

*in any road within the Regional District unless such road (1) shall have been accepted or opened as or shall otherwise have received the legal status of a public road prior to May 24, 1939, or (2) exactly corresponds in its location with a road shown on a Master Plan of Highways heretofore or hereafter made and adopted by the Commission or with a road on a sub-division plat heretofore or hereafter approved by the Commission or with a road on a road plat heretofore or hereafter made and adopted by the Commission. Any such municipal council, County Council, County Commissioners or other State, county, district, or local board or officer authorized by law to accept or construct roads however, may construct or accept a road not shown on or corresponding with such approved plan or plats, provided the ordinance or other measure accepting or providing for the acceptance or construction of such road be first submitted to the Commission for its approval; and, if disapproved by the Commission, be enacted or passed by not less than a majority of the entire membership of such council or board. A road approved by the Commission upon such submission to it shall thereupon have the status of an approved road as fully as though it had been shown on a plat or plan originally made by the Commission or on a sub-division plat approved by the Commission.*

#### **70. Plats of Sub-divisions of Land.**

*(a) Approval of Commission required.—No plat of any sub-division of land within the Regional District shall be admitted to the land records of either Montgomery or Prince George's County, or received or recorded by the Clerks of the courts of said counties, until the plat shall have been submitted to and approved by the Commission and such approval be indorsed in writing on the plat by its chairman and secretary. The filing or recordation of a plat of a sub-division without the approval of the Commission is void.*

*(b) Fees for Commission's sub-division work.—On the basis of the estimated cost of the services to be rendered by it in connection with the consideration of sub-division plats and the work incidental thereto, the Commission may fix the scale of fees to be paid to it for its sub-division work and may from time to time amend such scale. In the case of each sub-division plat submitted to the Commission the fee thus fixed shall be paid before the plat is approved or disapproved and carried into the administrative fund of the Commission provided for in Section 93.*

*(c) Recordation; clerk's fee.—After such approval and upon receipt of the plat by the Clerk of the Circuit Court, every such plat shall be firmly fixed in a well-bound book to be kept by the Clerk of the Court for the purpose of recording plats and for the recording of which the Clerk shall receive such fee as he shall determine to be fair and reasonable.*

*(d) Manner of preparing plats.—Every plat of any sub-division shall be prepared upon paper or cloth of such size and character, with such notations, information, and markings as the Commission may prescribe by regulation. Every approved sub-division of land shall have permanent markers, bound stones, or stations as the Commission shall prescribe, which shall be shown and designated*