration Of Condominium, Conditions And Restrictions" Recorded Among The Land Records In Liber 13141, Folio 27 Of 266, As Amended From Time To Time.
- For Unit Definition And Descriptions, See "Waverly Mews Condominium 1 Declaration" Attached To Be Recorded Among The Land Records Contemporaneously With The Recordation Of The Condominium Plan. The Signature Postage Of Each Unit Does Not Include The Total Cost Of Common Plans.
- Land Units 01 And 02, Which Are Designed Herein As John Gravel Road And John Gravel Road Are Private Roads Intended To Be Owned By Waverly Mews Owners Association, Inc. As Their Common Area And Owners In Waverly Mews Condominium 1 Will Have A Right Of Use Of These Roads.

Surveyor's Certificate

I Herby Certify That This Plan Of Condominium Subdivision Consisting Of Three (3) Sheets Is Correct; That It Is A Representation Of The Units Located On And Within Phase 1, Building No. 6, And Being Land Unit No. 6, As Generally Shown On Plans Entitled "Condominium Plan, Waverly Mews Land Condominium" Recorded Among The Land Records Of Howard County, Maryland As Plot Nos. 23391 And 23392 And That It Has Been Prepared In Accordance With The Requirements Of Title 11 Of The Real Property Article, Annotated Code Of Maryland. I Further Certify That The Position Of All Existing Improvements Have Been Carefully Established By An Electronic Distance Meter (EDM) Survey And Unless Otherwise Shown There Are No Visible Encroachments. I Further Certify That The Condominium Plan Together With The Applicable wording Of The Declaration Is A Correct Representation Of The Condominium Described And That The Identification And Location Of Each Unit And The Common Elements As Constructed Can Be Determined From Them. I Further Certify That This Is Land Unit No. 6 As Shown On The Aforementioned Plans, And Being All Of The Lands Covered By Waverly Mews Development Corporation To WMC, Inc. By Deed Dated July 15, 2015 And Recorded Among The Aforementioned Land Records In Liber 16353 At Folio 190; Also Being Part Of Parcel "G", As Shown On Plans Entitled "GCM's Waverly Woods, Section 14-Parcels "G" And "H", Bulk Parcel "T" And Open Space Lots 238 And 239" Recorded Among The Aforementioned Land Records As Plot Nos. 22944 Thru 22953.

David S. Rabel
Herald L. Rabel, Property Line Surveyor No. 339
License Expiration Date: October 4, 2018

Owner's Certificate

WMC, Inc., By Sharon McKeown, Vice President, Owner Of The Property Shown And Described In The Surveyor's Certificate Herby Adopt This Condominium Plan Consisting Of 3 Sheets Pursuant To The Provisions And Requirements Of Title 11 Of The Real Property Article, Annotated Code Of Maryland. I (We) Also Certify That The Requirements Of The Real Property Article, Section 3.10B Of The Annotated Code Of Maryland, As Amended, Have Been Complied With In The Making Of This Plan And The Setting Of Markers.

Witness My Hand This _____ Day Of _____, 2015.

WMC, Inc.
By: Sharon McKeown, Vice President

Graphic Scale

0' 50' 100'

Scale: 1" = 100'

Condominium Plot
Phase 1, Building No. 6
Units 'A' Thru 'H', 'J' Thru 'N'
And 'P' Thru 'R'
Waverly Mews Condominium 1

The Map 16, The Grid No. 3, Parcel No. 249
Third Election District - Howard County, Maryland
Date: December 2, 2015. Scale: As Shown Sheet 1 Of 3

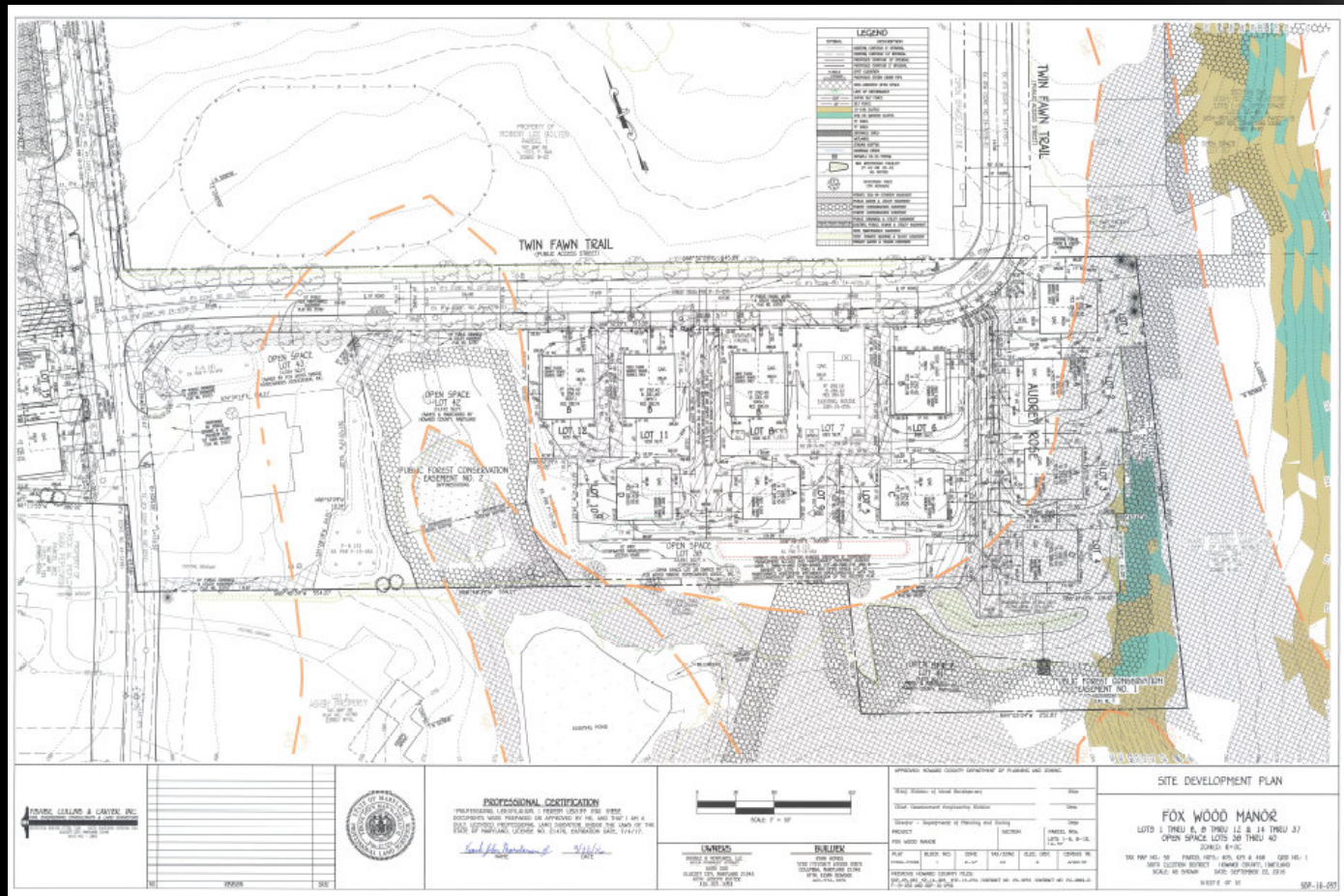
Category I:

Residential Site
Development Plan

3rd Place

Fisher, Collins & Carter, Inc.

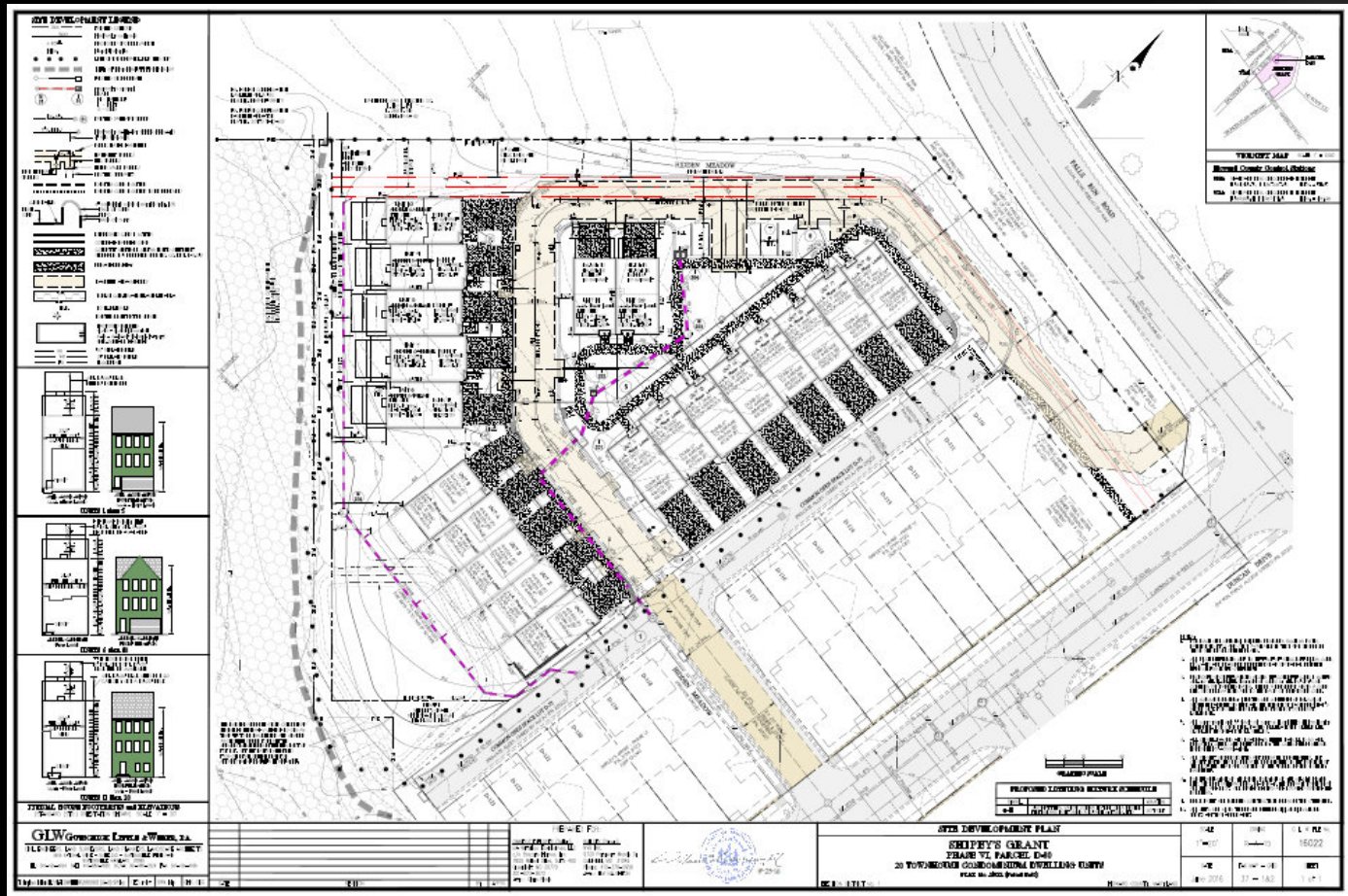
Fox Wood Manor



1st Place

Gutschick Little & Weber, P.A.

Shipley's Grant

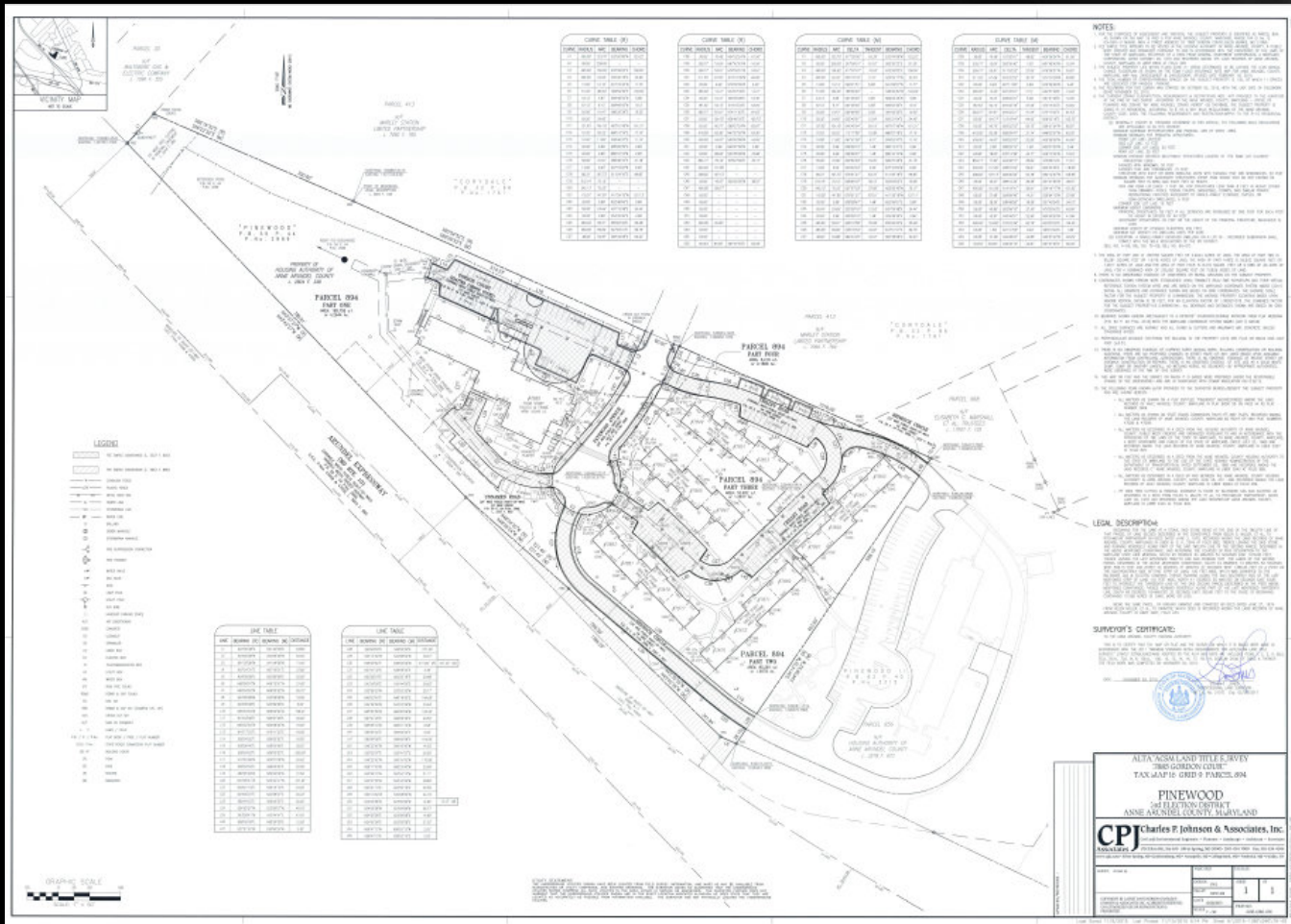


Category J:

ALTA/ACSM Land
Title Survey

2nd Place

Charles p. Johnson & Associates, Inc. Pinewood



“Surveying in Action” Photo Competition

Winner

Ed Mackley,
VanMar Associates

“Wilson’s
Inheritance”

