

**Plat Name:** Shady Grove Life Sciences Center  
**Plat #:** 220141100

**Location:** Located at the intersection of Great Seneca Highway and Medical Center Drive

**Master Plan:** Great Seneca Science Corridor Master Plan

**Plat Details:** LSC zone, 1 parcel

**Applicant:** ARE-Maryland No. 31, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(4)** of the Subdivision Regulations, which states:

**Further Subdivision of a Commercial, Industrial, or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line.**

(A) A plat to:

- create or delete internal lots to reflect a deed, mortgage, or lease line within commercial, industrial, or multi-family residential lot; or
- create ownership lots within a previously recorded lot

May, at the owner's discretion, be recorded under the minor subdivision procedure if:

- (i) all conditions of approval for the original subdivision that created the lot remain in effect;
- (ii) the total maximum number of trips generated on all new lots or ownership lots created will not exceed the number of trips approved for the lot in the original subdivision;
- (iii) all land in the lot in the original subdivision is included in the record plat; and
- (iv) any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the record plat or ownership plat.

(B) For an ownership lot, the lot in the original subdivision is considered a single lot of record. Any ownership lot created under this subsection is only for the convenience of the owner; an ownership lot is not:

- (i) used to determine building setbacks or to establish conformance with any other law or regulation;
- (ii) a bar to receiving a building permit or other approval necessary to develop or use any of the ownership lots and structures on such lots;
- (iii) a change to any condition of approval for the subdivision that created the lot in the original subdivision.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(4)(B) and supports this minor subdivision record plat.

# PLAT NO.

CURVE TABLE				
No.	Details	Radius	Area	Chord
1	30°05'58"	713.94	400.81	S 52°30'22" E 395.57'
2	9°58'27"	1045.92	182.06	N 48°37'18" W 161.83'
3	27°25'09"	1045.92	500.52	S 25°15'15" W 455.17'
4	37°00'35"	713.94	461.16	S 87°13'19" E 453.19'
5	37°25'33"	1045.92	642.57	S 33°55'15" W 870.54'
6	89°10'33"	713.94	861.37	S 71°38'20" E 810.56'



- The land shown herein lies within the LSC zone "Life Sciences Center".
- This property appears on Tax Maps, F243 and F244, and on the F243 and F244 respectively.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, site plan, project plan or other documents, including but not limited to, zoning, subdivision, and other applicable laws, rules, regulations, and ordinances, shall survive and not be invalidated by the recording of this plat, unless expressly contradicted by the plan as approved. The official public files for any such plan are maintained by the planning board and are available for public review during normal business hours.
- This property is subject to the Montgomery County Zoning Regulations as set forth in the Montgomery County Code, Chapter 53. Development of the property is controlled by the terms and conditions as determined by approval by the Montgomery County Planning and Zoning Commission and the Site Plan No. 01571025A. Development of the property shall be limited to a maximum of 120,000 square feet of general office and medical office use, unless future development is approved by the planning board.
- This plat is being submitted for recordation under the Minor Subdivision Regulations contained in Chapter 50 of the Montgomery County Code, Section 50-35A(a)(4).
- This property is governed by and subject to the certain declaration of reciprocal easements, covenants and restrictions dated March 31, 2015 (Declaration) and recorded in the land records for Montgomery County at Liber 50073 at Folio 255. The parties acknowledge that all of the ownership parcels are subject to the covenants, conditions, restrictions, agreements and benefits set forth in the Declaration and recorded in the land records for Montgomery County at Liber 50073 at Folio 255. The parties intend that the subsequent owners benefit, to facilitate the ownership.
- This development is served by public water and sewer systems only.
- Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 48546 at Folio 347.
- For the purpose of creating and submitting development proposals and permits issuance and for conformance with provisions of the Montgomery County Zoning Regulations, the subject property is hereby designated as a "Public Utility Easement" and the subject property lines are not to be treated as property lines for the purpose of establishing building setbacks or for establishing conformance with the Montgomery County zoning regulations, subdivision regulations, and any other laws, rules or regulations.

### SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a plat of all of Parcel M/O, as shown on a subdivision record plat entitled "PARCEL M/O, SHADY GROVE, LIFE SCIENCES CENTER and recorded among the Land Records of Montgomery County, Maryland in Plat Book 175 at Folio No. 19358 and described in a conveyance from Montgomery County, Maryland, a political subdivision of the State of Maryland to ARE-MARYLAND NO. 31, LLC, Maryland limited liability company, by Special Warranty Deed dated August 17, 2011 and recorded among the Land Records in Liber 42088 at Folio 95.

And that once engaged as described in the Owner's Certificate herein, property markers shown hereon shall be set as delineated herein in accordance with Section 50-24 (a) (2) of the Montgomery County Code.

The total area included in this subdivision record plat is 365,813 square feet or 8.3979 acres of land. There is no street dedication by this plat.

*Timothy E. Fitch*  
 Timothy E. Fitch  
 Professional Land Surveyor  
 Maryland Registration No. 21509  
 License Expires: 7/13/2017  
 April 19, 2016  
 Date

### OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt the subdivision record plat, establish the minimum building restriction line.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement in and over land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document recorded in the land records for Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, with said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement in and over the land herein identified as "PUBLIC IMPROVEMENT EASEMENT" and identified as PIE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Public Improvement Easement" recorded among the Land Records in Liber 51673 at Folio 492, which said terms incorporated herein by this reference.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions of law, liens, mortgages, or trusts affecting the property included in the plan of subdivision.

ARE-MARYLAND NO. 31, LLC, a Maryland limited liability company  
 By: ALEXANDRA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership managing member  
 By: ARE-ORS CORP., general partner  
*Jack Rosta*  
 BY: Jack Rosta  
 Vice President  
 4/10/16  
 DATE  
 WITNESSES:  
*John J. [Signature]*  
*John J. [Signature]*

## SUBMISSION RECORD PLAT

### PARCEL 7

# SHADY GROVE

## LIFE SCIENCES CENTER

(Being a Resubdivision Parcel No. P.B. 175 P. 19358)

### GAITHERSBURG (9th) ELECTION DISTRICT

## MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 80'

DATE: JANUARY, 2014

#### AREA TABULATION

OWNERSHIP LOT 7A: 176,233 SQUARE FEET OR 4.079 ACRES  
 OWNERSHIP LOT 7B: 196,489 SQUARE FEET OR 4.501 ACRES  
 PARCEL 7: 365,813 SQUARE FEET OR 8.3979 ACRES

#### OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt the subdivision record plat, establish the minimum building restriction line.

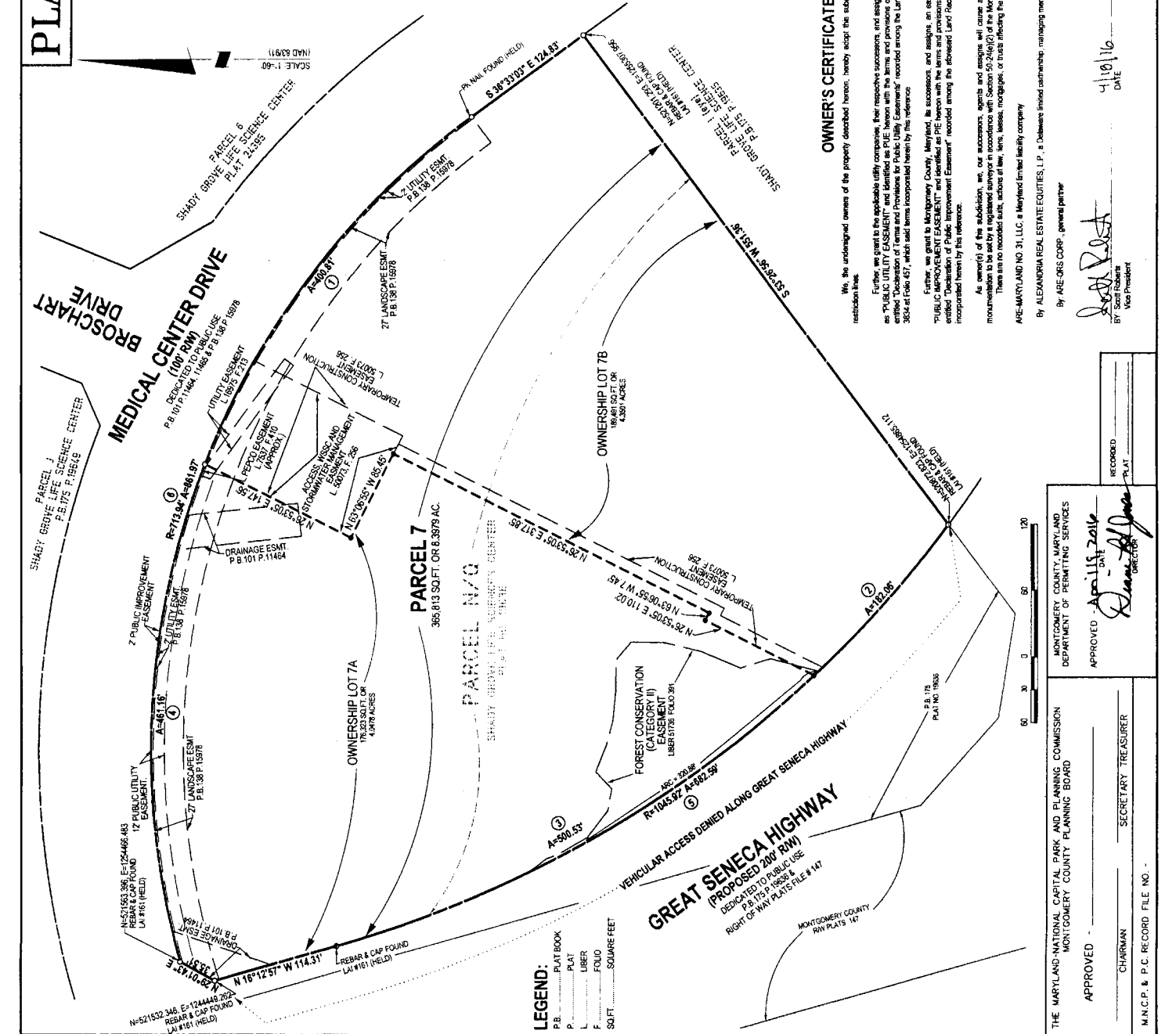
Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement in and over land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document recorded in the land records for Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, with said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement in and over the land herein identified as "PUBLIC IMPROVEMENT EASEMENT" and identified as PIE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Public Improvement Easement" recorded among the Land Records in Liber 51673 at Folio 492, which said terms incorporated herein by this reference.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions of law, liens, mortgages, or trusts affecting the property included in the plan of subdivision.

ARE-MARYLAND NO. 31, LLC, a Maryland limited liability company  
 By: ALEXANDRA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership managing member  
 By: ARE-ORS CORP., general partner  
*Jack Rosta*  
 BY: Jack Rosta  
 Vice President  
 4/10/16  
 DATE  
 WITNESSES:  
*John J. [Signature]*  
*John J. [Signature]*



**LEGEND:**  
 P.B. PLAT BOOK  
 P. PAGE  
 L. LIBER  
 F. FOLIO  
 S.Q.F. SQUARE FEET

APPROVED: *April 2016*  
 DATE

APPROVED: \_\_\_\_\_  
 CHAIRMAN

APPROVED: \_\_\_\_\_  
 SECRETARY

APPROVED: \_\_\_\_\_  
 TREASURER

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

RECORDED  
 PLAT

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_