

**Plat Name:** Montgomery Village Center  
**Plat #:** 220190190 - 220190220

**Location:** Located on the west side on Montgomery Village Avenue opposite Centerway Road

**Master Plan:** Montgomery Village Master Plan

**Plat Details:** CRT zone; 4 lots and 5 parcels

**Owner:** W-ARC MV Owner VII, L.L.C.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120080010 (MCPB Resolution No. 19-038), and with Site Plan No. 820180020 (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 previous approval of the aforesaid plan.

PLAT NO.

AREA TABULATION

2 LOTS 153,173 SF OR 3.5163 ACRES
1 PARCEL 69,315 SF OR 1.5913 ACRES
TOTAL AREA THIS PLAT 222,488 SF OR 5.1076 ACRES

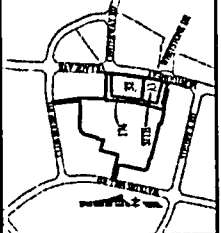
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PARTS OF LOTS 25 AND 26, MONTGOMERY VILLAGE CENTER, AS DESCRIBED IN THE FOLLOWING CONVEYANCE: FROM WASHINGTON REAL ESTATE INVESTMENT TRUST TO WARC BY OWNER W.L.L.C. BY DEED DATED DECEMBER 14, 2015 AND RECORDED IN LIBER 5142 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9/16/17 DATE

KEVIN P. STUBBINS MARYLAND REGISTERED PROFESSIONAL SURVEYOR NO. 88 EXPIRATION DATE 03/08/2028

VICINITY MAP



LEGEND

P.B. PLAT BOOK
TBS PROPERTY MARKER TO BE SET
MF MAG NAIL FOUND (HELD)
RF REBAR FOUND (HELD)

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTIES DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL THE PROPERTY CORNER MARKERS AND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR TO ACCORDANCE WITH SECTION 50-4-31 OF THE MONTGOMERY COUNTY CODE AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AS ASSIGNS, "PUBLIC IMPROVEMENT EASEMENTS" DESIGNATED HEREON, SAID EASEMENTS BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENT EASEMENT(S)" RECORDED IN BOOK 8233.A.1 AT PAGE 218.3, AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SITS, ACTIONS, TRUSTS, LEVIES OR LIENS AFFECTING THE PROPERTIES DESCRIBED HEREON, AND NO OTHER MATTERS OF ANY KIND OR NATURE, WHICH ARE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 5142 AT FOLIO 240 AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THE PLAT.

5/1/19 DATE

WITNESSES: NAME: VALLA, President TITLE: President

MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION TRUSTEE: DATE: 5/1/19

NAME: D. Stewart Cooper TITLE: D. Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

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NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

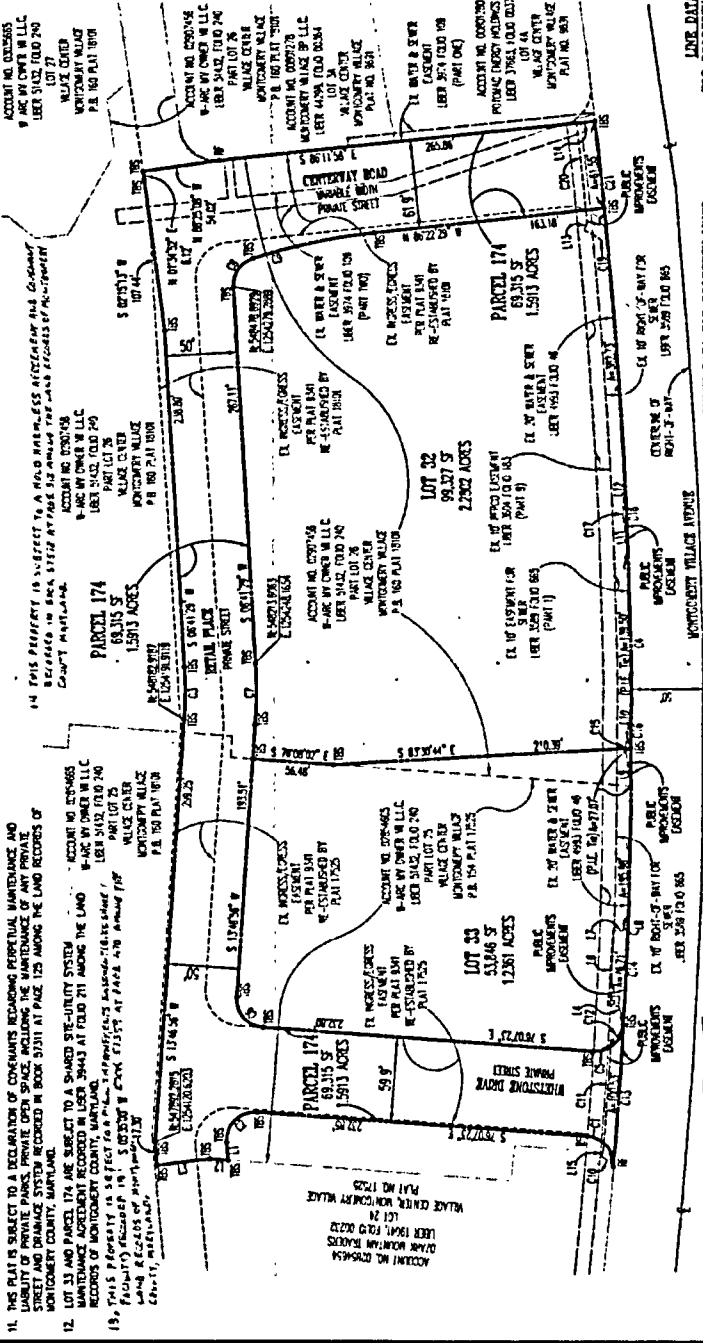
NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NAME: Stewart Cooper TITLE: Stewart Cooper

NOTES

- 1. THE SUBJECT PROPERTIES (ACCOUNT NUMBERS 025085 AND 025091/94) ARE CURRENTLY ZONED OH-15 (O-17), R-1 (O, R-7) AND ARE LOCATED ON THE MAP FU 541.
2. THE HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE (NAD83/91).
3. THIS SURVEYOR'S RECORD PLAT IS NOT INTENDED TO SHOW EXISTING WATER AFFECTING OWNERSHIP AND USE, NOR EXISTING WATER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SURVEYOR'S RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL DEFECTS THEREIN.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
6. 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 THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND SHALL BE ENFORCEABLE. THE DETAILS OF SUCH PLAN AND SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL OF THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120180018, ENTITLED "MONTGOMERY VILLAGE CENTER" AND THE SITE PLAN NO. 201800204, ENTITLED "MONTGOMERY VILLAGE CENTER", AS AMENDED TO DATE.
8. PARCEL 174 (WESTINGHOUSE DRIVE, RETAIL PLACE AND CENTERWAY ROAD) IS SUBJECT TO A DECLARATION OF PUBLIC IMPROVEMENT EASEMENTS (FOR PRIVATE ROADS) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 54022 AT PAGE 338.
9. BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/SUB LAND TITLE SURVEY PREPARED BY W.A. ASSOCIATES, DATED AUGUST 12, 2015 AND LAST REVISED DECEMBER 7, 2015. THIS SURVEY IS SUBJECT TO A PUBLIC ACCESS CONVEYANCE RECORDED IN BOOK 81759 AT PAGE 444 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
10. THIS PLAT IS SUBJECT TO A DECLARATION OF CONDEMNATION REGARDING PERPETUAL MAINTENANCE AND LIABILITY OF PRIVATE PARKS, PRIVATE OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND DRAINAGE SYSTEM RECORDED IN BOOK 81711 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
11. THIS PLAT IS SUBJECT TO A SHARED SITE-UTILITY SYSTEM MAINTENANCE AGREEMENT RECORDED IN LIBER 5142 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 81711 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
12. THIS PLAT IS SUBJECT TO A SHARED SITE-UTILITY SYSTEM MAINTENANCE AGREEMENT RECORDED IN LIBER 5142 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 81711 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
13. THIS PLAT IS SUBJECT TO A SHARED SITE-UTILITY SYSTEM MAINTENANCE AGREEMENT RECORDED IN LIBER 5142 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 81711 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
14. THIS PLAT IS SUBJECT TO A SHARED SITE-UTILITY SYSTEM MAINTENANCE AGREEMENT RECORDED IN LIBER 5142 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 81711 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



LINE DATA FOR PUBLIC IMPROVEMENTS EASEMENTS

Table with columns for Stationing, Description, and Elevation. Includes data for Centerway Road, Retail Place, and Montgomery Village Center.

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Table with columns for Stationing, Description, and Elevation. Includes data for Centerway Road, Retail Place, and Montgomery Village Center.

RECORDED DATE: PLAT:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND

APPROVED: 5/24/2019

SECRETARY-TREASURER

RECORDED DATE: PLAT:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND

APPROVED: 5/24/2019

SECRETARY-TREASURER

RECORDED DATE: PLAT:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND

APPROVED: 5/24/2019

SECRETARY-TREASURER

RECORDED DATE: PLAT:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND

APPROVED: 5/24/2019

SECRETARY-TREASURER

RECORDED DATE: PLAT:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND

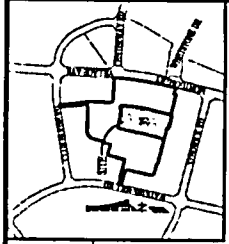
APPROVED: 5/24/2019

SECRETARY-TREASURER



1" = 80' SCALE: 1" = 80' DATE: DECEMBER, 2018





PLAT NO.

AREA TABULATION  
 1 LOT  
 TOTAL AREA THIS PLAT 171,898 SF OR 3.9462 ACRES

LEGEND

- P.B. PROPERTY MARKER TO BE SET
- TBS MAG NAIL FOUND (HELD)
- VF

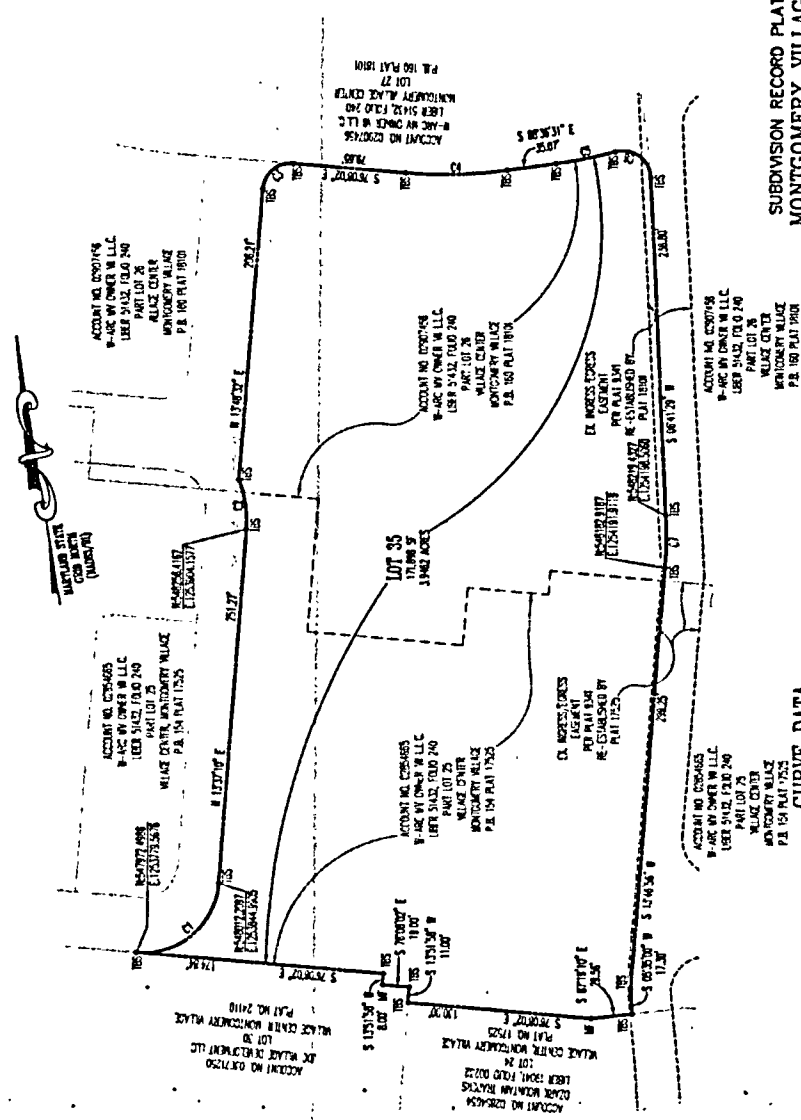
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PARTS OF LOTS 25 AND 26, MONTGOMERY VILLAGE CENTER, AS DESCRIBED IN THE FOLLOWING CONVEYANCE: FROM WASHINGTON REAL ESTATE INVESTMENT TRUST TO W-ARC BY OWNER W-ARC BY DEED DATED DECEMBER 14, 2015 AND RECORDED IN LIBER 51432 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENCLOSED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 304.13 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 171,898 SQUARE FEET OR 3.9462 ACRES OF LAND, OF WHICH NONE IS DESIGNATED TO PUBLIC USE.

*L. P. Beck*  
 DATE 5/19/19  
 KEVIN F. STEWART, SURVEYOR  
 MARYLAND REGISTERED PROFESSIONAL SURVEYOR NO. 88  
 EXPIRATION DATE: 03-31-2022



CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	CHORD CURVE DISTANCE	CHORD CURVE BEARING
1	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
2	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
3	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
4	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
5	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
6	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
7	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
8	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
9	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
10	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
11	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
12	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
13	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
14	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
15	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
16	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
17	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
18	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
19	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
20	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
21	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
22	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
23	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
24	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
25	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
26	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
27	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
28	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
29	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
30	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
31	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
32	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
33	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
34	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
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36	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
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38	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
39	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
40	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
41	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
42	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
43	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
44	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
45	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
46	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
47	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
48	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
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52	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
53	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
54	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
55	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
56	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
57	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
58	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
59	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
60	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
61	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
62	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
63	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
64	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
65	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
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67	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
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73	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
74	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
75	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
76	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
77	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
78	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
79	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
80	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
81	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
82	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
83	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
84	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
85	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
86	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
87	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
88	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
89	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
90	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
91	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
92	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
93	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
94	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
95	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
96	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
97	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
98	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
99	S 11° 15' 00" W	11.000	11.000	111° 15' 00"
100	S 11° 15' 00" W	11.000	11.000	111° 15' 00"



PLAT:  
 RECORDED DATE:

- NOTES**
- THE SUBJECT PROPERTIES (ACCOUNT NUMBERS 02047458 AND 02047459) ARE CURRENTLY ZONED CRT-15 (R-12, R-11, R-75) AND ARE LOCATED ON THE MAP TO 341.
  - THE HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID NORTH (MDSG/93).
  - THIS SUBDIVISION RECORD PLAT IS INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP AND USE, NOT EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION MATTERS AFFECTING TITLE OR TO DEPEND ON TITLE OR NOT AT ALL.
  - THE PROPERTY IS BOUND BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
  - THE SUBJECT PROPERTIES ARE SUBJECT TO THE "TODMOR OPEN SPACE COVENANT WITH THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
  - ALL TITLES, CONDITIONS, EASEMENTS, RESTRICTIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PREVIOUS PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN AFFECTING THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE ESTIMATED BY THE RECORDED DATE OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLUM NO. 12010010, ENCLOSED, "MONTGOMERY VILLAGE CENTER" AND THE SITE PLAN NO. 02010010, ENCLOSED, "MONTGOMERY VILLAGE CENTER," AS REFERRED TO DATE.
  - BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN A/T/V/AS/N/LAND TITLE SURVEY PREPARED BY M&A ASSOCIATES, DATED AUGUST 12, 2015 AND LAST REVISED DECEMBER 7, 2015.
  - THE PLAT IS SUBJECT TO A PUBLIC ACCESS COVENANT RECORDED IN BOOK 37578 AT PAGE 444 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
  - THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS REGARDING PERPETUAL MAINTENANCE AND USE OF COMMON AREAS AND OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND TRAILWAY SYSTEM RECORDED IN BOOK 37511 AT PAGE 123 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
  - LOT 35 IS SUBJECT TO A SHARED SITE-UTILITY SYSTEM MAINTENANCE AGREEMENT RECORDED IN LIBER 38443 AT FOLIO 211 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTIES DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION THEREON. WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PERPETUAL MAINTENANCE AND USE OF COMMON AREAS AND OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND TRAILWAY SYSTEM RECORDED IN BOOK 37511 AT PAGE 123 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PERPETUAL MAINTENANCE AND USE OF COMMON AREAS AND OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND TRAILWAY SYSTEM RECORDED IN BOOK 37511 AT PAGE 123 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PERPETUAL MAINTENANCE AND USE OF COMMON AREAS AND OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND TRAILWAY SYSTEM RECORDED IN BOOK 37511 AT PAGE 123 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

W-ARC BY OWNER W-ARC BY DEED DATED DECEMBER 14, 2015  
 TITLE: W-ARC BY OWNER W-ARC BY DEED DATED DECEMBER 14, 2015  
 WITNESS: [Signature]

MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION  
 TRUSTEE:  
 NAME: [Signature]  
 TITLE: VICE PRESIDENT  
 WITNESS: [Signature]

NAME: [Signature]  
 TITLE: SECRETARY  
 WITNESS: [Signature]

NAME: [Signature]  
 TITLE: SECRETARY-TREASURER  
 WITNESS: [Signature]

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER

APPROVED: 5-22-2019  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 SECRETARY-TREASURER



PLAT NO.

AREA TABULATION  
78,373 SF OR 1.7992 ACRES  
78,373 SF OR 1.7992 ACRES

LEGEND  
P.B. PLAT BOOK  
T.B.S. PROPERTY MARKER TO BE SET  
M.F. MAG NAIL FOUND (HELD)

**SURVEYOR'S CERTIFICATE**

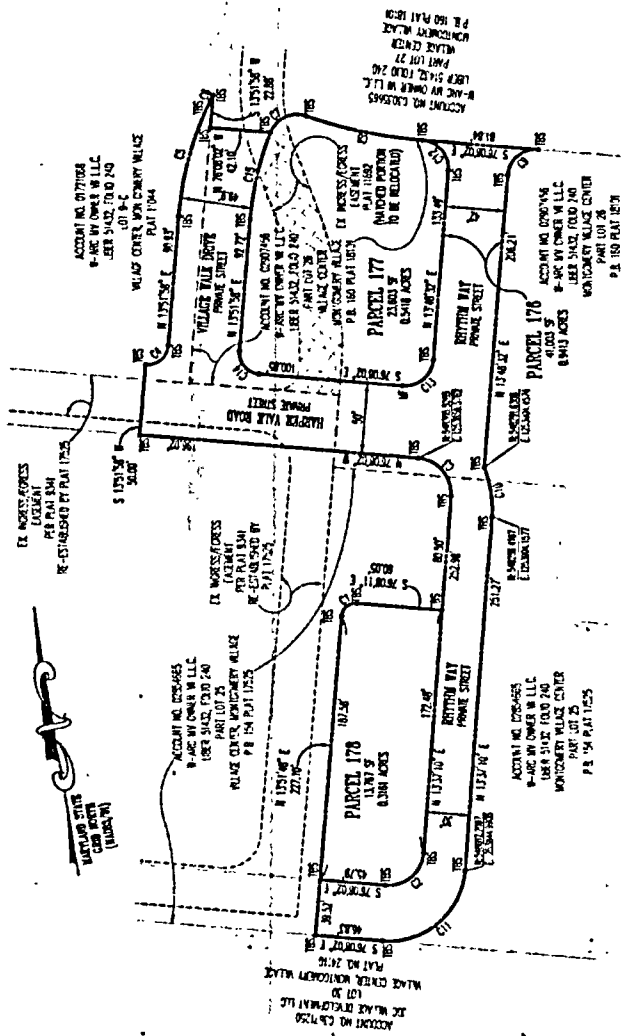
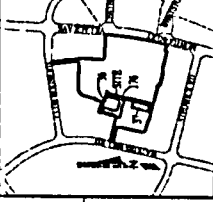
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARTS OF LOTS 9-C, 25 AND 26, MONTGOMERY VILLAGE CENTER, AS DESCRIBED IN THE FOLLOWING CONVEYANCE: FROM WASHINGTON REAL ESTATE INVESTMENT TRUST TO W-ARC BY OWNER W-ARC BY DEED DATED DECEMBER 14, 2015 AND RECORDED IN LIBER 51432 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE PROCEDED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.1.0 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 78,373 SQUARE FEET OR 1.7992 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

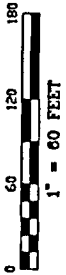
KEVIN F. STEINHAUER  
MONTGOMERY COUNTY SURVEYOR NO. 88  
EXPIRATION DATE: 03/31/2020  
DATE: 5/16/19

VICINITY MAP  
1" = 1000'



**CURVE DATA**

LINE NO.	START POINT	END POINT	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
2	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
3	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
4	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
5	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
6	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
7	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
8	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
9	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
10	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
11	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
12	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
13	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
14	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
15	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
16	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
17	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
18	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
19	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
20	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
21	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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24	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
25	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
26	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
27	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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32	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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35	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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43	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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45	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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53	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
54	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
55	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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58	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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60	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
61	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
62	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
63	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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65	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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70	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
71	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
72	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
73	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
74	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
75	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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78	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
79	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
80	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
81	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
82	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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86	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
87	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
88	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
89	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
90	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
91	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
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96	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
97	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
98	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
99	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000
100	1000.000	1000.000	N 00° 00' 00" E	0.000	0° 00' 00"	0.000



PLAT:  
RECORDED DATE:

APPROVED: 5-20-2019  
Maryland National Capital Park & Planning Commission  
MONTGOMERY COUNTY, MARYLAND  
SECRETARY-TREASURER  
DIRECTOR

APPROVED:  
CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
SECRETARY-TREASURER  
DIRECTOR

- NOTES**
- THE SUBJECT PROPERTIES (ACCOUNT NUMBERS 028485 AND 02801545) ARE CURRENTLY ZONED DT-115 (C-075, R-10, R-10, R-75) AND ARE LOCATED ON THE MAP P.U. 341.
  - THE HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID NORTH (NAD83/01).
  - THIS SUBDIVISION RECORDING PLAT IS INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP AND USE, NOT EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION MATTERS AFFECTING THIS PLAT ARE:
  - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
  - THE PROPERTIES SHOWN HEREON ARE SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE M-ARC, MARYLAND.
  - ALL TERMS, CONDITIONS, RESTRICTIONS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING, SHALL BE EXTENDED TO THE ADDRESSES OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  - DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 12018001A, ENLARGED, AS AMENDED TO DATE, AND THE SITE PLAN NO. EDC01001, ENLARGED, "MONTGOMERY VILLAGE CENTER", AS AMENDED TO DATE.
  - PARCEL 176 (VILLAGE VILLAGE DRIVE, VILLAGE VILLAGE DRIVE, AND BRIMLEY WAY) IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FORM PRIVATE HOUSES) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 50822 AT PAGE 138.
  - BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALIQUOT LAND TITLE SURVEY PREPARED BY M&A ASSOCIATES, DATED AUGUST 12, 2015 AND LAST REVISED DECEMBER 7, 2015.
  - THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 51208 AT PAGE 444 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
  - THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS REGARDING PERPETUAL MAINTENANCE AND LIABILITY OF PRIVATE PARKS, PRIVATE OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND DRAINAGE SYSTEM RECORDED IN BOOK 57311 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
  - PARCELS 176 AND 178 ARE SUBJECT TO A SHARED SITE-UTILITY SYSTEM MAINTENANCE AGREEMENT RECORDED IN LIBER 51432 AT FOLIO 211 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTIES DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AS SHOWN HEREON.

EXCEPT WHERE WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, AND ANY OTHER PARTY REQUIRED BY LAW, SHALL HAVE CAUSED ALL PROPERTIES TO BE SET BY THE MARYLAND PROFESSIONAL SURVEYOR IN ACCORDANCE WITH SECTION 50-4.1.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTIES INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 51432 AT FOLIO 240 AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THE RECORD.

W-ARC BY OWG W LLC  
NAME: W-ARC BY OWG W LLC  
TITLE: W-ARC BY OWG W LLC  
WITNESS: [Signature]

MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION  
TRUSTEE:  
NAME: Stewart Cooper  
TITLE: Trustee, President  
WITNESS: [Signature]

NAME: Kevin F. Steinhauer  
TITLE: Surveyor  
WITNESS: [Signature]

DATE: 5-1-19  
DATE: 5/19/19  
DATE: 5/19/19

APPROVED: [Signature]  
TITLE: Secretary-Treasurer

APPROVED: [Signature]  
TITLE: Director

APPROVED: [Signature]  
TITLE: Secretary-Treasurer

APPROVED: [Signature]  
TITLE: Director

