

Plat Name: Seven Locks Plaza
Plat #: 220180090

Location: Located in the northeastern quadrant of the intersection of Seven Locks Road and Tuckerman Lane
Master Plan: Potomac Subregion 2002 Master Plan
Plat Details: CR zone; 1 parcel
Owner: Cabin John, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Administrative Subdivision Plan No. 620170050 (MCPB Resolution No. 17-080) 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND OWNED BY CABIN JOHN ASSOCIATES LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP (CJAL) AND CABIN JOHN FREEMAN ASSOCIATES, INC., A MARYLAND CORPORATION (CJA) TO CABIN JOHN FREEMAN ASSOCIATES, LIMITED LIABILITY COMPANY BY A DEED DATED DECEMBER 20, 2016 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 53680 AT PAGE 431 AND ALSO BEING A RESUBDIVISION OF PART OF PARCEL "A", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "PARCEL "A", SEVEN LOCKS PLAZA", RECORDED AMONG SAID LAND RECORDS AS PLAT No. 8584.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-3-3.0 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 570,846 SQUARE FEET OR 13.1048 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE BY THIS PLAT.

William E. Greenwinger, III
 FOR: **WILLIAM E. GREENWINGER, III**
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2017)
 DATE: 10/19/2017

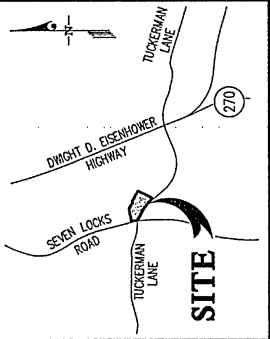
OWNER'S CERTIFICATE

CABIN JOHN (EDENS), LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES. AS OWNERS, THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-3-3.0 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR THE (2) MEMORANDUM OF LEASE AGREEMENTS RECORDED AMONG SAID LAND RECORDS AS PLAT No. 8584. THE UNDERSIGNED OWNER AND GRANTY RECORDED IN LIBER 3971 FOLIO 533 & 54 (P. 1) BETWEEN OWNER, THE UNDERSIGNED AND CABIN JOHN (EDENS), LLC, AS PART OF THE EXECUTION OF THIS PLAT, BY THE OWNER, WITHOUT CONSENT OF THE UNDERSIGNED. PREVIOUS LEASE AGREEMENTS PERMITS THE EXECUTION OF THIS PLAT, BY THE OWNER, WITHOUT CONSENT OF THE UNDERSIGNED.

FOR: CABIN JOHN (EDENS), LLC

William C. Carver
 FOR: **WILLIAM C. CARVER**
 MANAGING DIRECTOR
 DATE: 10/20/17

William C. Carver
 WITNESS
 DATE: 10/20/17



VICINITY MAP
 SCALE 1" = 2,000'

MSC 300 SCALE SHEET 214 NW 08
 M.S.C. PLAN No. 20160 - N. 590,555.705 E. 1,267,221.859
 STATION No. 20220 - N. 594,726.889 E. 1,262,694.505
 COMBINED SCALE FACTOR 0.99995429

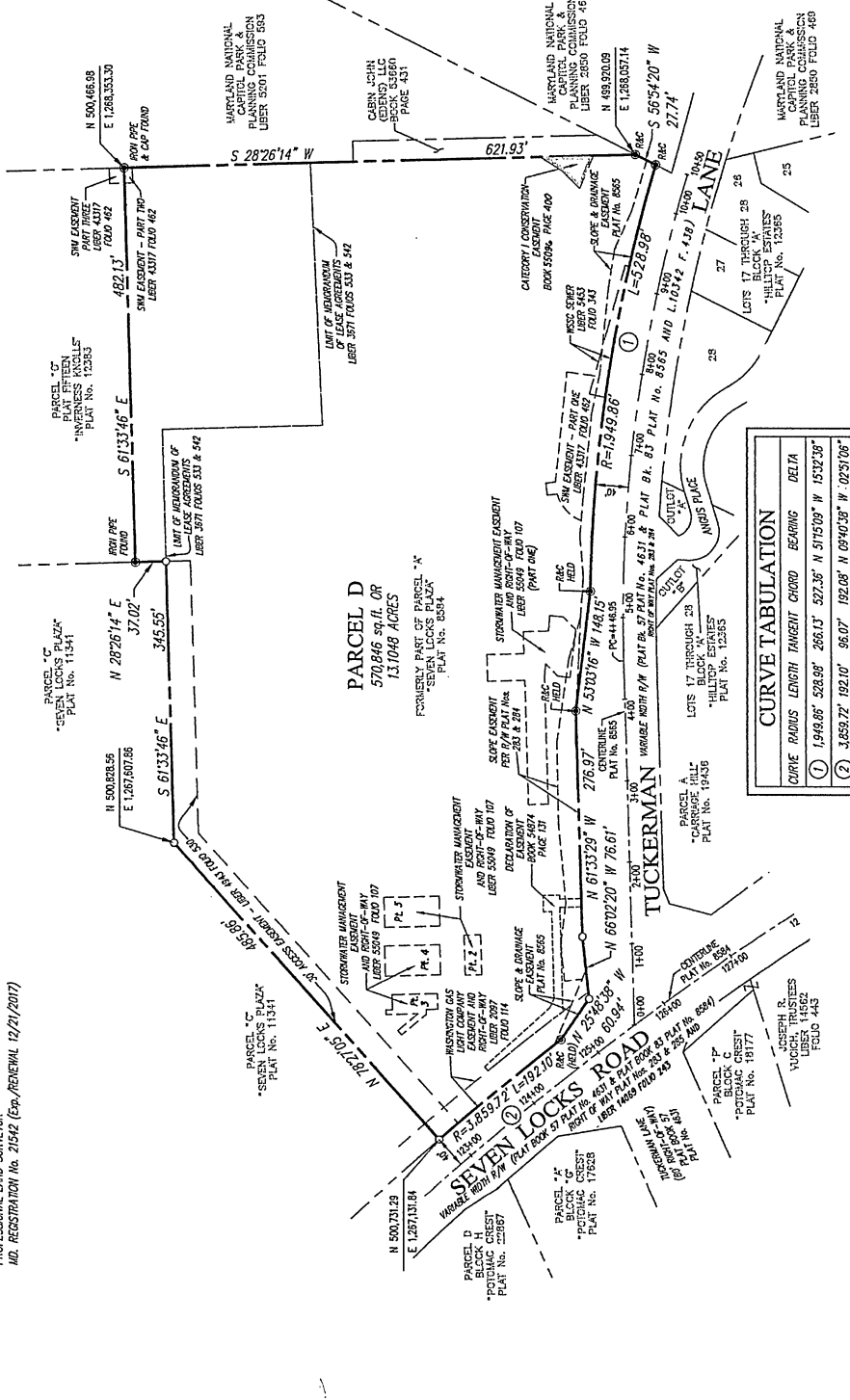
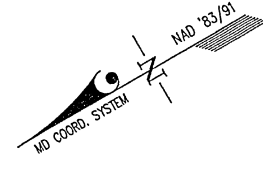
LEGEND

- MSC WASHINGTON SUBDIVISION
- R/W RIGHT-OF-WAY
- ± FT. SQUARE FEET
- SIM STORMWATER MANAGEMENT
- REBAR & CHIP FOUND
- CORNER TO BE SET
- UNITS OF CATEGORY I
- CONSERVATION EASEMENT

GENERAL NOTES:

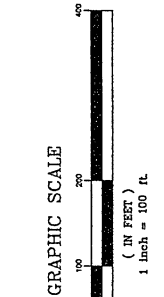
1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE CONSIDERED AS AN EXHAUSTIVE LIST OF MATTERS AFFECTING THE PROPERTY. THE EXAMINATION OF TITLE OR TO DEPOSIT OR HAVE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND AGREEMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE 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 SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE TO THE PUBLIC.
3. THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS RECORDED BY ADMINISTRATIVE SUBDIVISION PLAN 62027050, ENTITLED "SEVEN LOCKS PLAZA". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS ZONED CRT-0.75 C-0.5 R-0.25 H-35T AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP 60 121 & 60 341.
5. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO A PARKING AND ACCESS EASEMENT RECORDED IN LIBER 2630 FOLIO 658. DECLARATION WITH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WASTE MANAGEMENT ADMINISTRATION (DE) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30687 FOLIO 274.

PLAT No.



CURVE TABULATION

CURVE	RADIUS	LENGTH	BEARING	BEARING	DELTA
1	1,949.85'	528.93'	266.13'	N 51°50'09" W	153°32'38"
2	3,859.72'	192.10'	96.07'	N 09°40'38" W	02°51'06"



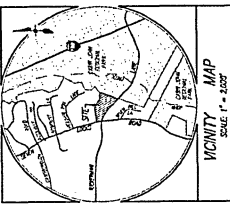
RECORDED: _____
 PLAT No.: _____
 DRAWN BY: ST/REG
 CHECKED BY: WJG
 Q.L.W. FILE NO.: 16066

APPROVED: _____
 DATE: Approved October 25, 2017
 BY: *William C. Carver*
 DIRECTOR

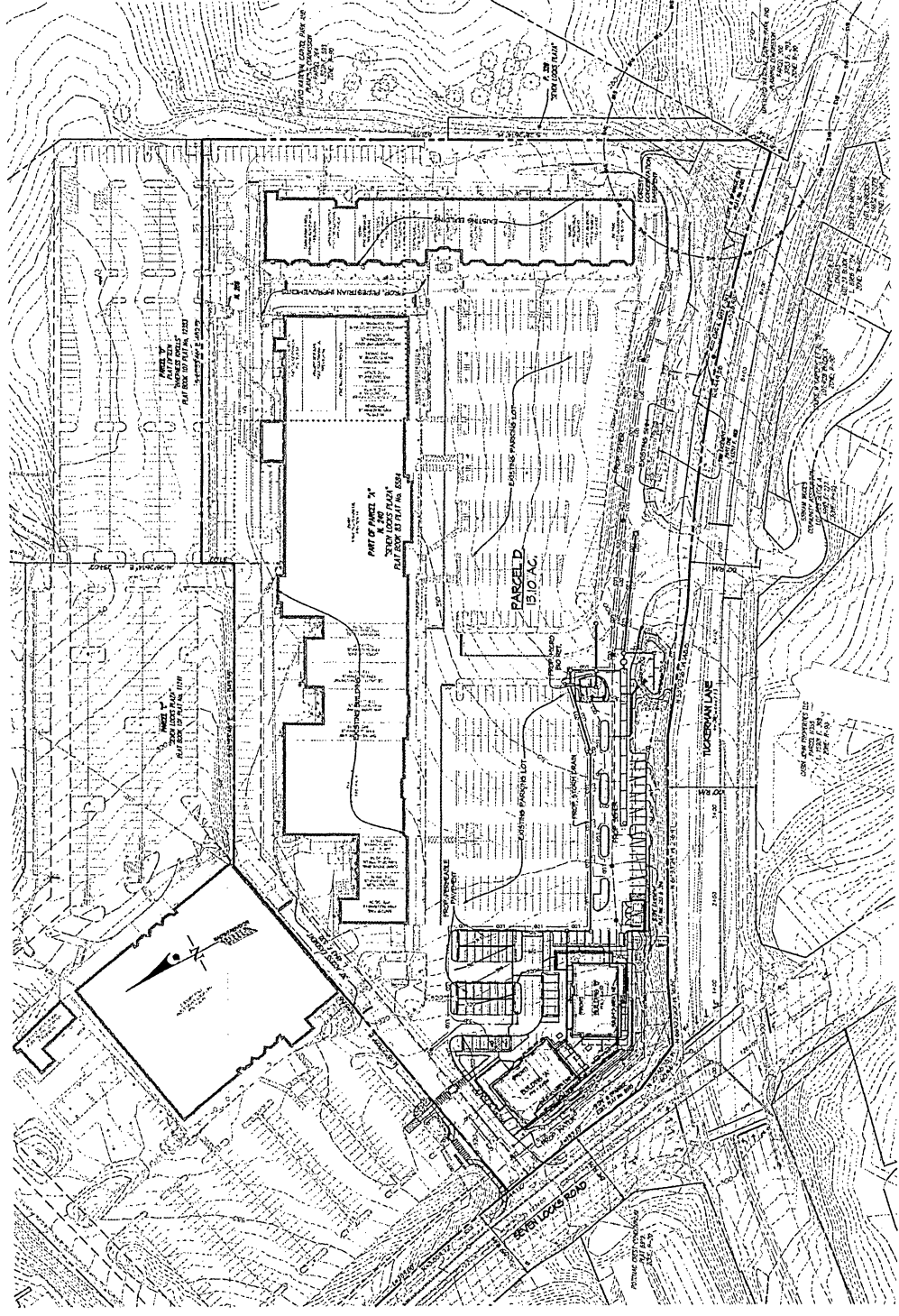
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN: _____
 ASST. SECRETARY/TREASURER: _____

M.N.C.P. & P.C. RECORD FILE No. _____



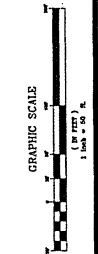
VICINITY MAP
SCALE 1" = 2,000'



GIW GUTTSCHICK LITTLE & WEBER, P.A.
ENGINEER
1001 N. ...
STATE COLLEGE, PA. ...

PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer under the laws of the State of Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me, and that I am a duly Licensed Professional Engineer under the laws of the State of Pennsylvania.
License No. 2044
Expiration Date: June 30, 2014
10-29-2014
Date
John Guttschick
Professional Engineer
1001 N. ...
State College, PA.

PREPARED FOR: EDWARDS, L.P. 7300 ... STATE COLLEGE, PA. 16804 ATTN: ... 301-225-7600	SCALE 1" = 50'	DATE AUGUST, 2013	JOB NO. CO-101/14	DATE 08-17-14	PROJECT NO. 10066	DATE 9/11	SHEET NO. 3 OF 4
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GLW GUTTSCHICK LITTLE & WEBER, P.A. 1001 N. ... STATE COLLEGE, PA. 16804 TEL: 301-225-7600 FAX: 301-225-7601 WWW.GIWLAW.COM	DATE 08-17-14	BY [Signature]	CHECKED [Signature]	IN CHARGE [Signature]
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