

**Plat Name:** R. Holt Easley's Subdivision  
**Plat #:** 220180980

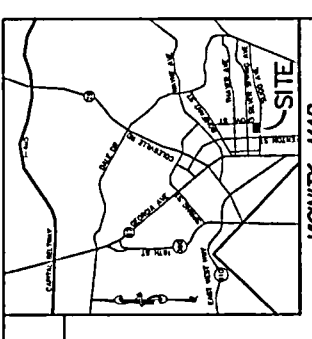
**Location:** Located immediately northwest of the intersection of Sligo Avenue and Grove Street

**Master Plan:** Silver Spring East Master Plan

**Plat Details:** CRNF zone; 12 lots & 3 parcels

**Owner:** Montgomery County, Maryland

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160270 (MCPB Resolution No. 16-059) and with Site Plan No. 820160140 (Certified Site Plan dated October 17, 2018), 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.



**PLAT NO.** \_\_\_\_\_

**AREA TABULATION**

LOTS 18 THRU 29 ..... 95,209 SQ FT OR 2.1870 ACRES

PARCELS A, B, & C ..... 2,038 SQ FT OR 0.04679 ACRES

AREA OF STREET DEDICATION ..... 3,551 SQ FT OR 0.08151 ACRES

TOTAL AREA OF THIS PLAT ..... 100,798 SQ FT OR 2.31400 ACRES

**GRAPHIC SCALE**

( IN FEET )

1 inch = 40 ft.

**VICINITY MAP**

SCALE: 1" = 2000'

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION OF THE EIGHTY-NINE (89) ACRES OF LAND, MORE OR LESS, BEING PART OF THE PUBLIC STREET RIGHT OF WAY AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, RECORDING THE MAP HEREON FOR PUBLIC STREET RIGHT OF WAY AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE HEREBY ASSURE AND WARRANT TO ALL BUYERS AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND SUCCESSORS THAT THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT (PUE) SHOWN HEREON, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "PUBLIC UTILITIES EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 284 AT FOLIO 14, FURTHERMORE, WE RESERVE FOR MONTGOMERY COUNTY, MARYLAND, AND ASSORS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING RESERVED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 284 AT FOLIO 14, SAID EASEMENT SHALL BE EXTINGUISHED AT SUCH TIME AS IMPROVEMENTS ON THE ADJACENT RIGHT OF WAY LINES, SAID SLOPE MINIMUM BUILDING RESTRICTION LINES, ADJACENT, CONTIGUOUS AND PARALLEL, TO ALL STREET RIGHT OF WAY LINES, SAID SLOPE FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSORS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR SURVEY LINE SURVEYOR IN ACCORDANCE WITH THERE ARE NO SAITS, ACTIONS-AT-LAW, LIENSES, LEASES, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

MONTGOMERY COUNTY, MARYLAND

BY *[Signature]* **1/8/19** DATE

BY *[Signature]* **Julie White** WITNESS

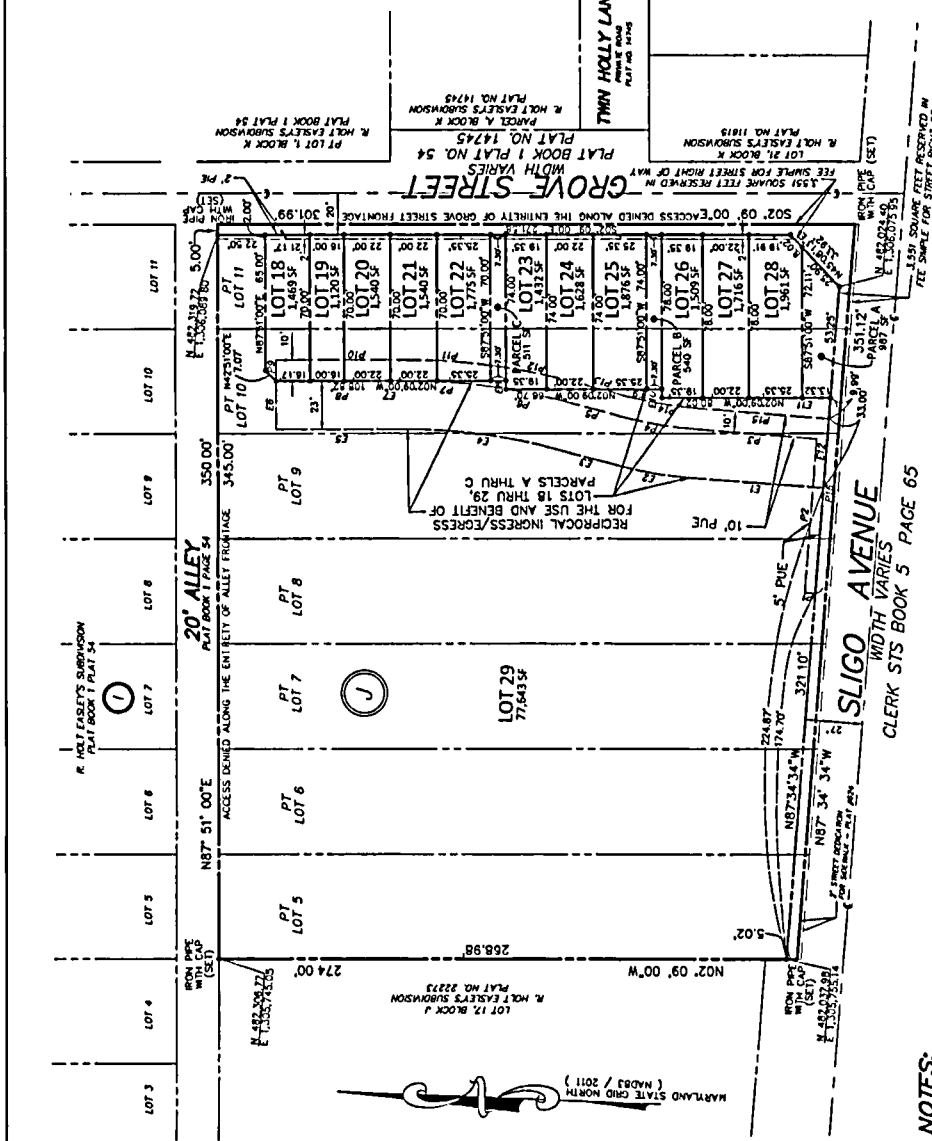
ASSISTANT CHIEF ADMINISTRATIVE OFFICER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY COVERED BY PARCELS A, B, & C, AND RECORDS IN LIBER 2700 AT FOLIO 483, 2) FROM LUTHER L. WALLER AND MARGARET E. WALLER, BY DEED DATED JANUARY 18, 1960 AND RECORDED IN LIBER 2700 AT FOLIO 483, 3) FROM KATHERINE KOPROCK SINGULAR, BY DEED DATED JANUARY 14, 1960 AND RECORDED IN LIBER 2700 AT FOLIO 483, 4) FROM KATHERINE KOPROCK SINGULAR, BY DEED DATED JANUARY 14, 1960 AND RECORDED IN LIBER 2700 AT FOLIO 483, 5) FROM CLARA C. DORSEY, BY DEED DATED JANUARY 14, 1960 AND RECORDED IN LIBER 2700 AT FOLIO 483, 6) FROM GEORGE A. WAGNER AND KATHERINE M. WAGNER, BY DEED DATED FEBRUARY 18, 1960 AND RECORDED IN LIBER 2705 AT FOLIO 157, 7) FROM GEORGE A. WAGNER AND KATHERINE M. WAGNER, BY DEED DATED MARCH 18, 1960 AND RECORDED IN LIBER 2705 AT FOLIO 157, 8) FROM GEORGE L. McCALLUM, JR. BY DEED DATED NOVEMBER 23, 1960 AND RECORDED IN LIBER 2705 AT FOLIO 157, 9) FROM GEORGE L. McCALLUM, JR. BY DEED DATED NOVEMBER 23, 1960 AND RECORDED IN LIBER 2705 AT FOLIO 157, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER MONUMENTATION SHALL BE SET BY A MARYLAND PROFESSIONAL LAND OR SURVEY LINE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.1.3 OF THE SUBDIVISION CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 100,798 SQUARE FEET OR 2.31400 ACRES OF LAND, OF WHICH 3,551 SQUARE FEET OR 0.08151 ACRES IS DEDICATED TO PUBLIC USE.



**NOTES:**

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 3043. THE PROPERTY IS ZONED "DMF1 29.03.20.01.0.145" AND THE ZONE DISTRICT NUMBER IS 21236.

2.) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (NAD83 / 2011).

3.) 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 REPLACE AN EXAMINATION OF TITLE OR TO DEPICIT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, DEVELOPMENT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE THE RECORDATION OF THIS PLAT. THE MONTGOMERY COUNTY PLANNING BOARD IS ADVISED THAT THIS SUBDIVISION RECORD PLAT IS A PUBLIC UTILITIES EASEMENT (PUE) FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS DUL.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN M.C.P.C. PRELIMINARY PLAN #120162670. SITE PLAN #201801810 AND APPROVED DEVELOPMENT PLAN #110, ENTITLED "SLIGO AIRSPACE".

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND OPEN SPACE AREAS TO BE RECORDED AT A LATER DATE.

8.) LOTS 18 THROUGH 29 AND PARCELS A, B AND C INCLUDED ON THIS PLAT ARE SUBJECT TO A COMMON OPEN SPACE AGREEMENT WITH MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION AS RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS DATED FEBRUARY 8, 2016 BY AND BETWEEN ARTSPACE PROJECTS, INC. AND MONTGOMERY COUNTY, MARYLAND, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5168 AT FOLIO 661.

**RECIPROCAL INGRESS/EGRESS/EASEMENT CURVE & LINE TABLE**

NO.	BEARING	LENGTH
E1	N02°22'26"E	5.00'
E2	N87°34'34"W	23.16'
E3	N02°25'26"E	58.59'
E4	N02°29'00"W	R=188.33'
E5	N12°51'32"E	R=39.48'
E6	N02°29'00"W	R=281.67'
E7	N02°09'00"W	36.16'
E8	N02°29'00"W	4.00'
E9	S02°09'00"E	4.00'
E10	S02°29'00"E	4.00'
E11	S02°29'00"E	80.02'
E12	N87°34'34"W	42.89'

**P.U.E. CURVE & LINE TABLE**

NO.	BEARING	LENGTH
P1	N02°25'26"E	5.00'
P2	N87°34'34"W	23.16'
P3	N02°25'26"E	58.59'
P4	N02°29'00"W	R=188.33'
P5	N12°51'32"E	R=39.48'
P6	N02°29'00"W	R=281.67'
P7	N02°09'00"W	36.16'
P8	N02°29'00"W	4.00'
P9	S02°09'00"E	4.00'
P10	S02°29'00"E	4.00'
P11	S02°29'00"E	80.02'
P12	N87°34'34"W	42.89'
P13	N12°51'32"E	27.34'
P14	N02°25'26"E	32.43'
P15	N02°25'26"E	63.59'
P16	N87°34'34"W	81.16'

**DEPARTMENT OF PERMITTING SERVICES**  
MONTGOMERY COUNTY, MARYLAND

APPROVED: *[Signature]* February 15, 2019

CHAIRMAN \_\_\_\_\_ SECRETARY - TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

WARRANT NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

PLAT NO.: \_\_\_\_\_

PLAT 18 THRU 29 AND PARCELS A, B AND C, BLOCK J  
R. HOLT EASLEY'S  
SUBDIVISION  
(BEING A RESUBDIVISION OF PART OF LOTS 5 THRU 11, BLOCK J)  
7TH ELECTRON DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: DECEMBER 10, 2018

DAVID F. UNGER, II  
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236  
BOULDER SPRING, JANUARY 10, 2019

12-10-18 DATE

**SUBDIVISION RECORD PLAT**



**PREPARED FOR:**  
**SLIGO ARTSPACE**  
 12TH ELECTION DISTRICT  
 1500 NEW HAMPSHIRE AVENUE, NW  
 WASHINGTON, DC 20005

**DESIGN CONSULTANTS:**  
**ATKINS**  
 1200 K STREET, N.W.  
 WASHINGTON, DC 20004

**ARCHITECT:**  
**LEBECK, LARRY & BREWER**  
 1000 P STREET, N.W.  
 WASHINGTON, DC 20004

**PLANNING CONSULTANTS:**  
**VALA ENGINEERS**  
 1000 P STREET, N.W.  
 WASHINGTON, DC 20004

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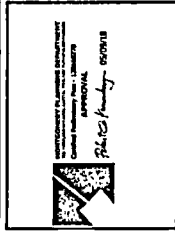
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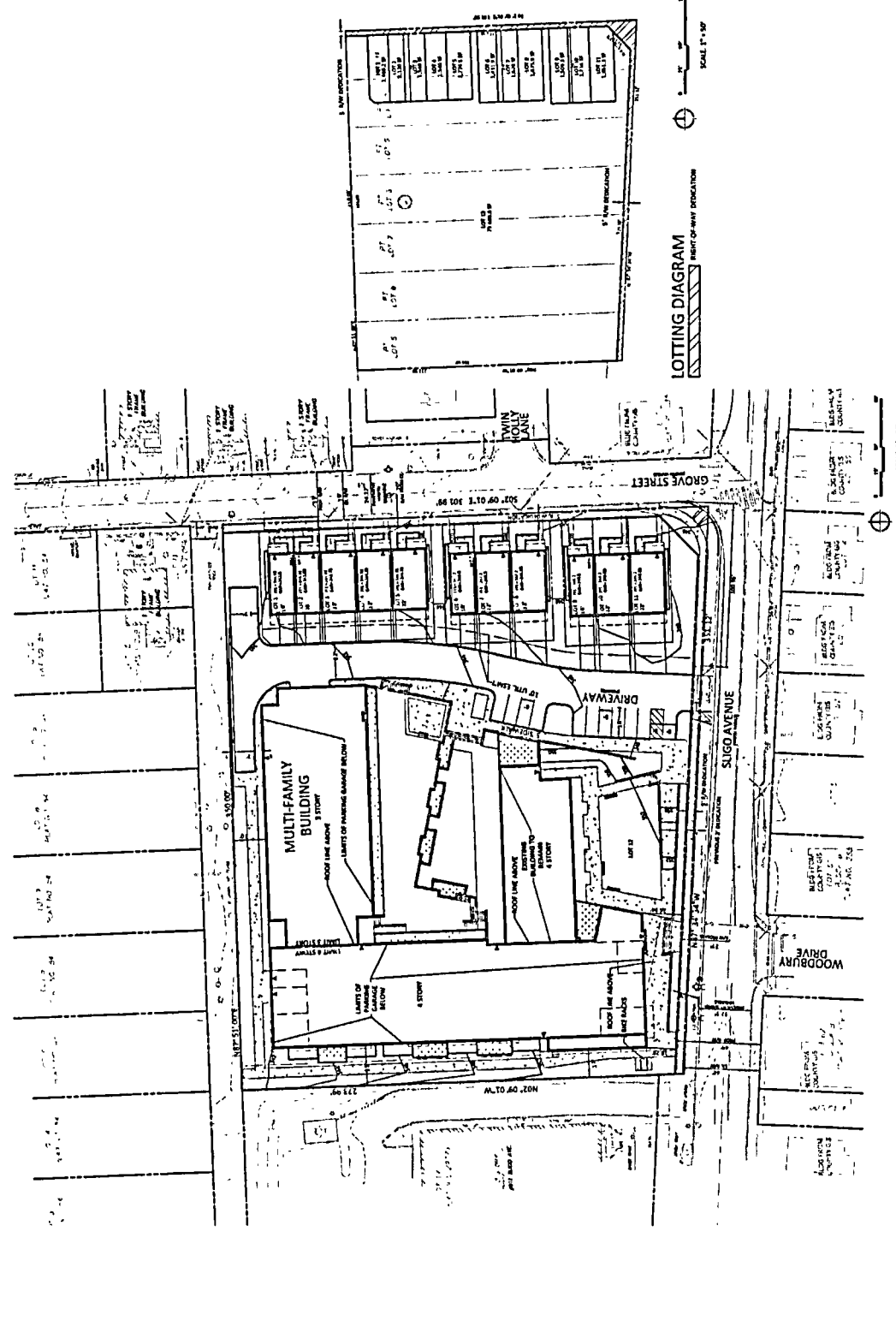
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 WASHINGTON, DC 20004



**LOTTING DIAGRAM**  
 RIGHT-OF-WAY PRODUCTION

SCALE: 1" = 30'

**PLANNING LEGEND**

- PROPOSED LOTS OF 200 SQUARE FEET OR MORE
- PROPOSED LOTS OF 100 TO 199 SQUARE FEET
- PROPOSED LOTS OF 50 TO 99 SQUARE FEET
- PROPOSED LOTS OF 20 TO 49 SQUARE FEET
- PROPOSED LOTS OF 10 TO 19 SQUARE FEET
- PROPOSED LOTS OF 5 TO 9 SQUARE FEET
- PROPOSED LOTS OF 1 TO 4 SQUARE FEET
- PROPOSED LOTS OF 0.5 TO 0.9 SQUARE FEET
- PROPOSED LOTS OF 0.1 TO 0.4 SQUARE FEET
- PROPOSED LOTS OF 0.05 TO 0.09 SQUARE FEET
- PROPOSED LOTS OF 0.01 TO 0.04 SQUARE FEET
- PROPOSED LOTS OF 0.005 TO 0.009 SQUARE FEET
- PROPOSED LOTS OF 0.001 TO 0.004 SQUARE FEET
- PROPOSED LOTS OF 0.0005 TO 0.0009 SQUARE FEET
- PROPOSED LOTS OF 0.0001 TO 0.0004 SQUARE FEET

**PLAN LEGEND**

- PROPOSED MULTI-FAMILY BUILDING
- PROPOSED PARKING GARAGE
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED TRAIL
- PROPOSED PLAYGROUND
- PROPOSED SPORTS FIELD
- PROPOSED TENNIS COURT
- PROPOSED SWIMMING POOL
- PROPOSED GOLF COURSE
- PROPOSED EQUESTRIAN FACILITY
- PROPOSED BOAT RAMP
- PROPOSED FISHING PIER
- PROPOSED HIKING TRAIL
- PROPOSED BICYCLE PATH
- PROPOSED JOGGING PATH
- PROPOSED WALKING PATH
- PROPOSED CHILD PLAY AREA
- PROPOSED COMMUNITY CENTER
- PROPOSED LIBRARY
- PROPOSED MUSIC CENTER
- PROPOSED ART CENTER
- PROPOSED THEATER
- PROPOSED RESTAURANT
- PROPOSED CAFE
- PROPOSED BOUTIQUE
- PROPOSED STORE
- PROPOSED OFFICE
- PROPOSED PROFESSIONAL SERVICE
- PROPOSED HEALTH CARE
- PROPOSED EDUCATIONAL FACILITY
- PROPOSED CULTURAL FACILITY
- PROPOSED RECREATIONAL FACILITY
- PROPOSED COMMERCIAL FACILITY
- PROPOSED INDUSTRIAL FACILITY
- PROPOSED UTILITIES
- PROPOSED TRANSPORTATION
- PROPOSED HIGHWAY
- PROPOSED RAILROAD
- PROPOSED AIRPORT
- PROPOSED MARINA
- PROPOSED PORT
- PROPOSED CANAL
- PROPOSED RIVER
- PROPOSED LAKE
- PROPOSED POND
- PROPOSED STREAM
- PROPOSED CREEK
- PROPOSED RAIN GUTTER
- PROPOSED DRAINAGE CANAL
- PROPOSED FLOOD WALL
- PROPOSED RETENTION WALL
- PROPOSED EROSION CONTROL
- PROPOSED LANDSCAPE
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED PLANTS
- PROPOSED SOIL
- PROPOSED ROCK
- PROPOSED SAND
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BRICK
- PROPOSED STONE
- PROPOSED METAL
- PROPOSED GLASS
- PROPOSED CERAMIC
- PROPOSED WOOD
- PROPOSED PLASTER
- PROPOSED GYPSUM
- PROPOSED PUTZ
- PROPOSED STUCCO
- PROPOSED MORTAR
- PROPOSED GRAOUT
- PROPOSED FILL
- PROPOSED EXCAVATION
- PROPOSED FOUNDATION
- PROPOSED WALL
- PROPOSED COLUMN
- PROPOSED BEAM
- PROPOSED SLAB
- PROPOSED ROOF
- PROPOSED FLOOR
- PROPOSED CEILING
- PROPOSED DOOR
- PROPOSED WINDOW
- PROPOSED VENT
- PROPOSED DUCT
- PROPOSED PIPE
- PROPOSED CABLE
- PROPOSED CONDUIT
- PROPOSED TRUNKING
- PROPOSED TRAY
- PROPOSED RACEWAY
- PROPOSED BUS DUCT
- PROPOSED MANHOLE
- PROPOSED CHECK VALVE
- PROPOSED FLOW METER
- PROPOSED PRESSURE TRANSDUCER
- PROPOSED TEMPERATURE SENSING DEVICE
- PROPOSED HUMIDITY SENSING DEVICE
- PROPOSED QUALITY AIR SENSING DEVICE
- PROPOSED PARTICULATE SENSING DEVICE
- PROPOSED OZONE SENSING DEVICE
- PROPOSED CARBON MONOXIDE SENSING DEVICE
- PROPOSED GAS SENSING DEVICE
- PROPOSED FLAME SENSING DEVICE
- PROPOSED SMOKE SENSING DEVICE
- PROPOSED HEAT SENSING DEVICE
- PROPOSED MOTION SENSING DEVICE
- PROPOSED VIBRATION SENSING DEVICE
- PROPOSED ACCELERATION SENSING DEVICE
- PROPOSED STRAIN SENSING DEVICE
- PROPOSED DISPLACEMENT SENSING DEVICE
- PROPOSED TILT SENSING DEVICE
- PROPOSED ROTATION SENSING DEVICE
- PROPOSED FORCE SENSING DEVICE
- PROPOSED TORQUE SENSING DEVICE
- PROPOSED POWER SENSING DEVICE
- PROPOSED CURRENT SENSING DEVICE
- PROPOSED VOLTAGE SENSING DEVICE
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- PROPOSED INDUCTANCE SENSING DEVICE

**PRELIMINARY PLAN**

12TH ELECTION DISTRICT  
 1500 NEW HAMPSHIRE AVENUE, NW  
 WASHINGTON, DC 20005

DATE: 11/11/2014  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 14-0018  
 SHEET NO.: 1

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original plan as filed with me, and that the same has been prepared in accordance with the provisions of the laws of the State of Maryland.

*[Signature]*  
 J. H. HARRIS, P.E.  
 PROFESSIONAL ENGINEER  
 License No. 12,345  
 State of Maryland  
 Commission Expires: 11/11/2015

SCALE: 1" = 30'

