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-NCPCC 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.

Planning Board Agenda: July 27, 2017
OWNER'S CERTIFICATE

Mc, the undersigned, owner of the land described herein, hereby adopt this plat of
resubdivision, and grant to Montgomery County, Maryland its successors and assigns forever easements,
right, title, and interest in and to the land identified as the public improvements easement (T.I.E.) therein
with the terms and provisions of said plat being those set forth in a certain document entitled
"RESOLUTION OF PUBLIC IMPROVEMENTS EASEMENT" recorded among the land records of Montgomery County,
Maryland in Liber 54, pg. 345, which said easements are incorporated by this reference herein.

As owner of this subdivision herein, our successors and assigns will cause all property owner
warranties and any other required instrument to be set by a registered land surveyor,
in accordance with Md. 4.2-3 of the Montgomery County Code.

NOTE:

1. THE PROPERTY SHOWN HEREIN IS ZONED RM-2, RM-3.
2. COORDINATES SHOWN HEREIN WERE DETERMINED USING THE NATIONAL GROUND SURVEY (NGS) CONTINUOUSLY OPERATING
REFERENCE STATION PROCESSING SYSTEM, PROJECTED INTO MARYLAND STATE PLANE COORDINATES HUDS97, WITH A
SCALE FACTOR OF 0.9999472. ALL DISTANCES AND AREAS ARE BASED ON THESE COORDINATES.
3. ALL TENTS, CONSTRUCTIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE
PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY
COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE COUNTERPARTED BY THE RESUBDIVISON OF THIS
PLAT UNLESS OTHERWISE SPECIFIED.
4. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY TENT, AGREEMENT, AGREEMENTS, OR OTHER
RESTRICTIONS, LIMITATIONS OR RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE
PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY
COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE COUNTERPARTED BY THE RESUBDIVISON OF THIS
PLAT UNLESS OTHERWISE SPECIFIED.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES.
6. THE LOTS SHOWN HEREIN IS LENT TO THE USES AND CONSTRUCTED AS REQUIRED BY SITE PLAN NO. 9103000,初步
PRELIMINARY PLAN NO. 10109000, SITE PLAN NO. 9103000 (LOT 671), ENTITLED "RESUBDIVISON 671A".
7. TAX MAP LOCATION 0145, N.S.O. GRID 014505.
8. LOT 671 IS SUBJECT TO AN EASEMENT OF LEASE ORIGINALLY RECORDED IN LIBER 5844 AT PAGE 18, AMONG THE LAND
RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS AMENDED.
9. LOT 670 IS SUBJECT TO A DENSITY TRANSFER AGREEMENT RECORDED IN LIBER 5598 AT PAGE 508, AMONG THE
LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I, Daniel Ridgely, professional land surveyor, state that the survey shown herein is
correct insofar as the best of my knowledge, information and belief. I have
measured and surveyed the land shown herein and determined the location of the
points and lines thereon and have made and recorded a plat of the same.

I further certify that, once engaged as described in the owner's certificate herein, all property
warranties shown on this plat are made with an understanding that the plat is both for the
use of the owner and for the benefit of the public.

June 13, 2017
Daniel Ridgely
Professional Land Surveyor
Maryland Registration No. 21133
Expires 06/12/2019

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: 7-17-8617

J.B.A.
Johnson Bernat Associates, Inc.
Engineering, Surveying, Planning
200 N. Frederick Ave. Suite 100
Gaithersburg, MD 20877
Tel: (301) 953-1133
Fax: (301) 953-6036
www.jba-inc.net

SUBDIVISION RECORD PLAT
LOTS 670 AND 671
WOODBROOK
BEING A RESUBDIVISION OF
LOT 633
MONROE ELECTION DISTRICT #7
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100' JUNE, 2017

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