

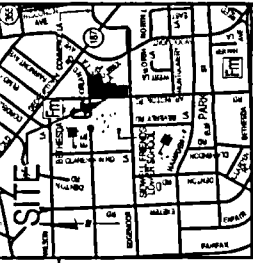
Plat Name: Edgemoor
Plat #: 220190240

Location: Located in the northeast quadrant of the intersection of Arlington Road and Edgemoor Lane
Master Plan: Bethesda Downtown Sector Plan
Plat Details: CRT zone; 1 lot
Owner: Maizon Bethesda LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180140 (MCPB Resolution No. 18-080), and with Site Plan No. 820180120 (Certified Site Plan dated February 27, 2019), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.

PLAT NO.

ARLINGTON ROAD
(R/W WIDTH VARIES)



LEGEND:
AC - Acre
B PG - Book Page
ESMT - Easement
L.F. - Lot Fido
P.B. - Plat Book
SQ FT. - Square Feet

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing 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 for public review during normal business hours.
- 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 this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120180140 and Site Plan No. 820180120, both filed ZOM BETHESDA as amended.
- This plat is subject to a Traffic Mitigation Agreement recorded in Book 57509 at Page 200.
- This property appears on Montgomery County Tax Map HN 122 in Tax Code HN Z2, WSSC Grid 269 NW 05.
- This property is served by public water and sewer systems only.
- This property shown herein is Zoned: CR 2.25 C O R 2.25 H60, CR 2.0 C O 2.5 R 2.0 H60, and CR 1.0 C O 2.5 R 1.0 H60.

CURVE DATA

| NO. | DELTA | RADIUS | ARC | TAN | CHD | BEARING | BLDIST |
|-----|-----------|---------|--------|--------|---------------|---------|--------|
| 1 | 90°00'00" | 15.00' | 21.56' | 15.00' | N 47°26'57" W | 71.27' | 2.97' |
| 2 | 90°00'00" | 15.00' | 21.56' | 15.00' | N 47°33'03" E | 71.27' | 2.97' |
| 3 | 1°30'36" | 281.06' | 7.41' | 3.70' | N 89°47'45" E | 7.41' | 0.00' |

AREA TABULATION

Lot 23, Block 12-A, Edgemoor 56,473 Square Feet or 1.2864 Acres
 Street Deduction 1,118 Square Feet or 0.0257 Acres
 Total by this plat 57,591 Square Feet or 1.3221 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that is a resubdivision of parts of Lots 1, and 2, Block 12, part of Lot 3, Block 12-A and all of Lots 17 through 21, Block 12-A, as shown on the following three (3) subdivision record plats, the first (1st) being titled "EDGEMOOR" and recorded in Plat Book 3 at Page 284, the second (2nd) being titled "RESUBDIVISION OF PART OF BLOCK 12, EDGEMOOR" and recorded in Plat Book 4 at Page 308, and the third (3rd) being titled "LOTS 18 THRU 21 BLOCK 12-A, EDGEMOOR" and recorded in Plat Book 152 at Page 17325, said land being all of the property described in the following list (10) conveyance to MAZON BETHESDA LLC, a Delaware limited liability company, (1) from ZOM MAZON BETHESDA, LP, a Delaware limited partnership, by Special Warranty Deed dated February 28, 2018, and recorded in Book 39252 at Page 11; (2) from PETER O. MANIAN and SAMUEL R. MANIAN, by Special Warranty Deed dated February 28, 2018, and recorded in Book 51244 at Page 3124; (3) from PETER O. MANIAN and SAMUEL R. MANIAN, by Special Warranty Deed dated February 28, 2018, and recorded in Book 51244 at Page 3124; (4) from EDUARDO J. LOPEZ, et al, by Special Warranty Deed dated February 28, 2018, and recorded in Book 57441 at Page 112; (5) from MONIQUE MANET, by Special Warranty Deed dated February 28, 2018, and recorded in Book 57441 at Page 112; (6) from MOORLAND MEDICINE, LLC, a Maryland limited liability company, by Special Warranty Deed dated February 28, 2018, and recorded in Book 57441 at Page 118; (7) from THE SAMUEL J. STEINBERG CREDIT SHELTER TRUST, by Special Warranty Deed dated February 28, 2018, and recorded in Book 57441 at Page 131; (8) from THE SAMUEL J. STEINBERG CREDIT SHELTER TRUST, JANET L. STEINBERG and WENDY STEINBERG, TRUSTEES, by Quitclaim Deed dated February 28, 2018, and recorded in Book 57441 at Page 137; (9) from ALVIN L. AUBINOE, III, by Special Warranty Deed dated February 28, 2018, and recorded in Book 57441 at Page 145; (10) from ALVIN L. AUBINOE, III, by Quitclaim Deed dated February 28, 2018, and recorded in Book 57441 at Page 155; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \rightarrow will be set as delineated herein in accordance with the provisions of Section 50-4.3.G of the Montgomery County Code.

The total area included in the subdivision record plat is 57,591 square feet or 1.3221 acres of tract, the total area dedicated to public use is 1,118 square feet or 0.0257 acres of an area of tract.

 Kenneth L. Dye
 Property Line Surveyor
 Maryland Registration No. 556
 License Expires: 03/05/21

6-10-19
 Date

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the streets shown herein to public use, establish the minimum building restriction line.

As owners of the subdivision, we, our successors, agents and assigns, shall cause all property corners 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 suits, actions at law, liens, leases, mortgages or trusts affecting the property included in the plat of subdivision, except a certain deed of trust and the parties in interest thereto have been indicated thereon.

MAZON BETHESDA LLC, a Delaware limited liability company
 By: Samuel C. Stephens, III
 Executive Vice President

Date: 6/10/19
 Witness: Rebecca Sitter
 Witness/Agent

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

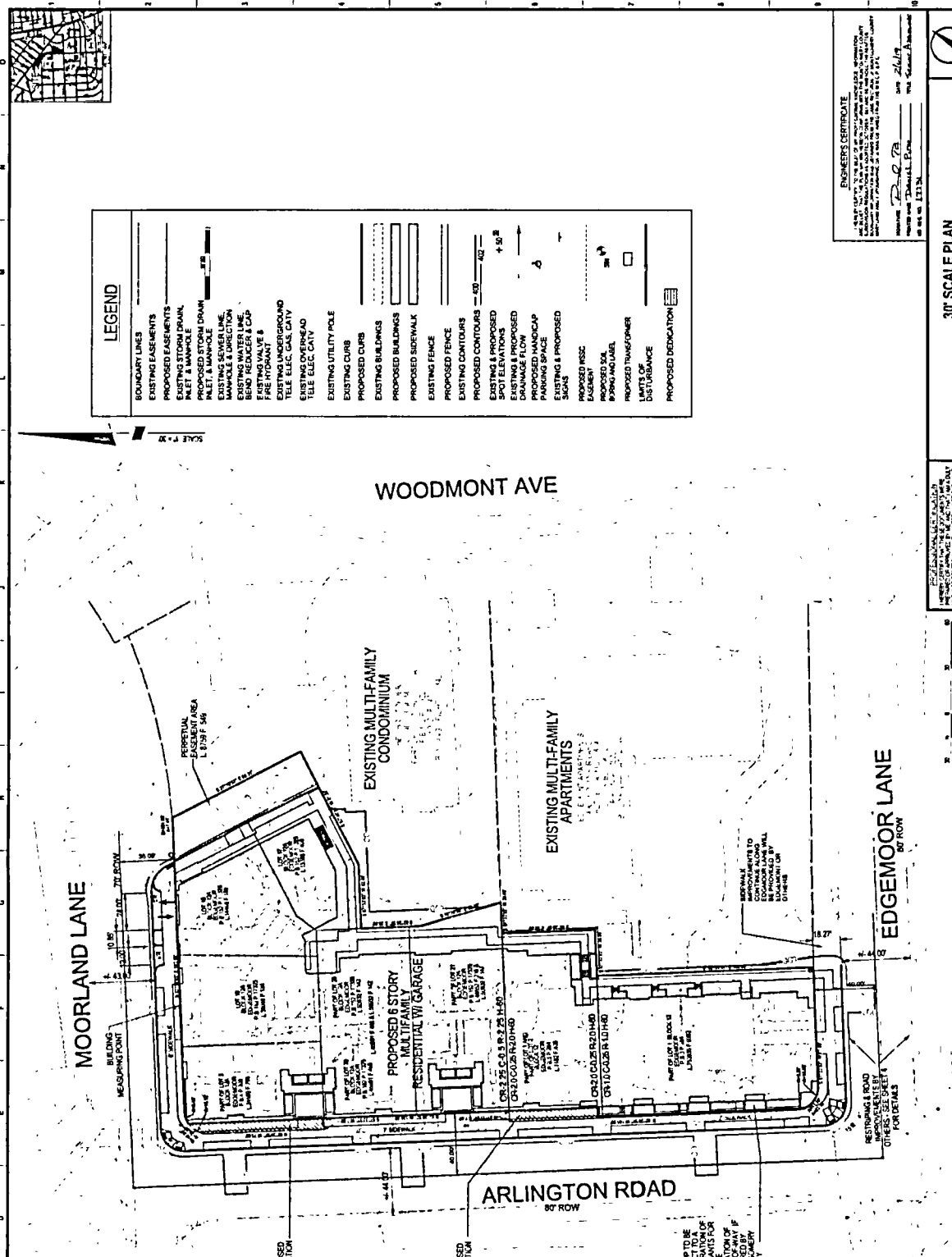
APPROVED - _____ SECRETARY - TREASURER
 CHAIRMAN

APPROVED - 7-11-2019 DATE
Rebecca Sitter
 DIRECTOR

APPROVED - _____
 CHAIRMAN

M.N.C.P. & P.C. RECORD FILE NO. - _____

RECORDED
 PLAT



LEGEND

| | |
|-------------------------------|-----|
| BOUNDARY LINES | --- |
| EXISTING EASEMENTS | --- |
| PROPOSED EASEMENTS | --- |
| EXISTING STORM DRAIN | --- |
| INLET & MANHOLE | --- |
| PROPOSED STORM DRAIN | --- |
| INLET & MANHOLE | --- |
| EXISTING WATER LINE | --- |
| EXISTING GAS & COP | --- |
| EXISTING VALVE & FIRE HYDRANT | --- |
| EXISTING UNDERGROUND | --- |
| TELE. ELEC. GAS, DATA | --- |
| EXISTING SIDEWALK | --- |
| EXISTING UTILITY POLE | --- |
| EXISTING CURB | --- |
| PROPOSED CURB | --- |
| EXISTING BUILDINGS | --- |
| PROPOSED BUILDINGS | --- |
| PROPOSED SIDEWALK | --- |
| EXISTING FENCE | --- |
| PROPOSED FENCE | --- |
| EXISTING CONTIGURS | --- |
| PROPOSED CONTIGURS | --- |
| EXISTING & PROPOSED | --- |
| SPOT ELEVATIONS | --- |
| EXISTING & PROPOSED | --- |
| PROPOSED HANDICAP | --- |
| PARKING SPACE | --- |
| EXISTING & PROPOSED | --- |
| SEALS | --- |
| PROPOSED MISC | --- |
| FOUNDATION | --- |
| PROPOSED FOUNDATION | --- |
| PROPOSED TRANSFORMER | --- |
| LIMITS OF | --- |
| DISTURBANCE | --- |
| PROPOSED DEDICATION | --- |

ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant, and that the same complies with all applicable laws, rules and regulations of the State of Maryland, and that the same is in accordance with the approved plans and specifications on file in the Office of the State Engineer, State of Maryland, and that the same is in accordance with the approved plans and specifications on file in the Office of the State Engineer, State of Maryland, and that the same is in accordance with the approved plans and specifications on file in the Office of the State Engineer, State of Maryland.

Signature: *D. G. Z...*
 Date: 11/11/11
 Title: *Professional Engineer*
 License No. 121131

30' SCALE PLAN

PRELIMINARY PLAN (PLAN NO. 120180140)
ZOM BETHESDA
 RESUBDIVISION OF LOT 17, 18, & 19, PART OF LOT 20, PART OF LOT 21 - BLOCK 12A LOT 1 & 2, PART OF LOT 1 - BLOCK 12, EDGE MOOR

MISS UTILITY NOTE
 THE MISS UTILITY NOTE IS A SUMMARY OF THE UTILITY LOCATIONS SHOWN ON THIS PLAN. IT IS NOT A SUBSTITUTE FOR A FIELD SURVEY. THE MISS UTILITY NOTE IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THIS PLAN. THE MISS UTILITY NOTE IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THIS PLAN. THE MISS UTILITY NOTE IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THIS PLAN.

DIMENSIONAL OPENING APPLICANT
 JAMES B. SPENCER, LLC
 1000 WOODMONT AVE
 SUITE 100
 BETHESDA, MD 20814

RESTRICTIONS & ROAD
 RESTRICTIONS & ROAD SHALL BE SHOWN BY OTHERS - SEE SHEET 1 FOR DETAILS

6. OTHER TO BE
 SUBMITTED TO THE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL OF THE DESIGNATION OF DEDICATION OF THE ROADWAY IF REQUIRED BY MONTGOMERY COUNTY

| NO. | DESCRIPTION | DATE | BY |
|-----|------------------|----------|------------|
| 1 | PRELIMINARY PLAN | 11/11/11 | D. G. Z... |
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SOLTESZ
 ROCKVILLE OFFICE
 100
 ROCKVILLE, MD 20850
 P. 301 948 7150 F. 301 948 9357

APPROVED FOR THE CITY OF BETHESDA
 CITY ENGINEER
 APPROVAL

11/11/11

DATE: 11/11/11
 SHEET NO. 3
 OF 3
 PLAN NO. 120180140

