

Plat Name: West Side at Shady Grove Metro
Plat #: 220170890 and 220170900

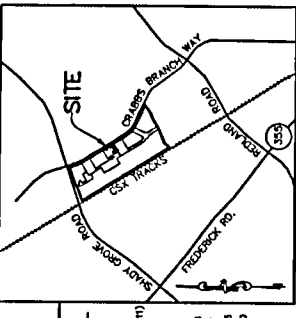
Location: Located on the west side of Crabbs Branch Way, 800 feet south of Shady Grove Road.

Master Plan: Shady Grove Sector Plan

Plat Details: CRT Zone; 16 lots

Owner: EYA/CSP Associates

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12012008B (MCPB Resolution No. 14-96) and with Site Plan No. 82013022B (Certified Site Plan dated March 29, 2017) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP
SCALE: 1" = 200'

THE SUBDIVISION RECORD PLAT IS NOT ATTACHED TO SHOW EXISTING WATER, UTILITY, OR OTHER INFORMATION. THE SUBDIVISION RECORD PLAT IS NOT ATTACHED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TRUCKS, TRAILERS, AND EQUIPMENT TO BE USED WITH ANY PRELIMINARY PLANS, SITE PLANS, PROJECT PLANS, OR OTHER PLANS, ALLOWED DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY BOARD OF PUBLIC WORKS, SHALL BE CONSIDERED AS BEING SUBJECT TO THE REGULATIONS OF THE MONTGOMERY COUNTY BOARD OF PUBLIC WORKS. THE MONTGOMERY COUNTY BOARD OF PUBLIC WORKS SHALL HAVE THE FINAL SAY AS TO WHETHER ANY SUCH PLANS ARE MAINTAINED BY THE TOWN AND VILLAGES OFFICE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS SET FORTH BY RESOLUTION NO. 17, 23, 24, 29 & 30, BLOCK K & LOTS 8 & 9, 23 THRU 26, PLANNING BOARD OF PRELIMINARY PLAN NO. 12070088 ENTITLED "SHADY GROVE METRO" AS AMENDED TO DATE, AND THE SITE PLAN NO. 24945.

THE SOLE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO RESUBDIVIDE LOTS 16, 17, 23, 24, 29 & 30, BLOCK K & LOTS 8 & 9, 23 THRU 26, BLOCK J WEST SIDE AT SHADY GROVE METRO, PLAT NO. 24945.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RE-SUBDIVISION AND THROUGH THE MIDDLE BEARING RESTRICTION LABEL.

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RE-SUBDIVISION WITH THE UNDERSTANDING THAT WE, THE UNDERSIGNED, OWNERS AND ASSIGNS, WILL CAUSE ALL PROPERTY OWNER MARKETS AND ALL OTHER RECORDS, MANIFESTATIONS OF OUR INTERESTS AND PROFESSIONAL LOAD ON PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 3-10.3 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SETS, ACTIONS-AT-LAW, LEASES, EJECTMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 50245 AT FOLIO 176.

CSP ASSOCIATES I LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: EVA CSP MANAGER I LLC
A DELAWARE LIMITED LIABILITY COMPANY
MANAGER

BY: FRANK R. CONNORS
VICE PRESIDENT
DATE: 5/17/19

BY: CELIA A. HODGES
TRUSTEE
DATE: 5/17/19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND ACQUIRED BY CSP ASSOCIATES I LLC FROM MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 28, 2010 AND RECORDED ON MAY 4, 2011 IN LIBER 47805 AT FOLIO 129, AND PART OF THE LAND ACQUIRED BY CSP ASSOCIATES I LLC FROM MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 28, 2010 AND RECORDED ON MAY 4, 2011 IN LIBER 47805 AT FOLIO 129, BLOCK J AS SHOWN ON A PLAT ENTITLED "WEST SIDE AT SHADY GROVE METRO" RECORDED AS PLAT NO. 24945 AND, ALSO, THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND ALL PROPERTY SURVEY DATA SHALL BE MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3-10.3 OF THE MONTGOMERY COUNTY CODE. BE IT UNDERSTOOD THAT THE SURVEYOR IS NOT PROVIDING A PROFESSIONAL OPINION AS TO WHETHER THE PLAT OF RE-SUBDIVISION IS 12.435 SQUARE FEET OR 0.2847 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

BY: John P. Smith
DATE: 5/17/19
SURVEYOR
10000 WINDY HOLLOW LANE, SUITE 200
ROCKVILLE, MARYLAND 20850
PH: 301-441-7100
WWW.PSNET.COM

PLAT OF RESUBDIVISION

LOTS 31 THRU 36 BLOCK K
LOTS 31 THRU 36 BLOCK J
WEST SIDE AT SHADY GROVE METRO
(BEING A RE-SUBDIVISION OF LOTS 16, 17, 23, 24, 29 & 30, BLOCK K AND LOTS 8, 9, 23 THRU 26 BLOCK J, WEST SIDE AT SHADY GROVE METRO)
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY 12, 2017

ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & GEOMATICS
WISCONSIN LLC
2025 CENTURY PARKS DRIVE, SUITE 200
ROCKVILLE, MARYLAND 20850
WWW.VI&A.COM 220170890

NOTES:

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP PLAT NO. 11-11-A, C-425, H-517, H-90 T AS OF DATE OF RECORDED THIS PLAT.

2) METRIC DATA SHOWN HEREON IS MARYLAND STATE PLUME GRID, MAG 83 (2011) BASE STATIONING DATA WITH THE FOLLOWING COORDINATES:

POINT	EASTING	NORTHING
PD717	1154120.028	52194570.4
AP744	1204133.087	48344070.8
AP743	1204133.087	48344070.8
AP740	1204133.087	48344070.8
AP741	1204133.087	48344070.8
AP742	1204133.087	48344070.8
AP743	1204133.087	48344070.8
AP744	1204133.087	48344070.8
AP745	1204133.087	48344070.8
AP746	1204133.087	48344070.8
AP747	1204133.087	48344070.8
AP748	1204133.087	48344070.8
AP749	1204133.087	48344070.8
AP750	1204133.087	48344070.8
AP751	1204133.087	48344070.8
AP752	1204133.087	48344070.8
AP753	1204133.087	48344070.8
AP754	1204133.087	48344070.8
AP755	1204133.087	48344070.8
AP756	1204133.087	48344070.8
AP757	1204133.087	48344070.8
AP758	1204133.087	48344070.8
AP759	1204133.087	48344070.8
AP760	1204133.087	48344070.8
AP761	1204133.087	48344070.8
AP762	1204133.087	48344070.8
AP763	1204133.087	48344070.8
AP764	1204133.087	48344070.8
AP765	1204133.087	48344070.8
AP766	1204133.087	48344070.8
AP767	1204133.087	48344070.8
AP768	1204133.087	48344070.8
AP769	1204133.087	48344070.8
AP770	1204133.087	48344070.8
AP771	1204133.087	48344070.8
AP772	1204133.087	48344070.8
AP773	1204133.087	48344070.8
AP774	1204133.087	48344070.8
AP775	1204133.087	48344070.8
AP776	1204133.087	48344070.8
AP777	1204133.087	48344070.8
AP778	1204133.087	48344070.8
AP779	1204133.087	48344070.8
AP780	1204133.087	48344070.8

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RE-SUBDIVISION AND THROUGH THE MIDDLE BEARING RESTRICTION LABEL.

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RE-SUBDIVISION WITH THE UNDERSTANDING THAT WE, THE UNDERSIGNED, OWNERS AND ASSIGNS, WILL CAUSE ALL PROPERTY OWNER MARKETS AND ALL OTHER RECORDS, MANIFESTATIONS OF OUR INTERESTS AND PROFESSIONAL LOAD ON PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 3-10.3 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SETS, ACTIONS-AT-LAW, LEASES, EJECTMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 50245 AT FOLIO 176.

CSP ASSOCIATES I LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: EVA CSP MANAGER I LLC
A DELAWARE LIMITED LIABILITY COMPANY
MANAGER

BY: FRANK R. CONNORS
VICE PRESIDENT
DATE: 5/17/19

BY: CELIA A. HODGES
TRUSTEE
DATE: 5/17/19

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND ACQUIRED BY CSP ASSOCIATES I LLC FROM MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 28, 2010 AND RECORDED ON MAY 4, 2011 IN LIBER 47805 AT FOLIO 129, AND PART OF THE LAND ACQUIRED BY CSP ASSOCIATES I LLC FROM MONTGOMERY COUNTY, MARYLAND, BY DEED DATED APRIL 28, 2010 AND RECORDED ON MAY 4, 2011 IN LIBER 47805 AT FOLIO 129, BLOCK J AS SHOWN ON A PLAT ENTITLED "WEST SIDE AT SHADY GROVE METRO" RECORDED AS PLAT NO. 24945 AND, ALSO, THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

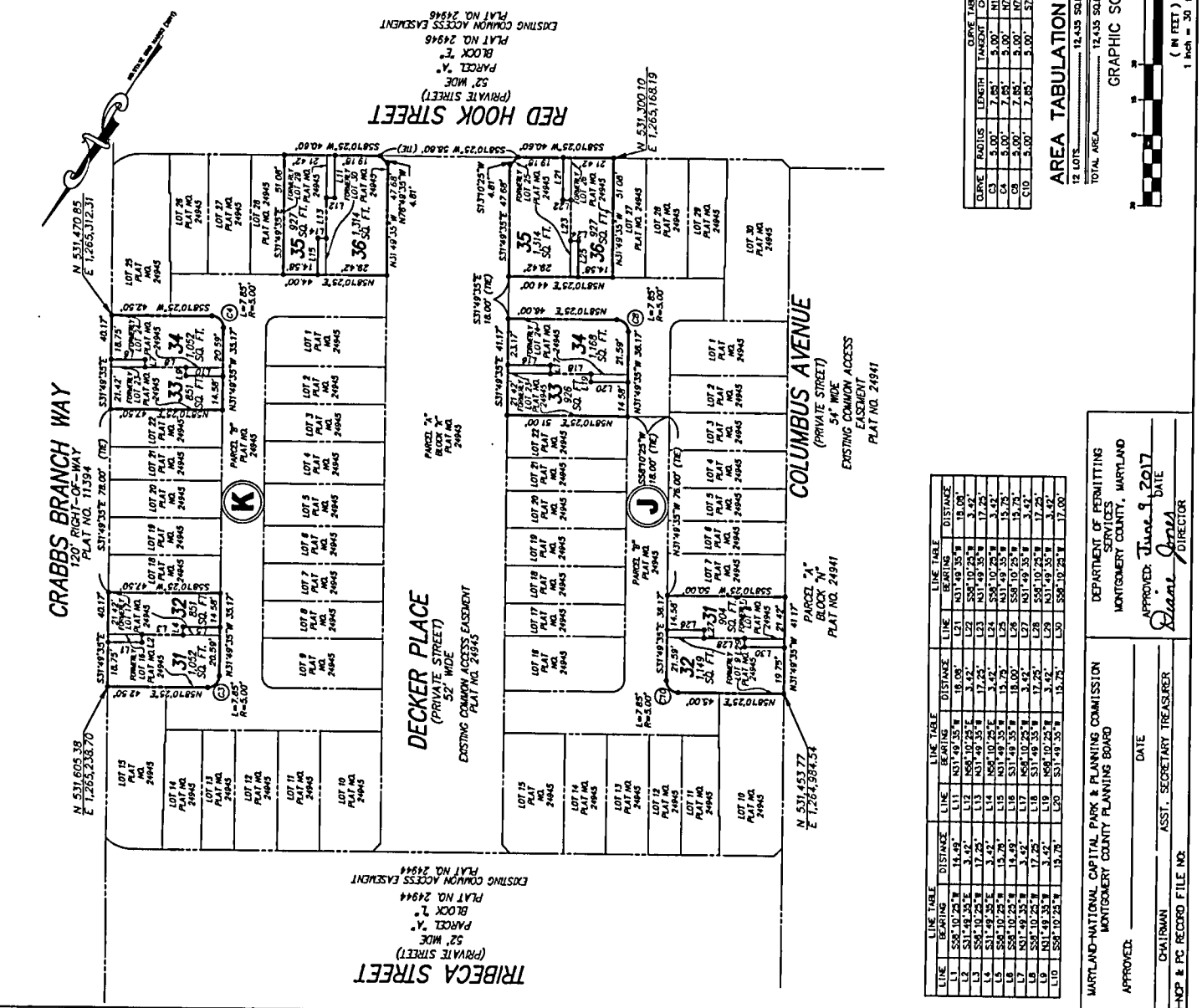
I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND ALL PROPERTY SURVEY DATA SHALL BE MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3-10.3 OF THE MONTGOMERY COUNTY CODE. BE IT UNDERSTOOD THAT THE SURVEYOR IS NOT PROVIDING A PROFESSIONAL OPINION AS TO WHETHER THE PLAT OF RE-SUBDIVISION IS 12.435 SQUARE FEET OR 0.2847 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

BY: John P. Smith
DATE: 5/17/19
SURVEYOR
10000 WINDY HOLLOW LANE, SUITE 200
ROCKVILLE, MARYLAND 20850
PH: 301-441-7100
WWW.PSNET.COM

PLAT OF RESUBDIVISION

LOTS 31 THRU 36 BLOCK K
LOTS 31 THRU 36 BLOCK J
WEST SIDE AT SHADY GROVE METRO
(BEING A RE-SUBDIVISION OF LOTS 16, 17, 23, 24, 29 & 30, BLOCK K AND LOTS 8, 9, 23 THRU 26 BLOCK J, WEST SIDE AT SHADY GROVE METRO)
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY 12, 2017

ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & GEOMATICS
WISCONSIN LLC
2025 CENTURY PARKS DRIVE, SUITE 200
ROCKVILLE, MARYLAND 20850
WWW.VI&A.COM 220170890



APPROVED: _____ DATE: _____

CHAIRMAN ASST. SECRETARY TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: June 9, 2017
Date Jones, Director

M-NP & PC RECORD FILE NO.: _____

PLAT NO.

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 05 123 AND ZONED CRY-1-B, C-2-A, D-2-A, H-20-T AS OF DATE OF RECORDATION OF THIS PLAT.
- 2) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRS, MDS 83 (2011) AND IS BASED UPON THE FOLLOWING COORDINATES:
 POINT OF BEGINNING
 EASTING 521,040.704
 NORTHING 531,040.704
 COORDINATE SPACE FOR COPS AMP 481,540.704
 UTM TO UTM TRANSFORMATION, COORS AMP 481,071.501
 THE COORDINATE SPACE FOR THE LOCAL DATUM IS 481,071.501
 USING A CONVERSION FACTOR OF 1.000000. THE TRANSFORMATION VECTOR IS IN THE MARYLAND STATE PLANE COORDINATES, MDS 83 (2011).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND USE, NOR EVERY MATTER RESTRICTING THE CONVEYANCE AND USE OF THE PROPERTY. THE SURVEYOR RECORD TITLE IS NOT INTENDED TO CONSTITUTE AN EXHAUSTIVE LIST OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESERVATIONS ASSOCIATED WITH ANY INSTRUMENT PLANNED BY THIS PROJECT OR WITH ANY INSTRUMENTS TO BE FILED WITH THE PLANNING BOARD AND THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE FILING OF ANY SUCH PLAT AND SHALL BE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 6) THE PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 7) THE PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEMS ONLY. THE PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEMS ONLY. THE PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 8) THE PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEMS ONLY.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADMIT THIS PLAT OF RE-SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 I, AS OWNER OF THIS SUBDIVISION, OR MY SUCCESSORS AND ASSIGNS WILL CHASE ALL ENCUMBRANCES AND INTERESTS THEREON, INCLUDING THE INTEREST OF ANY PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 3-34.3 OF THE MONTGOMERY COUNTY CODE.
 THERE ARE NO SAITS, ACTIONS, IN-LAW LEASES, LICENSES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS CERTAIN DEEDS OF TRUST RECORDED IN BOOK 24946 AT FOLIO 172.

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADMIT THIS PLAT OF RE-SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 I, AS OWNER OF THIS SUBDIVISION, OR MY SUCCESSORS AND ASSIGNS WILL CHASE ALL ENCUMBRANCES AND INTERESTS THEREON, INCLUDING THE INTEREST OF ANY PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 3-34.3 OF THE MONTGOMERY COUNTY CODE.
 THERE ARE NO SAITS, ACTIONS, IN-LAW LEASES, LICENSES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS CERTAIN DEEDS OF TRUST RECORDED IN BOOK 24946 AT FOLIO 172.

CSP ASSOCIATES 1 LLC
 BY: FRANK R. CORROS VICE PRESIDENT
 BY: EVA CSP MANAGER L LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 MANAGER
 DATE: 5/12/17

MANUFACTURERS AND TRADERS TRUST COMPANY
 A NEW YORK BANKING CORPORATION
 BY: CELIA A. HODGES TRUSTEE
 DATE: 5/10/17

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RE-SUBDIVISION OF PART OF THE PROPERTY SHOWN ON MAP NO. 05 123 AND ZONED CRY-1-B, C-2-A, D-2-A, H-20-T AS OF DATE OF RECORDATION OF THIS PLAT. ALSO BEING A RE-SUBDIVISION OF LOTS 17 THRU 20, BLOCK E, AS SHOWN ON A PLAT DATED, 'WEST SIDE AT SHADY GROVE METRO', RECORDED AS PLAT NO. 24946 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 I FURTHER CERTIFY THAT, ONCE ENCLOSED AS DESCRIBED IN THE OWNERS DECLARATION HEREON, ALL MONUMENTS DEICATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3-34.3 OF THE MONTGOMERY COUNTY CODE, SHALL BE MAINTAINED BY THE OWNER OF THE PLAT OF RE-SUBDIVISION AS 4,197 SQUARE FEET OR EQUIVALENT ACRES OF LAND, NONE OF WHICH IS DESIGNATED TO BE USED FOR:

DATE: 4/21/17
 DATE: 5/10/17
 DATE: 5/10/17
 DATE: 5/10/17

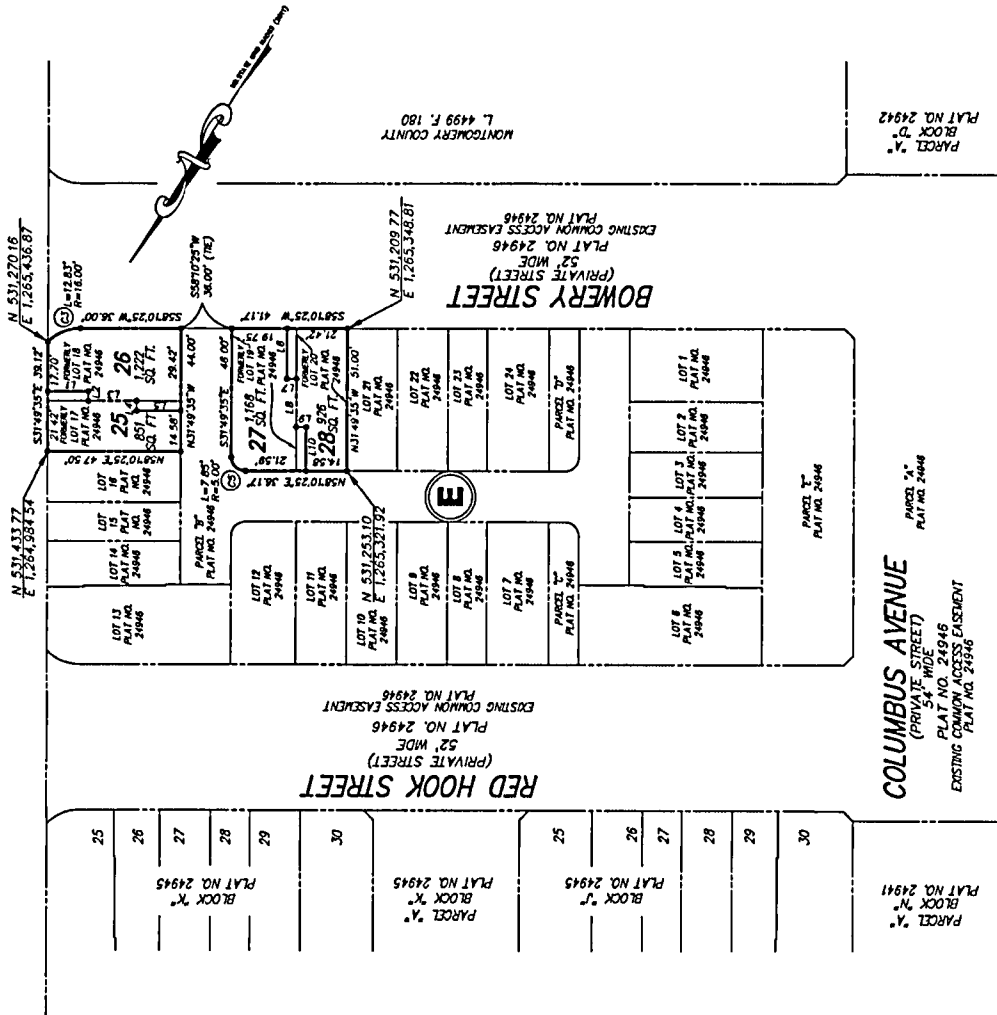
PLAT OF RESUBDIVISION

WEST SIDE AT SHADY GROVE METRO
 (BEING A RE-SUBDIVISION OF LOTS 17 THRU 20, BLOCK E, WEST SIDE AT SHADY GROVE METRO)

9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 DATE: MAY 12, 2017
 SURVEYOR: FRANK R. CORROS & ASSOCIATES
 9229 CENTURY BOWLEY SUITE 400 8 CRENSHAW, MARYLAND 20774
 301 484-3844 (OFF) 301 484-2644 (CELL)
 818 238-1144 (FAX) 818 238-1144 (EMAIL)

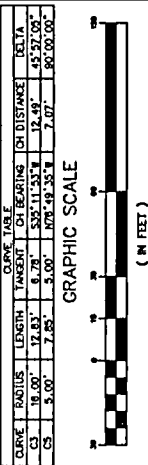
CRABBS BRANCH WAY

PLAT NO. 111594
 N 531,270.16
 E 1,264,936.87



AREA TABULATION

4 LOTS 4,197 SQ FT. OR 0.09598 ACRES
 TOTAL AREA 4,197 SQ FT. OR 0.09598 ACRES



APPROVED: _____ DATE: June 9, 2017
 CHAIRMAN: _____ ASST. SECRETARY TREASURER: _____
 M-NCP & PC RECORD FILE NO. _____

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: _____ DATE: _____
 DIRECTOR

