

Plat Name: Mid-Pike Plaza
Plat #: 220141040

Location: Located in the southwest quadrant of the intersection of Rose Avenue and Grand Park Avenue.

Master Plan: White Flint Sector Plan

Plat Details: CR zone; 1 lot

Owner: Federal Realty Investment Trust

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12012002A (MCPB Resolution No. 13-133) and with Site Plan No. 820130120 (Certified Site Plan dated April 24, 2014), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

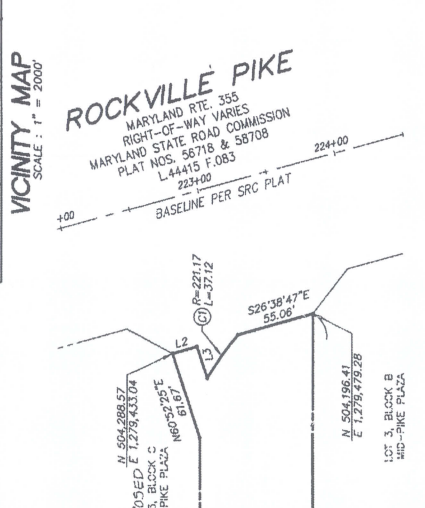


PLAT NO.

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BRC	CHORD DIST.
C1	221.171	371.2	93.702°	18.61'	585.9139'	37°	37.08'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°43'41"E	30.00'
L2	S26°38'47"E	17.84'
L3	S80°44'39"W	23.00'
L4	N80°43'41"W	30.00'



OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADVERTISE THE PLAT OF SUBDIVISION, IDENTIFY THE LOTS AND BLOCKS TO BE SET APART TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, OWNER HEREBY RESERVES TO HIMSELF, AND ITS SUCCESSORS AND ASSIGNS, THE POSSESSION AND USE OF THE PROPERTY SHOWN AND DESCRIBED HEREON FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL IMPROVEMENTS ALLOWED TO BE CONSTRUCTED AND USED THEREON IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT RECORDED IN LIBER 44415 F.083 AT FOLIO 223-00 AS AMENDED BY THE FIRST AMENDMENT THEREOF RECORDED IN LIBER 44415 F.083 AT FOLIO 223-00.

THE UNDERSIGNED OWNERS HEREBY AGREE TO WAIVE ALL RIGHTS AND RESERVATIONS, INCLUDING ALL RIGHTS OF REDEMPTION AND ALL OTHER RIGHTS OR CLAIMS TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 90-24(e) OF THE MONTGOMERY COUNTY CODE.

FEDERAL REALTY INVESTMENT TRUST

By: *[Signature]* 7-1-2014 DATE
 JAMES M. TAYLOR, JR. EXECUTIVE VICE PRESIDENT
 CHIEF FINANCIAL OFFICER & TREASURER

SUBDIVISION RECORD PLAT

LOT 3, BLOCK "A" AND STREET DEDICATION

MID-PIKE PLAZA

(4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60' DATE: JULY 1, 2014

OWNERS: PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & 3D SCANNING
 2025 CENTURY ROAD, SUITE 100, ROCKVILLE, MD 20850
 (301) 981-1100 FAX (301) 981-2001

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 00669 WITH A TAX ACCOUNT NO. 04-00059188. THE PROPERTY IS ZONED "CR-3, C-1.5, R-2.5, H-200" AND "CR-4, C-3.5, R-3.5, H-300".

2.) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS) (EPOCH 2002.0000) / MARYLAND LOCAL CORRS ARP, FID NO. DL3640 GAITHERSBURG CORRS ARP, FID NO. AF9522 CODE GOODARD SPACE CTR CORRS ARP, FID NO. AF9946.

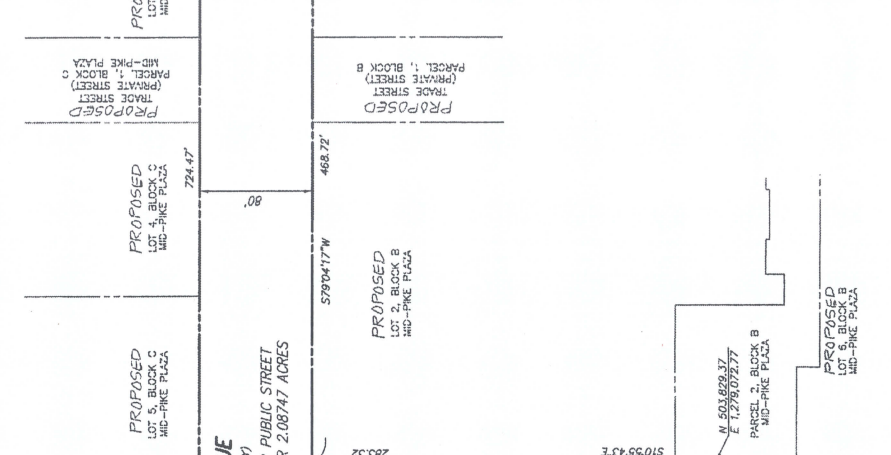
3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE SUBDIVISION RECORD PLAT OR ANY IMPROVEMENTS THEREON SHALL BE CONTAINED IN THE INSTRUMENTS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY INSTRUMENTS APPROVED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PROPERTY SERVED BY PUBLIC WATER AND SEWER ONLY.

AREA TABULATION

LOT 3, BLOCK A 50,661 SQ.FT. OR 1.16302 ACRES
 STREET DEDICATION 90,952 SQ.FT. OR 2.08747 ACRES
 TOTAL AREA OF PLAT 141,613 SQ.FT. OR 3.25099 ACRES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM WILLIAM FARRER AND PAUL SKWERSKY, AS CO-TRUSTEES, TO FEDERAL REALTY INVESTMENT TRUST, A CORPORATION, RECORDED IN LIBER 44415 F.083 AT FOLIO 223-00 AS AMENDED BY THE FIRST AMENDMENT THEREOF RECORDED IN LIBER 44415 F.083 AT FOLIO 223-00. THE SUBDIVISION OF PARCELS AT THE KOKRETTE SHOPPING CENTER, RECORDED AS PLAT NO. 8897, ALSO BEING A PORTION OF PARCEL E, ROCKVILLE FREEWAY, PLAT NO. 9928 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND BOUNDARIES SHOWN AND DESCRIBED ON THIS PLAT SHALL BE CONSIDERED AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 90-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 141,613 SQUARE FEET OR 3.25099 ACRES OF LAND, OF WHICH 90,952 SQUARE FEET OR 2.08747 ACRES ARE DEDICATED TO PUBLIC USE.

DAVID F. DINGER, PROFESSIONAL LAND SURVEYOR #71236
 LICENSE EXPIRES: JANUARY 15, 2015

7-1-14 DATE

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ SECRETARY - TREASURER
 _____ DIRECTOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

RECORDED DATE: _____ PLAT NO. 2201410420

6.) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR MAINTENANCE AND LIABILITY RECORDED IN LIBER 45484 AT FOLIO 566 AS AMENDED BY THE FIRST AMENDMENT THERE TO RECORDED IN LIBER 45484 AT FOLIO 566.

7.) THIS PLAT IS SUBJECT TO THE NON-STANDARD IMPROVEMENTS, USES AND CONDITIONS OF M.N.C.P. & P.C. - PRELIMINARY PLAN AND SKETCH PLAN #26101010, ENTITLED MID-PIKE PLAZA (PIKE & ROSE).

8.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND OPEN SPACE AREAS AS RECORDED IN LIBER 46443 AT FOLIO 424.

ROSE AVENUE
 (90' RIGHT-OF-WAY)
 AREA HEREBY DEDICATED FOR PUBLIC STREET
 PURPOSES - 90,952 SQ.FT. OR 2.08747 ACRES

GRAND PARK AVENUE
 (70' RIGHT-OF-WAY)
 AREA HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

LOT 3
 50,661 SQ. FT. OR 1.16302 ACRES

LOT 4, BLOCK "A"
 MID-PIKE PLAZA

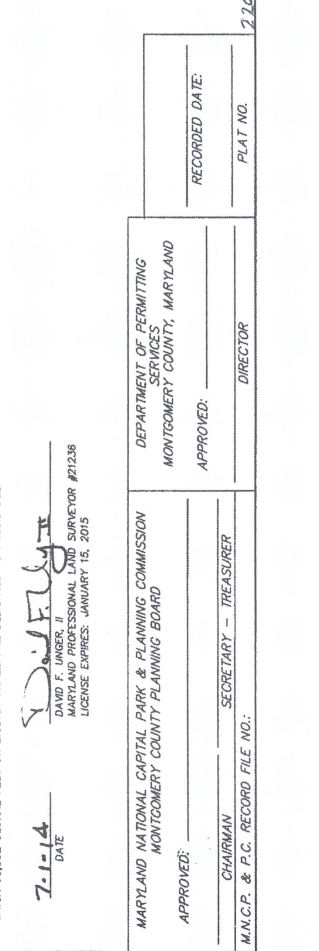
LOT 3, BLOCK "A"
 MID-PIKE PLAZA

LOT 3, BLOCK C
 MID-PIKE PLAZA

LOT 4, BLOCK B
 MID-PIKE PLAZA

PROPOSED
 LOT 3, BLOCK C
 MID-PIKE PLAZA

PROPOSED
 LOT 4, BLOCK B
 MID-PIKE PLAZA



RECORD PLAT REVIEW SHEET

Plat Name: MID PIKE PLAZA Plat Number: 220141040
 Plan Name: Mid Pike Plaza Plan Number: 12012002A
 Plat Submission Date: 1-14-14
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 5/21/12 Checked: Initial SSS Date 6/11/14
 Planning Board Resolution No. 13-133 Resolution Mailing Date 11/15/13
 Site Plan Required? Yes No _____ Verified By: SSS (initial)
 Site Plan Name: Pike + Pose Phase II Site Plan Number: 820130120
 Site Plan Signature Set - Date 4-24-14 Checked: Initial SSS Date 6-11-14
 Planning Board Resolution No. 13-134
 Site Plan Reviewer Check: Initial SSS Date 6-11-14

Review Items: Lot # & Layout _____ Lot Area _____ Zoning _____ Bearings & Distances _____
 Coordinates _____ Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____
 Non-standard BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): _____
 Final Mylar & DXF/DWG Received: _____
 Final Mylar Review Complete: _____

Board Approval of Plat:

Plat Agenda: _____

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Plat Books for Rest Division: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered in o Hansen _____

Initial

Date

SSS
SSS

7-1-14
7-9-2014

SSS

7/24/14

No. _____

