

Plat Name: Victory Haven
Plat #: 220180410

Location: Located on the south side of Main Street (MD 108), 400 feet west of Mt. Vernon Avenue

Master Plan: Damascus Master Plan

Plat Details: CRT zone; 1 parcel

Owner: Boyer Family Investments, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170200 (MCPB Resolution No. 17-051) and with Site Plan No. 820170040 (Certified Site Plan dated August 11, 2017) 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.

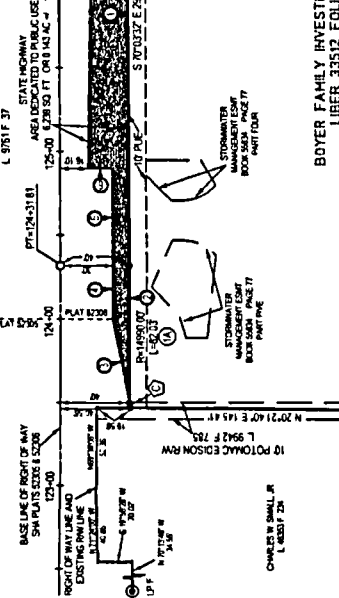
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and true, that I am duly licensed, qualified, and a member in good standing with the State of Maryland. I was duly sworn and qualified on the 14th day of May, 2018, at Rockville, Maryland, by the State Board of Professional Land Surveyors. My commission expires on the 14th day of May, 2021.

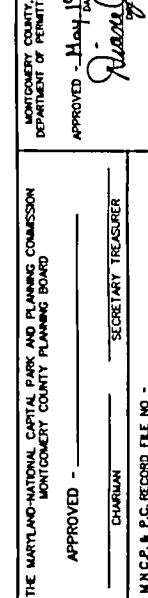
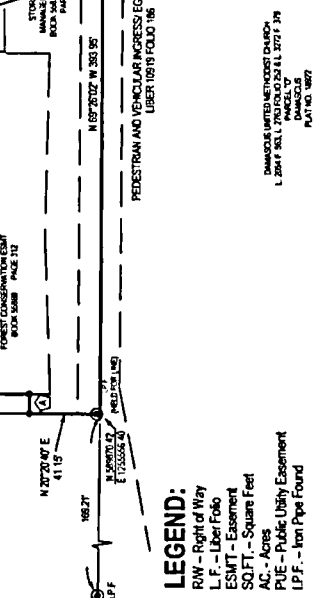
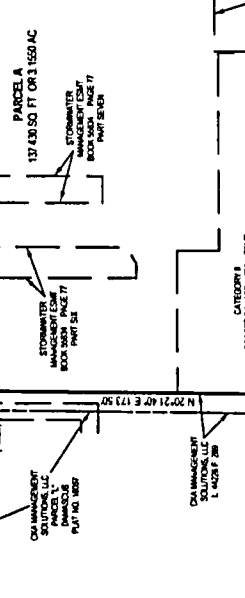
Professional Land Surveyor
 Maryland Registration No. 21159
 License Expires: 07/13/2019

Approved: May 3, 2018
 Date

MAIN STREET (MD 108)
 (VARIABLE WIDTH RW)
 STATE HIGHWAY ADMINISTRATION PLATS
 5200 & 5205
 L 3951 F 37



BOYER FAMILY INVESTMENTS, LLC
 LIBER 33512 FOLIO 444



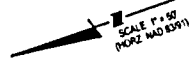
LEGEND:
 RW - Right of Way
 L.F. - Liber Folio
 ESMIT - Easement
 SO.FT. - Square Feet
 AC - Acres
 PUE - Public Utility Easement
 I.P.F. - Iron Pipe Found

HORIZONTAL CONTROL NOTE:

Horizontal Control shown hereon is Maryland State Plane Grid, MAD 83N and is based upon the following CGCS Stations:
 PD 14487 14423
 North
 East
 697 862 28 1119 870 52
 49252 647
 1423 268 12
 48 303 71 1423 268 12
 Project Contour Interval = 1:0000000

PLAT NO.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD										
1	N 70°03'37" W	240.83	L 5	S 70°03'37" E	18.18					
2	R = 14000.00'	L = 82.03	6	N 12°54'22" E	13.91					
3	S 81°30'33" E	51.10	7	S 69°04'06" E	23.17					
4	R = 14000.00'	L = 31.88	8	S 17°36'03" W	19.92					
TOTAL AREA SHOWN THIS PLAT: 6,239.50 SQ FT OR 0.14 ACRES.										



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby accept this plat of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE," with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3524 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property content and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded easements at law, lease, license, mortgage or trusts affecting the property included in this plat of subdivision.

BOYER FAMILY INVESTMENTS, LLC

[Signature]
 By: [Signature] Date: 5/18/18
 Manager

Witness/Notary

NOTES:

- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of the 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 for public review during normal business hours.
- 2) 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 this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- 3) This property is subject to the terms and conditions of Preliminary Plan No. 120170200 and Site Plan No. 620170040, both entitled "VICTORY HAVEN".
- 4) Parcel A, shown hereon are subject to the terms and provisions of a Declaration of 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 Book 55568 at Page 113.
- 5) The property appears on Montgomery County Tax Map F3043 and F3553, WSSC G44 227 NW 10 and 237 NW 09.
- 6) The property is served by public water and sewer systems.
- 7) The property shown hereon is zoned CRT-1.0 (Commercial Residential Town).

SUBMISSION RECORD PLAT
PARCEL A

VICTORY HAVEN
 DAMASCUS (12TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: APRIL, 2018



ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 P 301 948-2750 F 301 948-9067
 www.soltesz.com



Direction	Radius	Length	Chord Bearing	Chord Dist.
A	S 69°38'20" E	11.37		
B	N 69°38'20" W	11.37		
C	S 81°07'28" E	2.81		

APPROVED: May 14, 2018
 Date

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 CHAIRMAN _____ SECRETARY/TREASURER _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

