Plat Name: Brightview Grosvenor
Plat #: 220180740

Location: Located in the southeast quadrant of the intersection of Grosvenor Lane and Fleming Avenue
Master Plan: North Bethesda Garrett Park Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Wild Acres, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170270 (MCPB Resolution No. 17-087) and with Site Plan No. 820170090 (Certified Site Plan dated March 18, 2018) 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.
WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND HEREBY GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SUBJECT TO ALL CURRANT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE HEREBY DEDICATE LAND SHOWN ON THIS PLAT TO MONTGOMERY COUNTY, MARYLAND FOR PUBLIC USE.

NOTE:
1. THE PROPERTY SHOWN HEREIN IS ZONED R-50.
2. HORIZONTAL DATUM IS BASED ON MARYLAND COORDINATE SYSTEM NO. 69/81. AS REFERENCED ON PLAT NUMBER 2932 AND IS BASED UPON THE FOLLOWING CONTINUOUSLY OPERATING REFERENCE (C.O.R.) STATIONS:
   - GROSVENOR, MD $0.00, 445995 221660
   - GROSVENOR, MD $0.00, 445995 221660
   - GROSVENOR, MD $0.00, 445995 221660
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 MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECOGNITION OF THIS PLAT UNLESS EXPRESSLY CONTAINED IN THE PLAN AS APPROVED.
4. THE ORIGINAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY PROPERTY AFFECTING THE OWNERSHIP AND USE, NOR EVERY PROPERTY RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEED OF THE PROPERTY.
6. THIS PROPERTY IS SHOWN TO BE ZONED R-50, AND IS SUBJECT TO THE LIMITATIONS AND CONDITIONS AS REQUIRED BY CONDITIONAL USE 10-14, PRELIMINARY PLAN NO. 12070720, AND SITE PLAN NO. 89170000, ENTITLED "DECLARATION GROSVENOR".

AREA TABULATION
LOT 1 110,735 SQUARE FEET OR 2.5669 ACRES
LOT 2 2,105 SQUARE FEET OR 0.0484 ACRES

TOTAL 112,840 SQUARE FEET OR 2.6154 ACRES

SURVEYOR'S CERTIFICATE:
I, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREIN IS CORRECT.

NOTE:
1. THE PROPERTY SHOWN HEREIN IS ZONED R-50.
2. HORIZONTAL DATUM IS BASED ON MARYLAND COORDINATE SYSTEM NO. 69/81. AS REFERENCED ON PLAT NUMBER 2932 AND IS BASED UPON THE FOLLOWING CONTINUOUSLY OPERATING REFERENCE (C.O.R.) STATIONS:
   - GROSVENOR, MD $0.00, 445995 221660
   - GROSVENOR, MD $0.00, 445995 221660
   - GROSVENOR, MD $0.00, 445995 221660
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 MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECOGNITION OF THIS PLAT UNLESS EXPRESSLY CONTAINED IN THE PLAN AS APPROVED.
4. THE ORIGINAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY PROPERTY AFFECTING THE OWNERSHIP AND USE, NOR EVERY PROPERTY RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEED OF THE PROPERTY.
6. THIS PROPERTY IS SHOWN TO BE ZONED R-50, AND IS SUBJECT TO THE LIMITATIONS AND CONDITIONS AS REQUIRED BY CONDITIONAL USE 10-14, PRELIMINARY PLAN NO. 12070720, AND SITE PLAN NO. 89170000, ENTITLED "DECLARATION GROSVENOR".

AREA TABULATION
LOT 1 110,735 SQUARE FEET OR 2.5669 ACRES
LOT 2 2,105 SQUARE FEET OR 0.0484 ACRES

TOTAL 112,840 SQUARE FEET OR 2.6154 ACRES