

records and [shall] be [so] recorded by the clerk of the court of the county in which the land is situated.

(f) Present regulations retained. The subdivision regulations heretofore adopted by the Commission and now in effect within the respective portions of the Regional District in Montgomery and Prince George's Counties [shall be] ARE deemed to have been adopted in accordance with the provisions of this section[; and these]. THESE regulations [shall] apply respectively within the portions of the Regional District within each county until modified in accordance with this section.

[72.] 7-117.

The commission shall approve or disapprove a subdivision plat within [thirty (30)] 30 days after [the] ITS submission [thereof; otherwise]. OTHERWISE the plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission upon demand. In Prince George's County, each office to which a preliminary subdivision plan is referred [will] SHALL return one copy of the plan to THE PLANNING Board within [thirty (30)] 30 days with [its] comments noted [thereon; if such] ON IT. IF THE reply is not made within [thirty (30)] 30 days by any office to whom referred, the plan shall be deemed to be approved by it. In Prince George's County, the commission shall approve or disapprove a preliminary subdivision plan within [seventy (70)] 70 days after [the] ITS submission [thereof; otherwise]. OTHERWISE, the preliminary subdivision plan shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission upon demand. The applicant for the commission's approval may waive either or both of these requirements and consent to the extension of [such] THE periods[; provided, however, that]. HOWEVER, in Prince George's County no such waiver may be for a period greater than the original period allowed for approval of [such] THE plat or preliminary plan. The ground of disapproval of any plat shall be stated upon the records of the commission. Any plat submitted to the commission shall contain the name and address of a person to whom notice of hearing may be sent[; and no plat shall]. NO PLAT MAY be sent by mail to [said] THE address not less than five [(5)] days before the date fixed therefor. In his application, however, the applicant may waive [such] THE hearing and notice, and the approval of any plat exactly as submitted by the applicant [shall be deemed] IS a waiver of [such] THE hearing and notice. The subdivision regulations may include provisions for notice to owners of properties that would be substantially affected by approval of any subdivision plat and for public hearings on [such] THE applications and may include provisions for an appeal to