

**Plat Name:** Little Tavern Tract (Added April 16, 2020)  
**Plat #:** 220200060

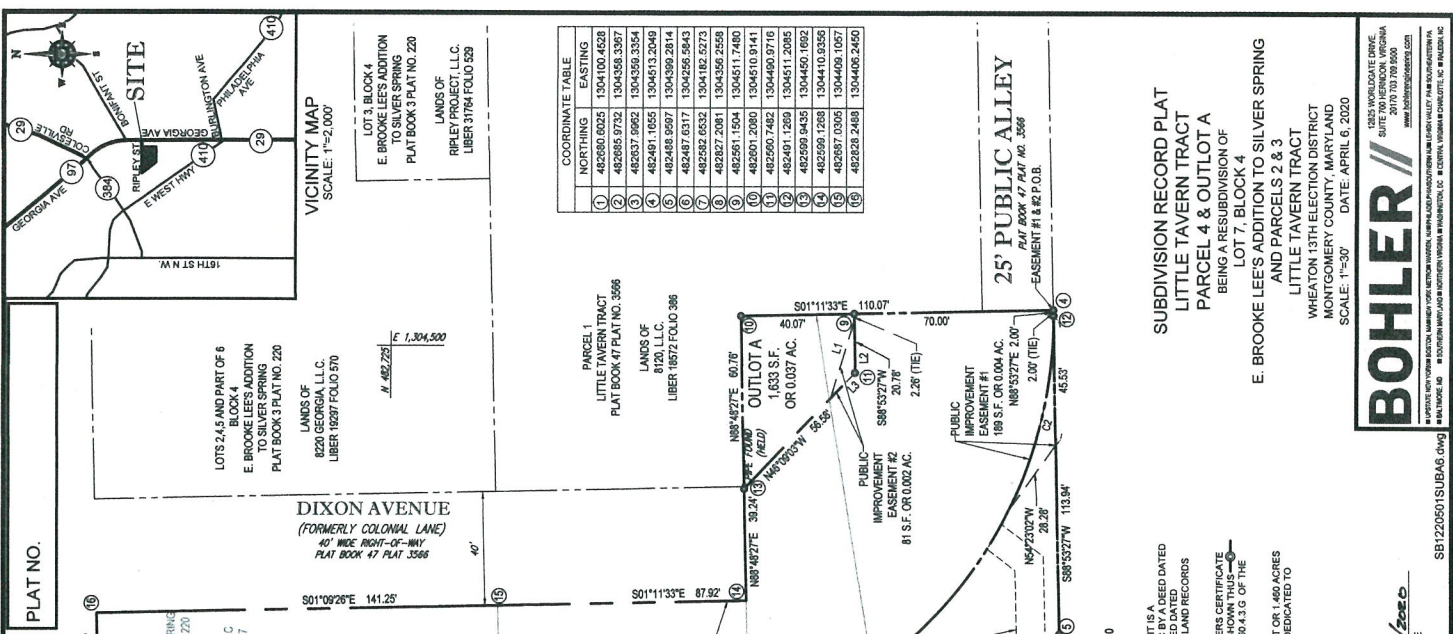
**Location:** Located on the west side of Dixon Avenue (formerly Colonial Lane), 150 feet south of Ripley Street  
**Master Plan:** Silver Spring CBD Sector Plan  
**Plat Details:** CR zone (Fenton Village Overlay); 1 parcel, 1 outlot  
**Owner:** Solaire Ripley II, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160190 (MCPB Resolution No. 16-098) and with Site Plan No. 82016007A (Certified Site Plan dated January 2, 2020), 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.

Staff notes for the Board that the subject plats have been submitted without the recording (Book/page) references for the documents listed below:

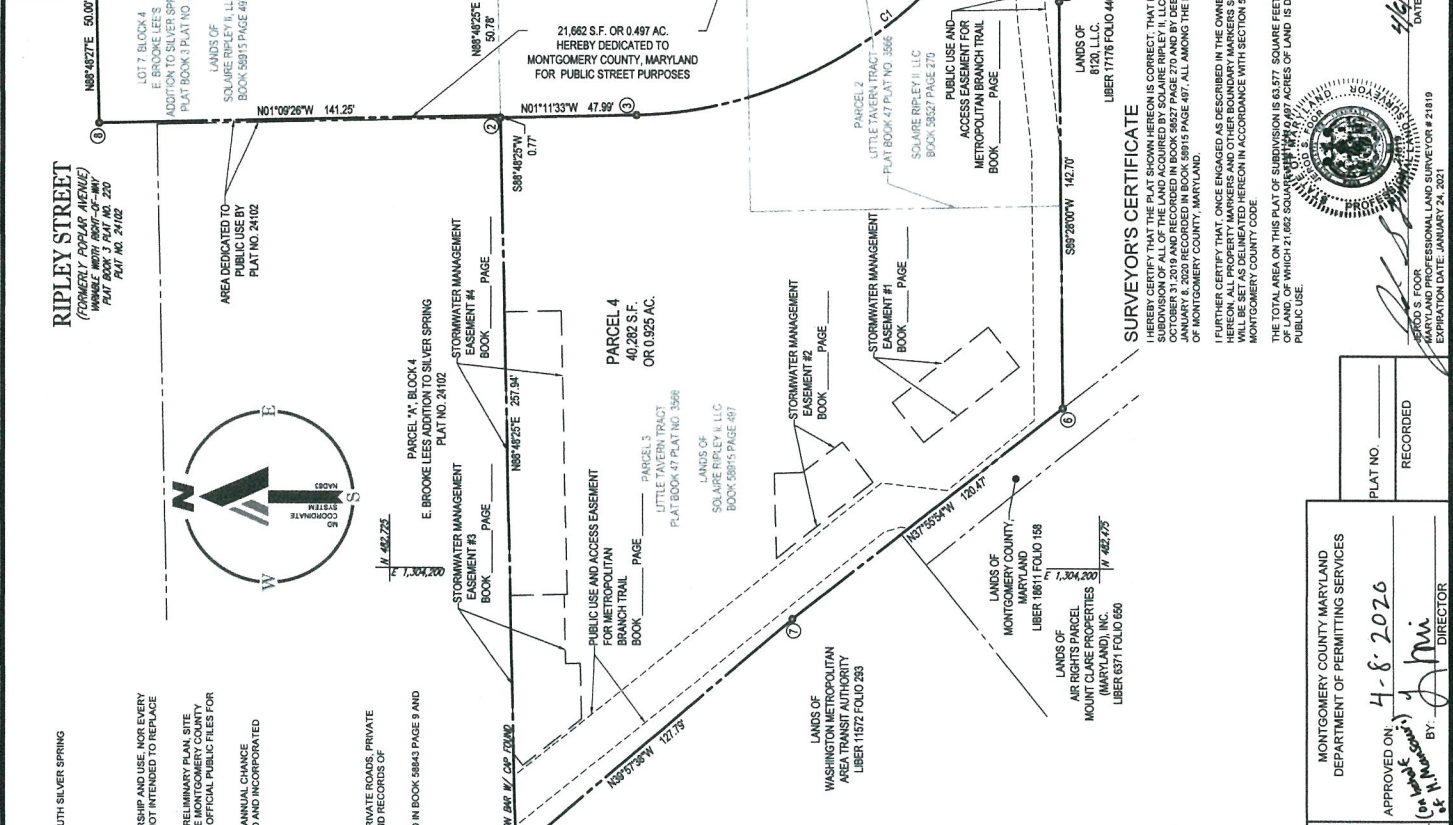
- Public Use and Access Easement for Metropolitan Branch Trail
- 2 Public Improvement Easements
- 4 Stormwater Management Easements

Staff assures that all requisite Book/page references will be added to plat mylar prior to it being transmitted to the County Land Records office for recording and recommends approval of the plat.



**COORDINATE TABLE**

NOTHING	EXISTING
1	482560.0225
2	482565.9723
3	482537.6962
4	482491.1655
5	482448.9597
6	482487.6317
7	482562.6532
8	482527.2081
9	482561.1504
10	482501.2080
11	482560.7482
12	482491.1259
13	482590.9435
14	482590.1268
15	482587.0305
16	482582.2468
17	1304100.4628
18	1304358.3357
19	1304563.3354
20	1304613.2049
21	1304399.2814
22	1304295.5943
23	1304182.5273
24	1304356.2558
25	1304511.7480
26	1304460.9716
27	1304511.2085
28	1304450.1692
29	1304410.9355
30	1304463.1057
31	1304462.2465



**NOTES**

- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PROPERTY THAT IS SUBJECT OF THIS PLAT IS IN THE CR-3.0, C-4, R-4, H-2007, AND RIPLEY/SOUTH SILVER SPRING OVERLAY ZONE AS OF THE DATE OF THIS PLAT.
- THE PROPERTY IS SHOWN ON TAX MAP JN-43.
- THE PROPERTY IS SHOWN ON VSSC-200 FOOT SHEET 210 NW 01.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER THAT MAY BE RELEVANT TO THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, OR PLAT ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY IS LOCATED IN OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 400 OF 490", MAP NUMBER 240310400D, MAP EFFECTIVE DATE SEPTEMBER 29, 2006.
- PREVIOUS PLAN APPROVALS  
SKETCH PLAN #2015003B  
SITE PLAN #2015011619A  
SITE PLAN #2016007A  
CSP #2016007A
- THE PROPERTY SHOWN HEREIN IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEMS) THAT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 5828 AT PAGE 42.
- THE PROPERTY SHOWN HEREIN IS THE BENEFICIARY OF A DECLARATION OF COVENANTS RECORDED IN BOOK 38843 PAGE 9 AND BOOK 5843 PAGE 21.
- DIXON AVENUE IS AN 80 FOOT MASTER PLAN ULTIMATE RIGHT-OF-WAY.

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, GRANT TO MONTGOMERY COUNTY, MARYLAND ITS RIGHTS AS THE PUBLIC IMPROVEMENTS EASEMENT (PIE) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 5843 PAGE 9 AND WHICH SAID TERMS ARE INCORPORATED BY THIS REFERENCE HEREON.

AS PART OF THIS SUBDIVISION, THE UNDERSIGNED, ITS SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH SECTION 50-3.3 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

SQUARE RIPLEY II, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: *Charles K. Nulsen* WASHINGTON PROPERTY COMPANY, L.L.C.  
MANAGER AND LIMITED LIABILITY COMPANY MANAGER

BY: *Charles K. Nulsen* DATE: 4/7/2020  
PRINTED NAME: CHARLES K. NULSEN, III  
TITLE: PRESIDENT

**AREA TABULATIONS**

LINE	BEARING	DISTANCE
L1	S73°18'20"E	28.68'
L2	S88°53'27"W	19.52'
L3	N46°09'03"W	12.41'

**PUBLIC IMPROVEMENT EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	150.00'	70.92'	S77°10'59"E	70.26'	027°05'23"	38.14'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	234.41'	S45°57'34"E	211.27'	089°32'12"	148.79'

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND AS SHOWN BY THE DEED DATED OCTOBER 20, 2010 AND RECORDED IN BOOK 5815 PAGE 21 AND BY THE DEED DATED JANUARY 8, 2020 RECORDED IN BOOK 5815 PAGE 497, 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 BOUNDARY MARKERS SHOWN THUS ON THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50-3.3 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA ON THIS PLAT OF SUBDIVISION IS 63.577 SQUARE FEET OR 1.460 ACRES OF WHICH 21.662 SQUARE FEET OR 0.494 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE: 4/6/2020

*Charles K. Nulsen*  
MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR # 91819  
EXPIRATION DATE: JANUARY 24, 2021

**BOHLER**

10325 WOODLAKE DRIVE  
GAITHERSBURG, MARYLAND 20878  
PHONE: 301.770.7000  
WWW.BOHLERENGINEERS.COM

BOHLER ENGINEERS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE ARE AN AFFIRMATIVE ACTION EMPLOYER. WE EMPLOY WOMEN AND MINORITY NATIONALS IN PROFESSIONAL AND TECHNICAL POSITIONS. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE EMPLOY WOMEN AND MINORITY NATIONALS IN PROFESSIONAL AND TECHNICAL POSITIONS.

**SUBDIVISION RECORD PLAT**  
LITTLE TAVERN TRACT  
PARCEL 4 & OUTLOT A  
BEING A RESUBDIVISION OF  
LOT 7, BLOCK 4  
E. BROOKE LEE'S ADDITION TO SILVER SPRING  
AND PARCELS 2 & 3  
LITTLE TAVERN TRACT  
WHEATON 13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30'  
DATE: APRIL 6, 2020

**MONTGOMERY COUNTY MARYLAND**  
DEPARTMENT OF PERMITTING SERVICES

APPROVED ON: 4-8-2020  
BY: *Ami*  
DIRECTOR

PLAT NO. RECORDED

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN  
ASSIST. SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD NO.

DATE







