

**Plat Name:** Woodmont  
**Plat #:** 220170840

**Location:** Located in the northeast quadrant of the intersection of Rugby Avenue and Glenbrook Road.

**Master Plan:** Bethesda CBD Sector Plan

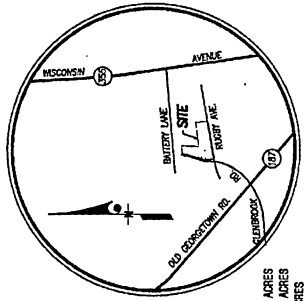
**Plat Details:** CR and CRN zones; 2 lots

**Owner:** GNRW Properties LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120060010 (MCPB Resolution No. 15-146) and with Site Plan No. 820160120 (Certified Site Plan dated May 11, 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, and recommends approval with the following condition:

Applicant to provide copy of recorded Density Transfer Agreement and note Liber and folio in the space provided on plat mylar, prior to staff obtainment of Chairman Anderson's signature.

PLAT No.



VICINITY MAP  
NO SCALE

AREA TABULATION

LOT 671..... 25,733 SQ. FT. OR 0.5907 ACRES  
 LOT 670..... 21,114 SQ. FT. OR 0.4847 ACRES  
 TOTAL BY THIS PLAT..... 46,847 SQ. FT. OR 1.0755 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNER OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, AND GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER EASEMENTS IN, ON, AND OVER THE LAND IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENT (P.I.E.), SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 54-574 AT FOLIO 289, WHICH SAID TERMS ARE INCORPORATED BY THIS REFERENCE HEREON.

WE, THE UNDERSIGNED, HEREBY SUBDIVIDE THE OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY OWNER MARKERS AND ANY OTHER REQUIRED MARKERS TO BE SET BY A REGISTERED BOUNDARY LAND SURVEYOR, IN ACCORDANCE WITH 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION.

ORW PROPERTIES LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: KAGA Management Group,  
 a Virginia corporation,  
 its Manager

BY: *Karen L. Johnson*  
 NAME: Karen L. Johnson  
 TITLE: President  
 KAGA Management Group, Inc.

NOTES

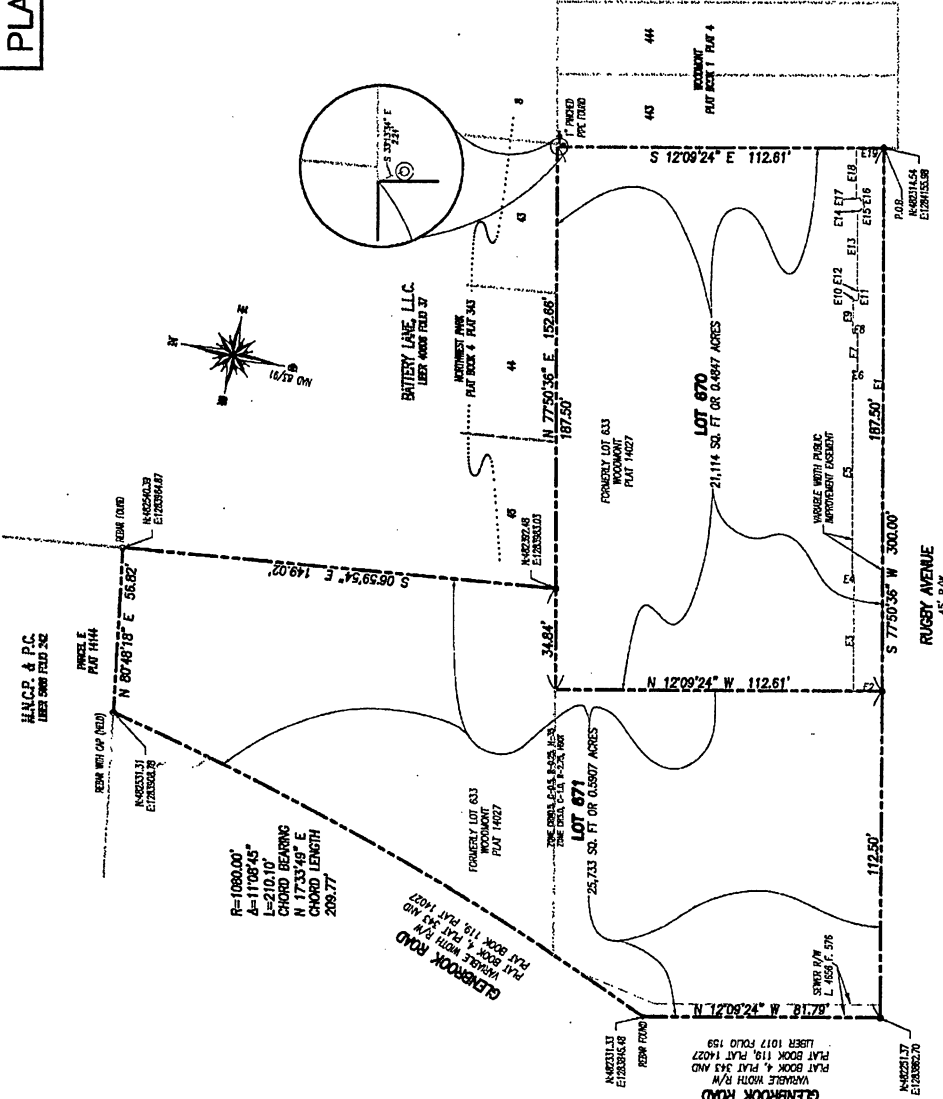
1. THE PROPERTY SHOWN HEREON IS ZONED CRH-0.5, CR-3.0
2. COORDINATES SHOWN HEREON WERE ESTABLISHED USING THE NATIONAL GEODETIC SURVEY OPUS (CONTINUOUSLY OPERATING REFERENCE STATION PROCESSING SYSTEM), PROJECTED ONTO MARYLAND STATE PLANE COORDINATES HAD83/01. COORDINATE SCALE FACTOR 0.9999417. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD OR ANY OTHER AUTHORITY SHALL BE INCORPORATED BY REFERENCE INTO THIS PLAT. ANY SUCH PLAN ARE EXPRESSLY CONTINGENT UPON THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE 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 DEEDS OR NOTE ALL MATTERS AFFECTING TITLE.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER SERVICES.
6. THE LOTS SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY SKETCH PLAN NO. 320160010, PRELIMINARY PLAN NO. 120160010, SITE PLAN NO. 020160120 (LOT 670), ENTITLED "BRIGHTVIEW BETHESDA".
7. TAX MAP LOCATION HN123, W.S.S.C. GRID 210RW05.
8. LOT 671 IS SUBJECT TO AN INDEBTURE OF LEASE ORIGINALLY RECORDED IN LIBER 5984 AT FOLIO 32. AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS AMENDED.
9. LOT 670 IS SUBJECT TO A DEEDS, TRANSFER AGREEMENT RECORDED IN LIBER 5984 AT FOLIO 32. AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SUBDIVISION RECORD PLAT  
 LOTS 670 AND 671  
 WOODMONT

BEING A RESUBDIVISION OF  
 LOT 633  
 BETHESDA ELECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' JUNE, 2017



Job No. 15-049



LINE	BEARING	DISTANCE
E1	S 77°50'36" W	187.50'
E2	N 12°09'24" W	9.72'
E3	N 77°50'36" E	40.00'
E4	N 12°09'24" W	0.59'
E5	N 77°50'36" E	70.32'
E6	S 12°09'24" E	1.62'
E7	N 77°50'36" E	12.95'
E8	N 12°09'24" W	1.63'
E9	N 77°50'36" E	11.41'
E10	S 12°09'24" E	1.87'
E11	N 77°50'36" E	3.33'
E12	N 12°09'24" W	0.54'
E13	N 77°50'36" E	27.66'
E14	S 12°09'24" E	0.71'
E15	S 35°22'02" E	2.50'
E16	N 46°28'15" E	3.50'
E17	N 12°09'24" W	1.17'
E18	N 77°50'36" E	17.14'
E19	S 12°09'24" E	9.44'

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE PROPERTY ACQUIRED BY ORW PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 11, 2006 AND RECORDED IN LIBER 34145 AT FOLIO 385, MONTGOMERY COUNTY, MARYLAND, AND BY DEED DATED AUGUST 11, 2006 AND RECORDED IN LIBER 34145 AT FOLIO 385, MONTGOMERY COUNTY, MARYLAND, AND BY DEED DATED AUGUST 11, 2006 AND RECORDED IN LIBER 34145 AT FOLIO 385, MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 46,847 SQUARE FEET OR 1.0755 ACRES OF WHICH THERE IS NO DEDICATION TO THE PUBLIC USE.

*Adam S. Bernat*  
 DATE: 7/12/2017

ADAM S. BERNAT  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 EXPIRES 06/29/2010

220170240

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

APPROVED: 7-17-2017  
*April K. Starnes, Jr.*  
 DIRECTOR

DRAWN: ASB  
 COMPUTED: ASB  
 CHECKED: ASB  
 DATE: 7/12/2017  
 PLOT No.: 15-049



Johnson • Bernat • Associates, Inc.  
 Engineering • Surveying • Planning

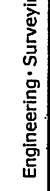
205 N. Frederick Ave. Suite 100  
 Gaithersburg, MD 20877  
 Tel: (301) 963-1133  
 Fax: (301) 963-6306  
 www.jba-inc.net

CHAIRMAN  
 M.N.C.P. & P.C. RECORD FILE NO.

SECRETARY-TREASURER

APPROVED: 7-17-2017  
*April K. Starnes, Jr.*  
 DIRECTOR

DRAWN: ASB  
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