Plat Name: **Bloom Montgomery Village**
Plat #: **220190770 - 220190890**

Location: Located in the northeast quadrant of the intersection of Montgomery Village Avenue and Stewartown Road and north to Arrowhead Road
Master Plan: Montgomery Village Master Plan
Plat Details: TLD zone; 161 lots, 61 parcels
Owner: Green Bloom MV Development LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170150 (MCPB Resolution No. 17-110) and with Site Plan No. 820170130 (Certified Site Plan dated February 13, 2020), 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.

PUBLIC UTILITY EASEMENT LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N43°37'50"E	16.27'	L9	CB N77°07'06"E	CD: 20.32'
L2	N13°22'57"W	70.84'		R 470.00'	L 20.32'
L3	CB N84°30'59"E	CD: 67.63'	L10	N75°52'48"E	83.42'
	R 330.00'	L 67.75'	L11	N30°52'48"E	11.31'
L4	S89°36'08"E	100.00'	L12	N75°52'48"E	21.60'
L5	CB N84°59'16"E	CD: 88.63'	L15	CB S85°26'30"W	CD: 55.29'
	R 470.00'	L 88.76'		R 320.00'	L 55.36'
L6	N14°07'12"W	60.82'	L16	S13°12'57"E	65.69'
L7	N44°45'17"E	11.68'	L17	S43°28'17"W	24.04'
L8	S14°07'12"E	67.39'	L18	N33°20'09"W	10.27'

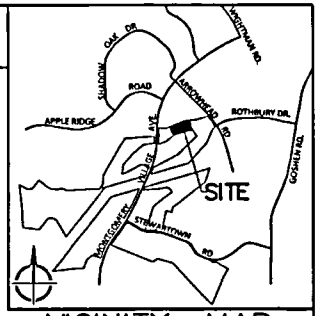
AREA TABULATION

LOTS	10,283 SQ.FT.	OR	0.23607 ACRES
PARCELS	104,456 SQ.FT.	OR	2.39798 ACRES
TOTAL AREA OF THIS PLAT	114,739 SQ.FT.	OR	2.63405 ACRES

PLAT LINE TABLE		
NO.	BEARING	LENGTH
P1	S75°52'48"W	2.07'
P2	N75°52'48"E	17.46'
P3	N30°52'48"E	11.31'

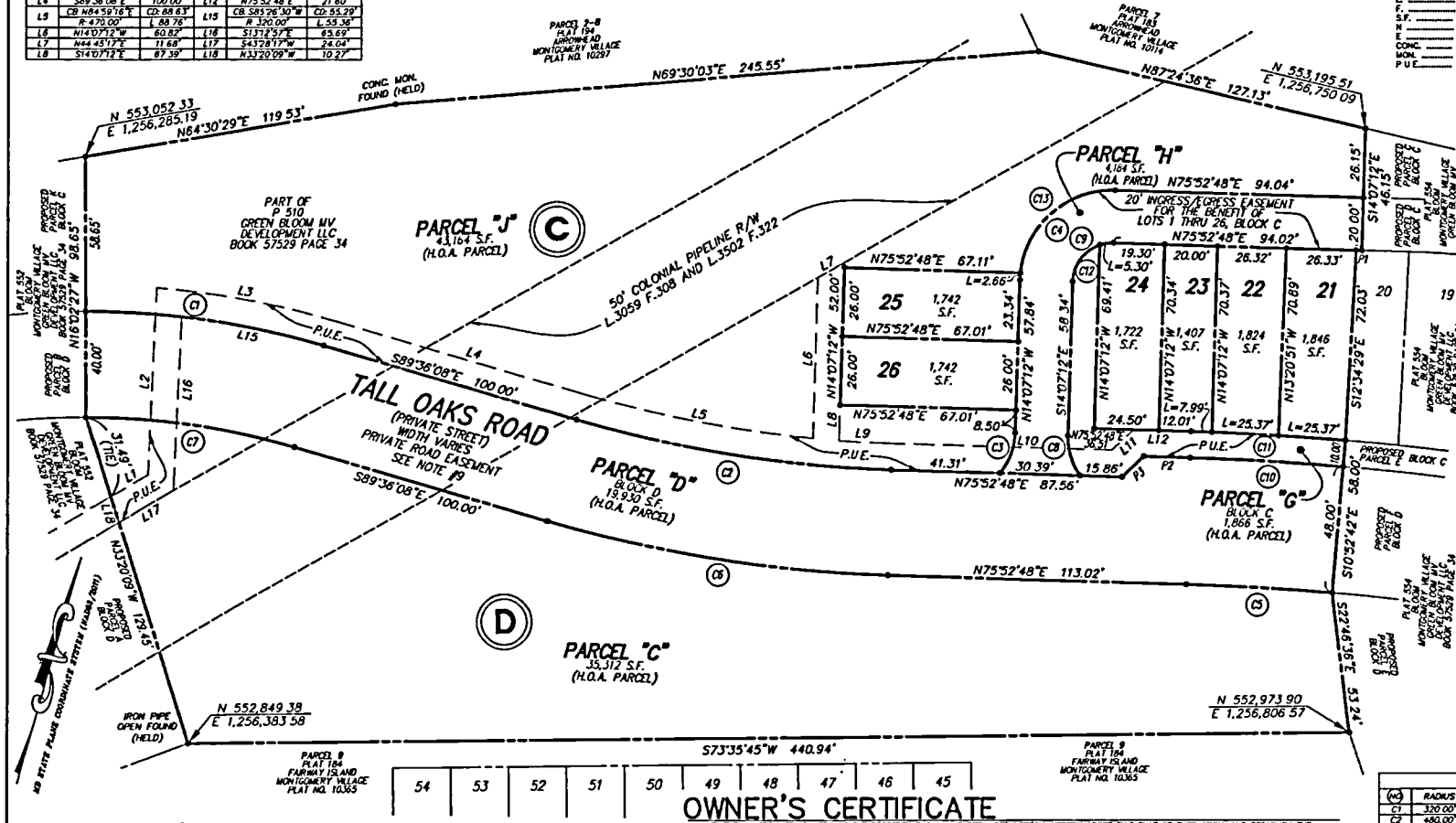
LEGEND

L	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
CONC.	CONCRETE
MON.	MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY MAP

SCALE: 1" = 2000'



NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FJ562 WITH A TAX ACCOUNT NO. 09-00772244, (ZONED TLD).

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.C.P.&P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-V", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL D, BLOCK D (TALL OAKS ROAD) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54082 AT PAGE 338.

10.) PARCELS G, H, AND J, BLOCK C AND PARCELS C AND D, BLOCK D ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 51326 AT PAGE 111, AND BOOK 51326 AT PAGE 150, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CURVE TABLE						
(NO)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	320.00'	91.81'	46.22'	N82°10'43"E	91.50'	16°26'19"
C2	480.00'	121.62'	61.14'	N83°08'20"E	121.30'	14°31'04"
C3	25.00'	16.73'	8.69'	N05°02'52"E	16.42'	38°20'08"
C4	35.00'	54.98'	35.00'	N30°52'47"E	49.50'	90°00'02"
C5	980.00'	55.45'	27.73'	N77°30'03"E	55.44'	03°14'30"
C6	520.00'	131.76'	66.23'	N83°08'20"E	131.41'	14°31'04"
C7	280.00'	80.33'	40.44'	N82°10'43"E	80.06'	16°26'19"
C8	25.00'	16.09'	8.33'	N32°33'18"W	15.81'	36°52'12"
C9	15.00'	23.56'	15.00'	N30°52'48"E	21.21'	90°00'00"
C10	1028.00'	58.18'	29.09'	N77°30'03"E	58.18'	03°14'30"
C11	1039.00'	58.77'	29.37'	N77°30'03"E	58.77'	03°14'30"
C12	15.00'	16.26'	10.45'	N20°44'45"E	17.15'	69°43'55"
C13	35.00'	52.32'	32.44'	N33°03'25"E	47.58'	85°38'45"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 ⊸●⊷ WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 114,739 SQUARE FEET OR 2.63405 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2020

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL H, BLOCK C, FOR THE USE AND BENEFIT OF LOTS 1-26, BLOCK C, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

WE, FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 158, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR PROBANK:

NAME: Craig Gerber
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR WVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: (on behalf of M. Pedoeem)	DATE: 4-23-2020
CHAIRMAN / SECRETARY - TREASURER	DIRECTOR	

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

PLAT 553

BLOOM MONTGOMERY VILLAGE

LOTS 21-26, PARCELS G, H AND J, BLOCK C
PARCELS C AND D, BLOCK D
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220190780

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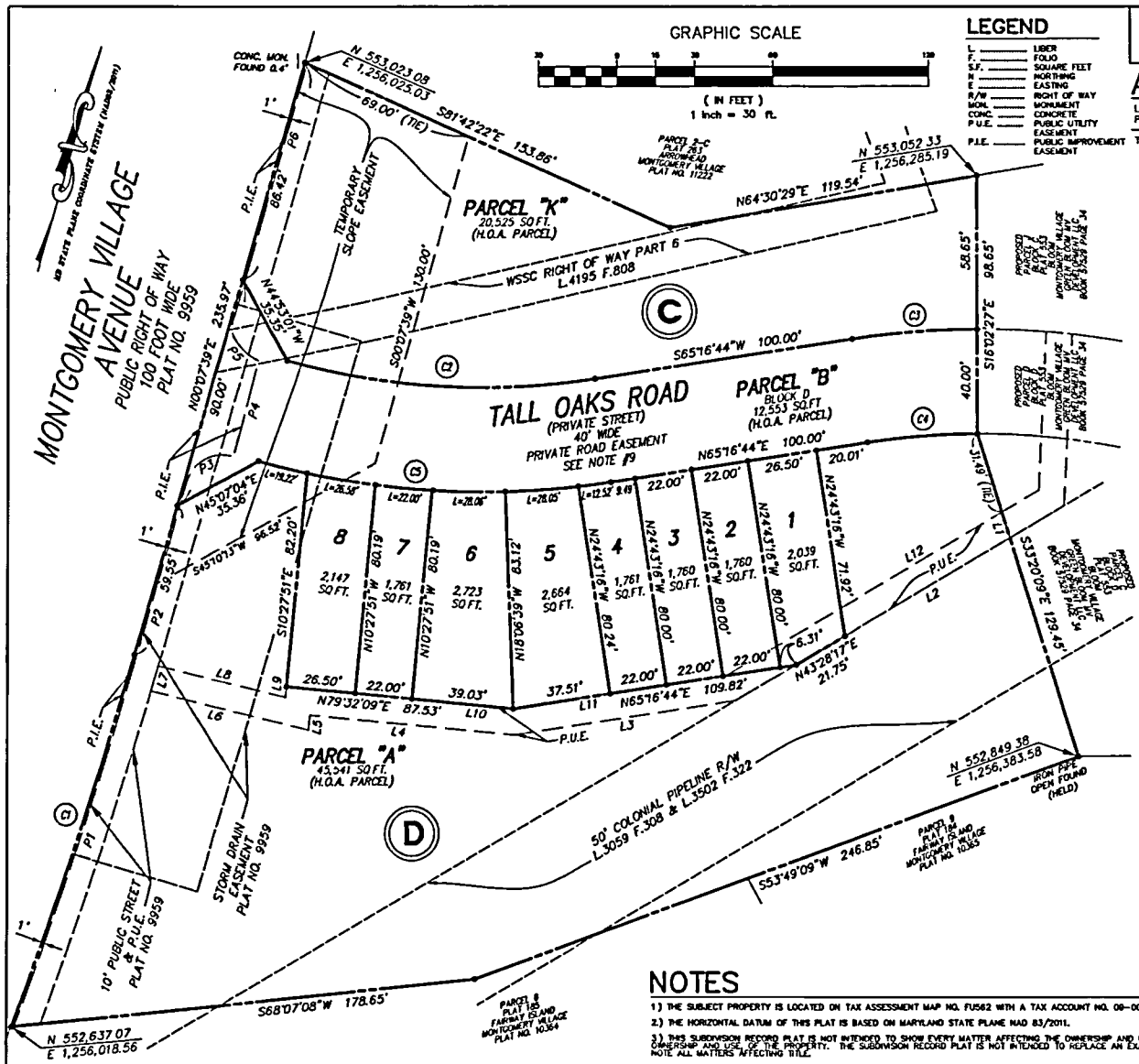


LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
R/W	RIGHT OF WAY
MON.	MONUMENT
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT
P.I.E.	PUBLIC IMPROVEMENT EASEMENT

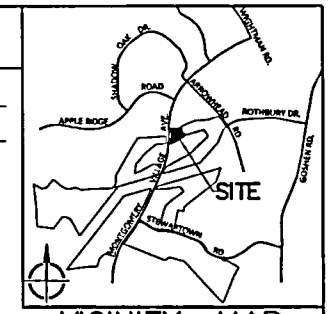
PLAT NO.

AREA TABULATION

LOTS	16,615 SQ.FT. OR 0.38143 ACRES
PARCELS	78,619 SQ.FT. OR 1.80484 ACRES
TOTAL AREA OF THIS PLAT	95,234 SQ.FT. OR 2.18627 ACRES

P.I.E. LINE TABLE		
NO.	BEARING	DISTANCE
P1	CB: N02°16'02"E	CD: 149.74'
	R: 2007.26'	L: 149.78'
P2	N00°07'39"E	69.55'
P3	CB: N46°03'43"E	CD: 20.12'
	R: 14.00'	L: 22.45'
P4	N01°34'16"W	37.89'
P5	CB: N55°33'27"W	CD: 16.15'
	R: 18.33'	L: 16.72'
P6	N00°07'39"E	105.31'

P.U.E. LINE TABLE		
NO.	BEARING	DISTANCE
L1	S33°20'09"E	10.27'
L2	S43°28'17"W	122.49'
L3	S65°16'44"W	86.08'
L4	S79°32'09"W	78.76'
L5	S10°27'51"E	5.72'
L6	S87°52'09"W	62.12'
L7	CB: N00°18'59"E	CD: 10.01'
	R: 2016.26'	L: 10.01'
L8	N87°52'09"E	50.17'
L9	N11°07'18"W	4.15'
L10	N79°32'09"E	87.53'
L11	N65°16'44"E	82.90'
L12	N43°28'17"E	122.69'



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457 SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND A TEMPORARY SLOPE EASEMENT ACROSS THE PROPERTY, ADJACENT TO MONTGOMERY VILLAGE AVENUE, SAID SLOPE EASEMENT SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN BOOK 58821 AT PAGE 137 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 158, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 32 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR EVERHOME

NAME: [illegible]
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR HVB:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 95,234 SQUARE FEET OR 2.18627 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2020

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244, (ZONED TLD).

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-IV", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL B, BLOCK D (TALL OAKS ROAD) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCEL K, BLOCK C AND PARCELS A AND B, BLOCK D ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170113A. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 54526 AT PAGE 111 AND BOOK 54720 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	2006.26'	150.20'	75.13'	N02°16'20"E	150.16'	04°17'22"
C2	280.00'	119.08'	60.46'	N77°27'46"E	118.19'	24°22'04"
C3	320.00'	48.48'	24.29'	N69°37'08"E	48.43'	08°40'49"
C4	280.00'	42.42'	21.25'	N69°37'08"E	42.38'	08°40'49"
C5	320.00'	136.43'	69.27'	N77°29'34"E	135.40'	24°25'40"

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: [signature]
(on behalf of M. Pedersen)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 552

BLOOM MONTGOMERY VILLAGE

PARCEL K, BLOCK C
LOTS 1 THROUGH 8, PARCELS A AND B, BLOCK D,
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220190770

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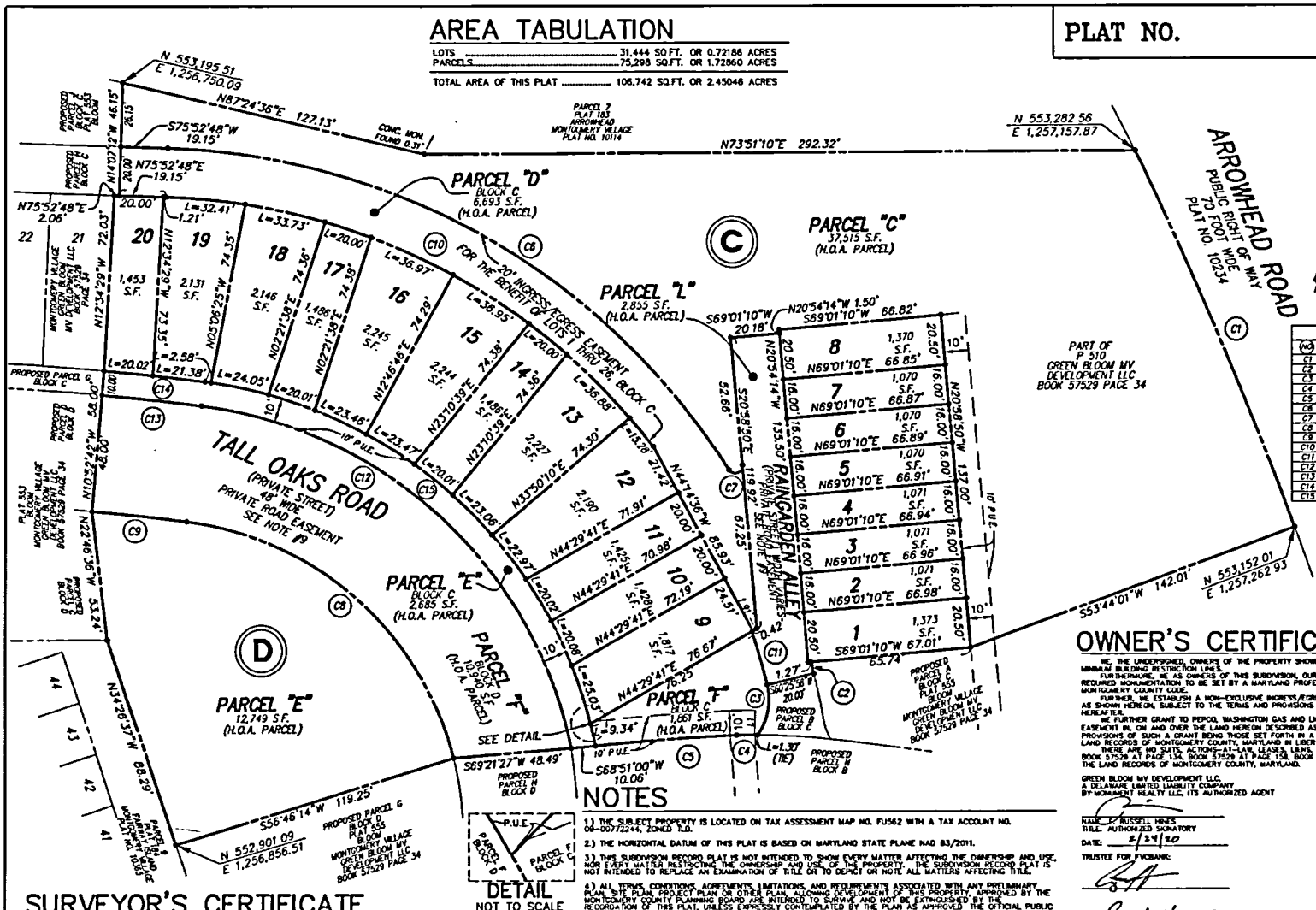
AREA TABULATION

LOTS	31,444 SQ.FT. OR 0.72186 ACRES
PARCELS	75,298 SQ.FT. OR 1.72860 ACRES
TOTAL AREA OF THIS PLAT	106,742 SQ.FT. OR 2.45046 ACRES

PLAT NO.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E 1,256,750.09
N87°24'36"E 127.13'
S75°52'48"W 19.15'
N75°52'48"E 19.15'
CONC. MON. FOUND 0.31'
PARCEL 7 PLAT 183 ARROWHEAD MONTGOMERY VILLAGE PLAT NO. 10114
N73°51'10"E 292.32'
N 553,282.56
E 1,257,157.87
ARROWHEAD ROAD
PUBLIC RIGHT OF WAY 70 FOOT WIDE PLAT NO. 10234
PARCEL "D" BLOCK C 6,693 S.F. (H.O.A. PARCEL)
PARCEL "C" 37,515 S.F. (H.O.A. PARCEL)
PARCEL "L" 2,855 S.F. (H.O.A. PARCEL)
20' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 26, BLOCK C
PART OF P 510 GREEN BLOOM MV DEVELOPMENT LLC BOOK 57529 PAGE 34
TALL OAKS ROAD (PRIVATE STREET) 48' WIDE PRIVATE ROAD EASEMENT SEE NOTE #9
RAINGARDEN ALLEY (PRIVATE STREET) SEE NOTE #9
PARCEL "E" BLOCK C 2,685 S.F. (H.O.A. PARCEL)
PARCEL "F" BLOCK D 18,940 S.F. (H.O.A. PARCEL)
PARCEL "E" 12,749 S.F. (H.O.A. PARCEL)
PARCEL "F" BLOCK C 1,861 S.F. (H.O.A. PARCEL)
SEE DETAIL
S69°21'27"W 48.49'
S68°51'00"W 10.06'
N 552,901.09
E 1,256,856.51
S56°46'14"W 119.25'
N 553,152.01
E 1,257,262.93
S53°44'01"W 142.01'
PROPOSED PARCEL 6 BLOCK D PLAT 555 BLOOM MONTGOMERY VILLAGE GREEN BLOOM MV DEVELOPMENT LLC BOOK 57529 PAGE 34
PROPOSED PARCEL H BLOCK D
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PROPOSED PARCEL E BLOCK C
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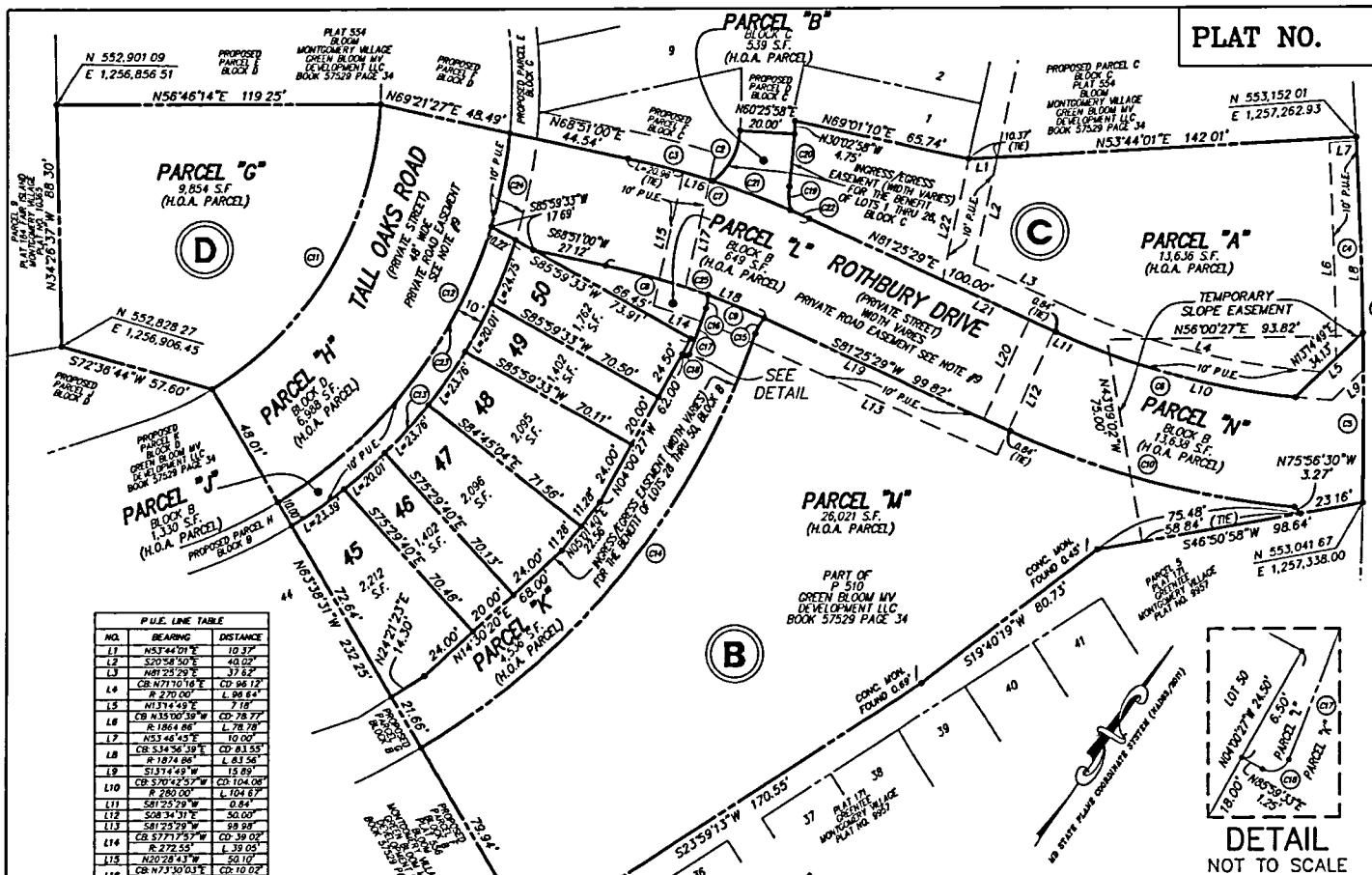
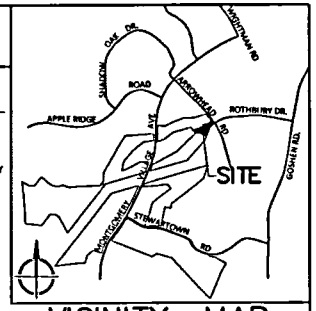
PROPOSED PARCEL MMMMMMMMMMMMMMMMMMMM BLOCK E
PROPOSED PARCEL NNNNNNNNNNNNNNNNNNNN BLOCK E
PROPOSED PARCEL OOOOOOOOOOOOOOOOOOOO BLOCK E
PROPOSED PARCEL PPPPPPPPPPPPPPPPPPPP BLOCK E
PROPOSED

PLAT NO.



LEGEND

S.F.	SQUARE FEET
N	NORTHING
E	EASTING
CONC.	CONCRETE
MON.	MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244, (ZONED TLD)

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USE'S AND CONDITIONS WITHIN THE M.N.C.P & P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES, AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P &P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL H, BLOCK D (TALL OAKS ROAD) AND PARCEL N, BLOCK B (ROTHBURY DRIVE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCELS J, K, L, M & N, BLOCK B, PARCELS A AND B, BLOCK C, AS WELL AS PARCELS G AND H, BLOCK D, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 53326 AT PAGE 111 AND BOOK 53326 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

P.U.E. LINE TABLE		
NO.	BEARING	DISTANCE
L1	N53°44'01"E	10.37'
L2	S20°58'50"E	40.02'
L3	N81°25'29"E	37.62'
L4	CB: N71°10'18"E	CD: 96.12'
	R: 270.00'	L: 96.64'
L5	N11°14'49"E	7.18'
L6	CB: N35°00'39"W	CD: 78.77'
	R: 1864.86'	L: 78.78'
L7	N53°46'45"E	10.00'
L8	CB: S34°56'39"E	CD: 83.55'
	R: 1874.86'	L: 83.56'
L9	S11°14'49"W	15.89'
L10	CB: S70°42'57"W	CD: 104.08'
	R: 280.00'	L: 104.67'
L11	S81°25'29"W	0.84'
L12	S08°34'31"E	50.00'
L13	S81°25'29"W	99.98'
L14	CB: S77°17'57"W	CD: 39.02'
	R: 272.55'	L: 39.05'
L15	N20°28'43"W	50.10'
L16	CB: N73°30'03"E	CD: 10.02'
	R: 320.00'	L: 10.02'
L17	S20°28'11"E	40.17'
L18	CB: N78°16'42"E	CD: 31.09'
	R: 280.00'	L: 31.11'
L19	N81°25'29"E	88.98'
L20	N08°34'31"W	40.00'
L21	S81°25'29"W	34.82'
L22	N20°58'50"W	45.33'

DETAIL

NOT TO SCALE

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1874.86'	133.48'	66.77'	N34°13'36"W	133.45'	04°04'45"
C2	25.00'	21.51'	11.47'	N04°55'07"W	20.85'	49°17'49"
C3	320.00'	32.28'	16.16'	N71°44'24"E	32.27'	05°46'49"
C4	1874.86'	71.41'	35.71'	N35°10'31"W	71.40'	02°10'56"
C5	1874.86'	62.07'	31.04'	N33°08'09"W	62.07'	01°53'49"
C6	280.00'	91.24'	46.03'	N72°05'23"E	90.83'	18°40'11"
C7	320.00'	70.23'	35.26'	N75°08'14"E	70.09'	12°34'29"
C8	280.00'	39.25'	19.66'	N72°51'57"E	39.22'	08°01'55"
C9	280.00'	22.38'	11.20'	N79°10'17"E	22.37'	04°34'45"
C10	320.00'	108.09'	54.59'	N71°44'53"E	107.57'	19°21'13"
C11	130.00'	125.93'	68.40'	N02°26'28"W	121.06'	55°30'02"
C12	178.00'	165.26'	89.12'	N01°00'17"W	159.38'	53°11'37"
C13	188.00'	135.68'	70.95'	N04°57'28"E	132.75'	41°20'59"
C14	282.29'	198.65'	103.64'	N05°42'55"E	194.58'	40°19'10"
C15	15.00'	6.63'	3.37'	N01°46'27"W	6.58'	25°20'25"
C16	15.00'	4.96'	2.50'	N24°34'05"W	4.94'	18°57'00"
C17	262.29'	77.88'	8.94'	N13°08'24"W	77.88'	0°34'23"
C18	1.00'	1.70'	1.13'	N37°24'10"E	1.50'	97°10'45"
C19	25.00'	8.74'	4.41'	N35°41'45"W	8.69'	20°01'26"
C20	282.29'	18.13'	9.07'	N27°37'32"W	19.13'	03°33'00"
C21	320.00'	30.30'	15.16'	N77°20'33"E	30.29'	05°25'29"
C22	320.00'	7.63'	3.81'	N80°44'23"E	7.63'	01°22'11"
C23	178.00'	130.41'	68.29'	N04°38'13"E	127.51'	41°58'38"
C24	178.00'	34.85'	17.48'	N21°59'35"W	34.79'	11°12'59"
C25	280.00'	61.63'	30.94'	N75°09'20"E	61.51'	12°36'40"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKER'S AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 88,180 SQUARE FEET OR 2 02388 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21646
LICENSE EXPIRES: MAY 31, 2020

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL K, BLOCK B, FOR THE USE AND BENEFIT OF LOTS 28-50, BLOCK C, AND PARCEL B, BLOCK C, FOR THE BENEFIT OF LOTS 1-26, BLOCK C, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND A TEMPORARY SLOPE EASEMENT ACROSS THE PROPERTY, ADJACENT TO ARROWHEAD ROAD, SAID SLOPE EASEMENT SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57528 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR FMORANG:

NAME: Cory Anderson
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR MVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AREA TABULATION

LOTS	10,969 SQ.FT.	OR 0.25181 ACRES
PARCELS	77,191 SQ.FT.	OR 1.77207 ACRES
TOTAL AREA OF THIS PLAT	88,160 SQ.FT.	OR 2.02388 ACRES

SUBDIVISION RECORD PLAT

PLAT 555

BLOOM MONTGOMERY VILLAGE

LOTS 45 THROUGH 50, PARCELS J, K ,L, M, & N, BLOCK B
PARCELS A AND B, BLOCK C
PARCELS G AND H, BLOCK D
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220190800

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

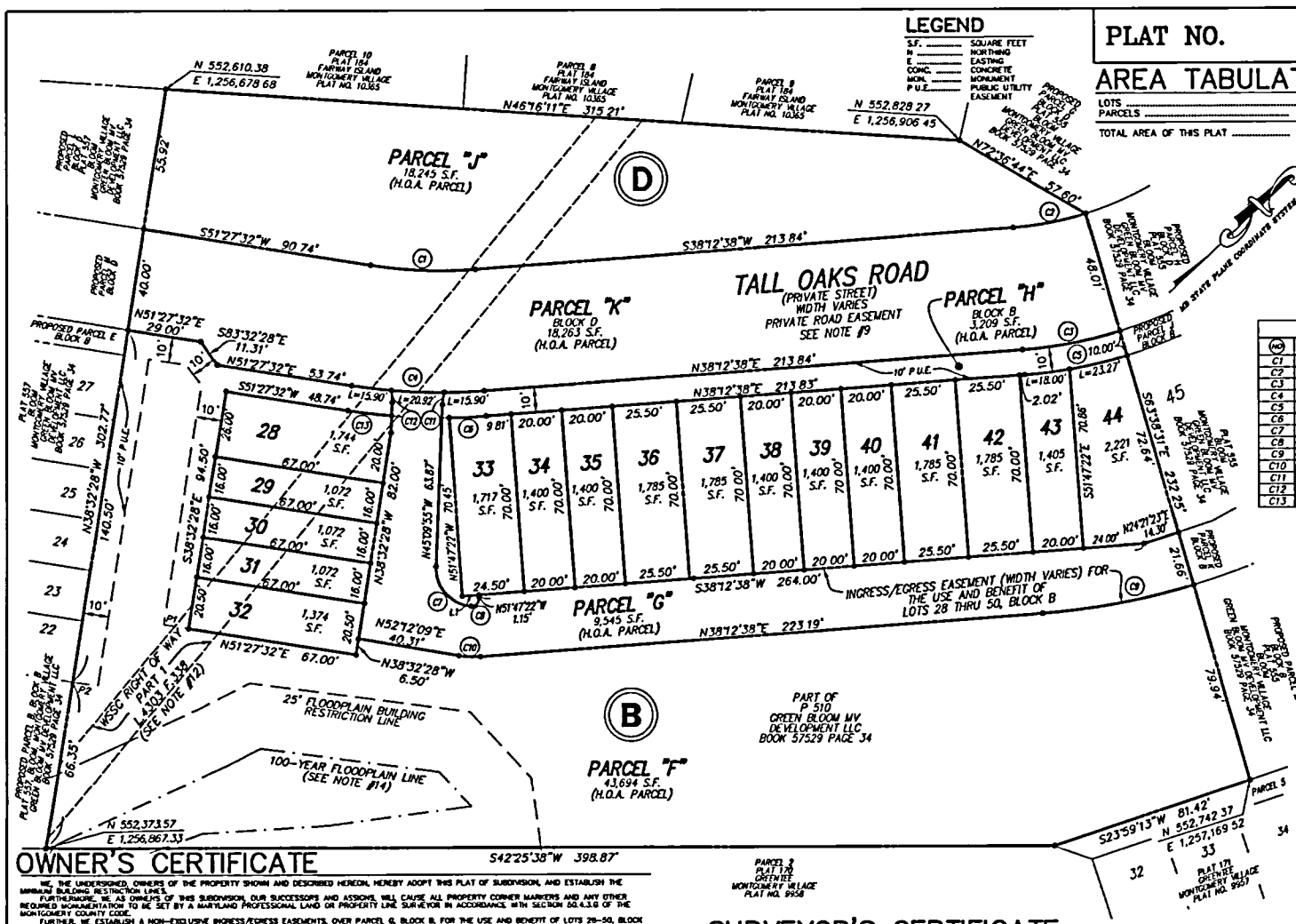
M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020



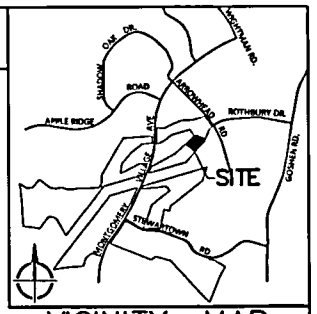
LEGEND

S.F.	SQUARE FEET
N	NORTHING
E	EASTING
CONC.	CONCRETE
MON.	MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT

PLAT NO.

AREA TABULATION

LOTS	25,817 SQ.FT. OR 0.59268 ACRES
PARCELS	92,956 SQ.FT. OR 2.13397 ACRES
TOTAL AREA OF THIS PLAT	118,773 SQ.FT. OR 2.72665 ACRES



VICINITY MAP

SCALE: 1" = 2000'

P.U.E. LINE TABLE		
NO.	BEARING	DISTANCE
P1	S51°27'32"W	10.00'
P2	S51°27'32"W	10.00'

PLAT LINE TABLE		
NO.	BEARING	DISTANCE
L1	N38°12'38"E	6.50'

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	180.00'	41.62'	20.90'	N44°50'05"E	41.53'	13°14'54"
C2	130.00'	29.27'	14.70'	N31°45'38"E	29.21'	12°54'05"
C3	178.00'	39.20'	19.68'	N31°54'05"E	39.12'	12°37'06"
C4	228.00'	52.72'	26.48'	N44°50'05"E	52.60'	13°14'54"
C5	188.00'	41.27'	20.72'	N31°55'18"E	41.19'	12°34'40"
C6	238.00'	14.70'	7.35'	N39°58'46"E	14.69'	03°32'16"
C7	15.00'	23.00'	14.45'	N89°05'38"W	20.81'	87°51'25"
C8	3.00'	5.17'	3.50'	N02°24'21"W	4.55'	98°46'02"
C9	282.29'	60.78'	30.51'	N32°02'34"E	60.66'	12°20'08"
C10	35.00'	8.55'	4.29'	N45°12'23"E	8.53'	13°59'31"
C11	25.00'	4.78'	2.40'	N39°41'01"W	4.78'	10°57'49"
C12	25.00'	4.78'	2.40'	N50°38'50"W	4.78'	10°57'49"
C13	238.00'	17.51'	8.76'	N49°21'05"E	17.51'	04°12'55"

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244, (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEFACT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-W", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES, AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL K, BLOCK D (TALL OAKS ROAD) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54082 AT PAGE 338.

10.) PARCELS F, G, & H, BLOCK B, AND PARCELS J AND K, BLOCK D, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170134. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 57526 AT PAGE 111, AND BOOK 57526 AT PAGE 150, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) W.S.S.C. RIGHT OF WAY PART 1, RECORDED IN LIBER 4303 AT FOLIO 336, TO BE EXTINGUISHED BY SEPARATE INSTRUMENT RECORDED HEREAFTER. NO BUILDING PERMITS WILL BE RELEASED FOR LOTS 28-32 UNTIL RECORDATION OF THIS ABANDONMENT.

13.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

14.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL G, BLOCK B, FOR THE USE AND BENEFIT OF LOTS 28-50, BLOCK C, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3634 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR EXCBANK:

NAME: Craig Lieberman
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR NVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 118,773 SQUARE FEET OR 2.72665 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2020

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

PLAT 556

BLOOM MONTGOMERY VILLAGE

LOTS 28 THROUGH 44, PARCELS F, G, & H, BLOCK B
PARCELS J AND K, BLOCK D
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 • FAX (301) 916-2262
WWW.VIKA.COM

#220190810

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (On behalf of M. Pedoeem)
DIRECTOR

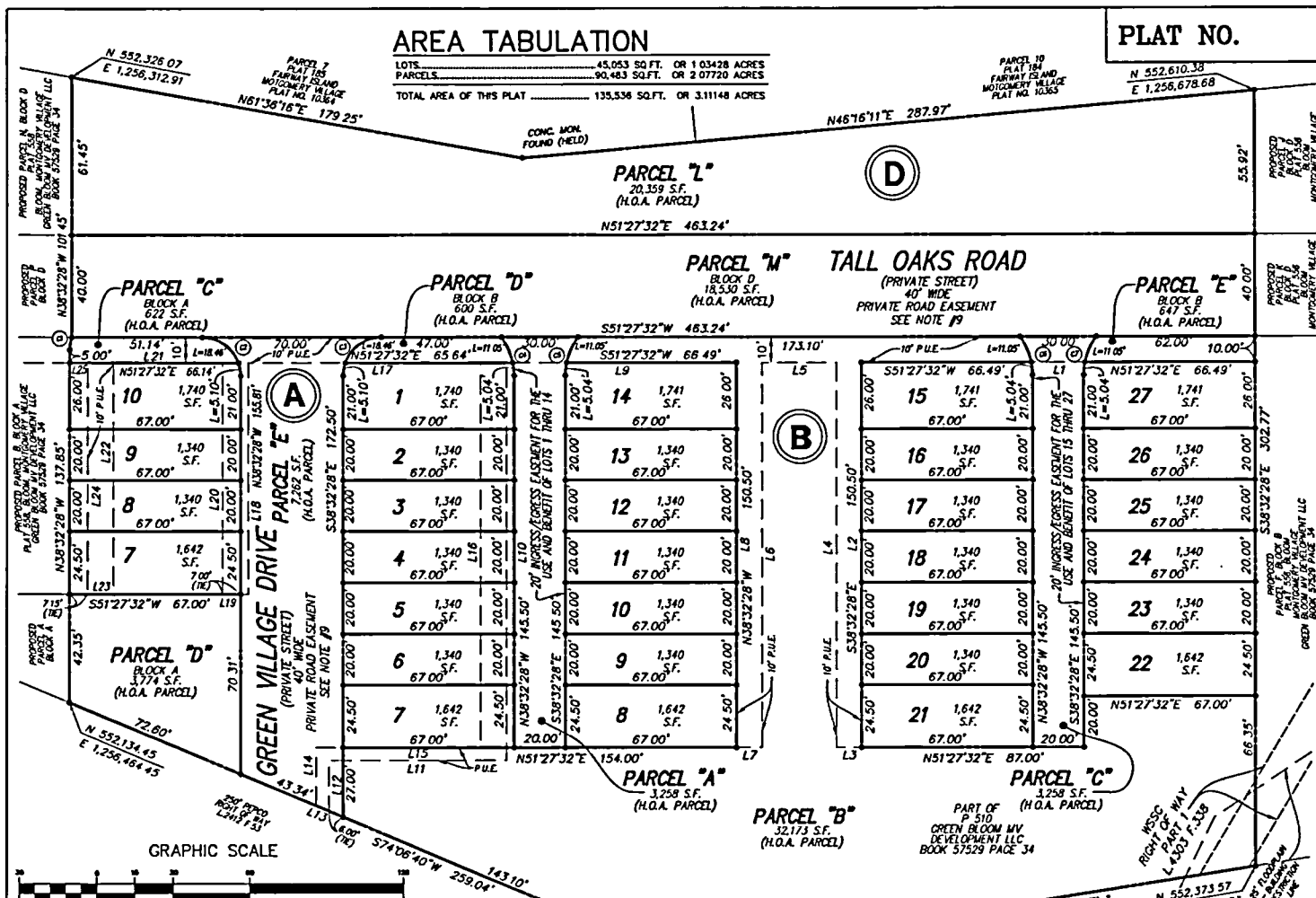
PLAT NO.

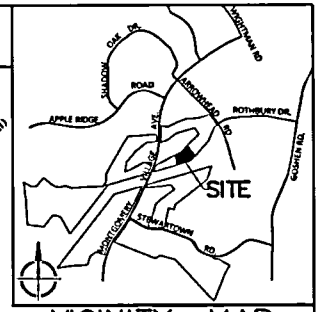
DATE: 4-23-2020

PLAT NO.

AREA TABULATION

LOTS	45,053 SQ.FT. OR 1.03428 ACRES
PARCELS	90,483 SQ.FT. OR 2.07720 ACRES
TOTAL AREA OF THIS PLAT	135,536 SQ.FT. OR 3.11148 ACRES





VICINITY MAP

SCALE: 1" = 2000'

PUBLIC UTILITY EASEMENT LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S51°27'32"W	154.00'	L14	N38°32'28"W	22.60'
L2	S38°32'28"E	150.50'	L15	N51°27'32"E	64.63'
L3	S51°27'32"W	10.00'	L16	N38°32'28"W	150.50'
L4	N38°32'28"W	150.50'	L17	S51°27'32"W	91.09'
L5	S51°27'32"W	29.10'	L18	S38°32'28"E	90.50'
L6	S38°32'28"E	150.50'	L19	S51°27'32"W	10.00'
L7	S51°27'32"W	10.00'	L20	N38°32'28"W	90.50'
L8	N38°32'28"W	150.50'	L21	S51°27'32"W	42.85'
L9	S51°27'32"W	89.91'	L22	S38°31'28"E	90.50'
L10	S38°32'28"E	155.50'	L23	S51°27'32"W	9.67'
L11	S51°27'32"W	69.63'	L24	N38°33'31"W	90.50'
L12	S38°32'27"E	19.69'	L25	S51°27'32"W	7.12'
L13	S74°06'40"W	5.42'			

CURVE TABLE						
(NO)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	15.00'	5.10'	2.57'	N28°48'20"W	5.07'	19°28'16"
C2	15.00'	23.56'	15.00'	N83°32'29"W	21.21'	90°00'01"
C3	15.00'	23.56'	15.00'	N06°27'31"E	21.21'	89°59'58"
C4	25.00'	16.09'	8.33'	S56°58'34"E	15.81'	36°52'12"
C5	25.00'	16.09'	8.33'	N20°06'22"W	15.81'	36°52'11"
C6	25.00'	16.09'	8.33'	S56°58'34"E	15.81'	36°52'12"
C7	25.00'	16.09'	8.33'	N20°06'22"W	15.81'	36°52'11"

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244, (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-W", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES, AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL M, BLOCK D (TALL OAKS ROAD) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCELS C, D, E, BLOCK A, PARCELS A, B, C, D & E, BLOCK B, PARCELS L & M, BLOCK D, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 51326 AT PAGE 111, AND BOOK 51326 AT PAGE 150, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57528 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 135,536 SQUARE FEET OR 3.11148 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21246
LICENSE EXPIRES: MAY 31, 2020

LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
MON.	MONUMENT
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL A, BLOCK B, FOR THE USE AND BENEFIT OF LOTS 1-14, BLOCK B, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL C, BLOCK B, FOR THE USE AND BENEFIT OF LOTS 15-27, BLOCK B, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457 SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57528 AT PAGE 159, BOOK 57529 AT PAGE 164 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR FVCBANK:

NAME: Craig Hartman
TITLE: TRUSTEE
DATE: 2/24/20

TRUSTEE FOR NVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: (on behalf of M. Pedoeem)	DATE: 4-23-2020
CHAIRMAN / SECRETARY - TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

SUBDIVISION RECORD PLAT

PLAT 557

BLOOM MONTGOMERY VILLAGE

LOTS 7 THROUGH 10, PARCELS C, D & E, BLOCK A
LOTS 1 THROUGH 27, PARCELS A, B, C, D & E, BLOCK B
PARCELS L AND M, BLOCK D
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4960 • FAX (301) 916-2262
WWW.VIKA.COM

#220190820

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OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3634 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL B, BLOCK A, AS SHOWN HEREON, FOR THE USE AND BENEFIT OF LOTS 4-10, BLOCK A, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN BOOK 50821 AT PAGE 137 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND A TEMPORARY SLOPE EASEMENT ACROSS THE PROPERTY, ADJACENT TO MONTGOMERY VILLAGE AVENUE. SAID SLOPE EASEMENT SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 154, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR OWNER:
NAME: [illegible]
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR MVC:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

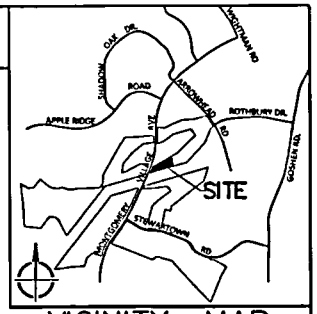
CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	2006.26'	158.97'	79.53'	N22°17'39"E	158.94'	04°32'24"
C2	15.00'	5.10'	2.57'	N28°48'20"W	5.07'	19°28'16"
C3	80.00'	38.23'	19.49'	N79°25'37"E	37.87'	27°22'58"
C4	280.00'	69.77'	35.07'	N58°35'50"E	69.59'	14°16'36"
C5	320.00'	79.74'	40.08'	N58°35'50"E	79.53'	14°16'36"
C6	120.00'	70.11'	36.09'	N82°28'25"E	69.12'	33°28'34"
C7	15.00'	5.01'	2.53'	N48°07'07"W	4.99'	19°09'18"
C8	3.00'	4.28'	2.59'	N79°22'23"W	3.92'	81°39'50"
C9	330.00'	57.92'	29.03'	N56°29'13"E	57.85'	10°03'23"
C10	2006.26'	68.75'	34.38'	N23°34'57"E	68.75'	01°57'48"
C11	2006.26'	90.00'	45.01'	N21°18'56"E	89.99'	02°34'13"
C12	2006.26'	0.23'	0.11'	N20°01'38"E	0.23'	00°00'23"

P.I.E. LINE TABLE		
NO.	BEARING	DISTANCE
P1	N23°19'45"E	C.84.82'
	R.2007.26'	L.84.83'
P2	N65°22'27"E	C.10.02'
	R.8.00'	L.10.83'
P3	S75°50'41"E	6.64'
P4	N21°06'49"E	39.16'
P5	N35°32'42"W	C.16.02'
	R.18.34'	L.16.59'
P6	N20°15'24"E	C.18.56'
	R.2007.26'	L.18.56'

PLAT NO.

AREA TABULATION

LOTS	10,868 SQ.FT. OR 0.24950 ACRES
PARCELS	85,346 SQ.FT. OR 1.95927 ACRES
TOTAL AREA OF THIS PLAT	96,214 SQ.FT. OR 2.20877 ACRES

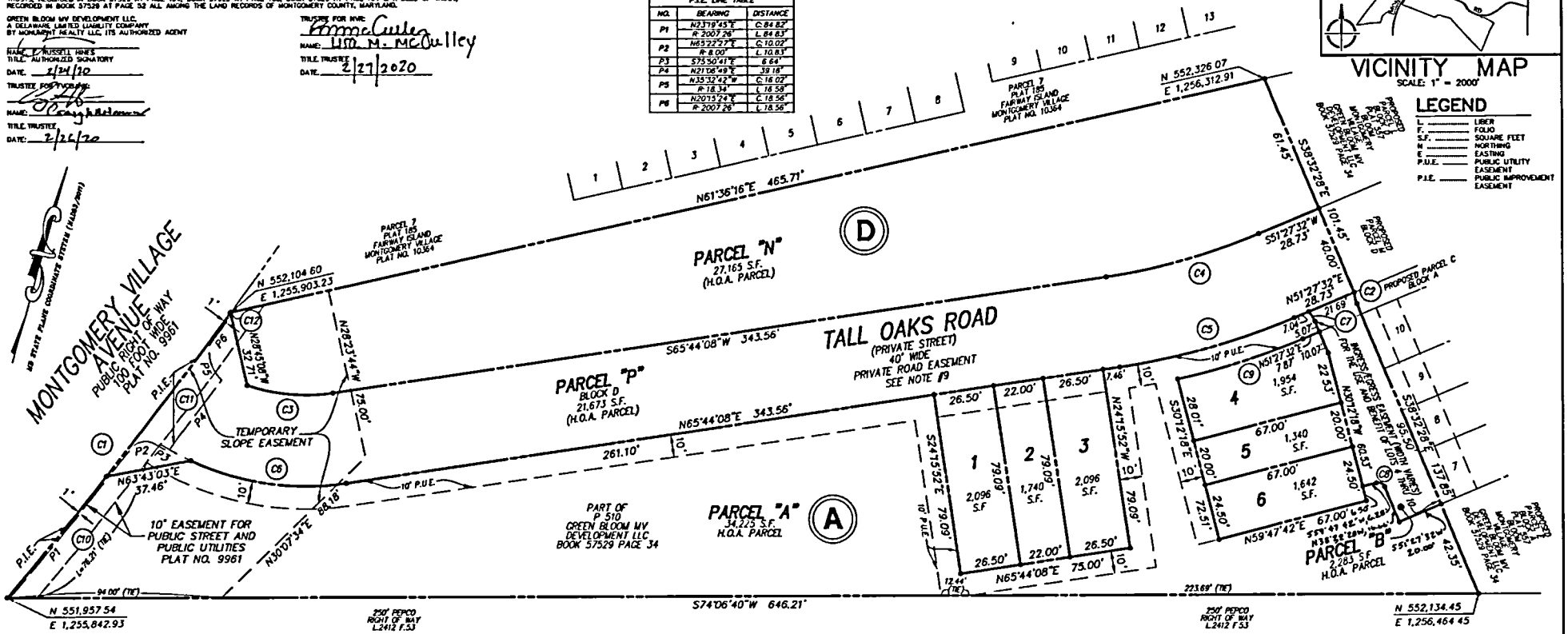


VICINITY MAP

SCALE: 1" = 2000'

LEGEND

L	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT
P.I.E.	PUBLIC IMPROVEMENT EASEMENT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MB MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 96,214 SQUARE FEET OR 2.20877 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21848
LICENSE EXPIRES: MAY 31, 2020

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244, (ZONED TLD).

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58258 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P. & P.C." RECORDED IN LIBER 25043 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL P, BLOCK D (TALL OAKS ROAD) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCELS A & B, BLOCK A, PARCELS N & P, BLOCK D, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 53326 AT PAGE 111, AND BOOK 53326 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 558

BLOOM MONTGOMERY VILLAGE

LOTS 1 THROUGH 6, PARCELS A AND B, BLOCK A
PARCELS N AND P, BLOCK D
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • DEVELOPERS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 • FAX (301) 916-2262
WWW.VIKA.COM

#220190830

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NOTES

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NOS. FU562 & FU342 WITH A TAX ACCOUNT NO. 08-00772244, (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P & P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P &P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL B, BLOCK E (AUTUMN BERRY PLACE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 336.

10.) PARCELS A & B, BLOCK E, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170134. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 54128 AT PAGE 111 AND BOOK 54329 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

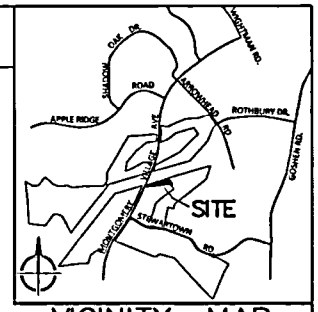
PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.
THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 71,013 SQUARE FEET OR 1.63023 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

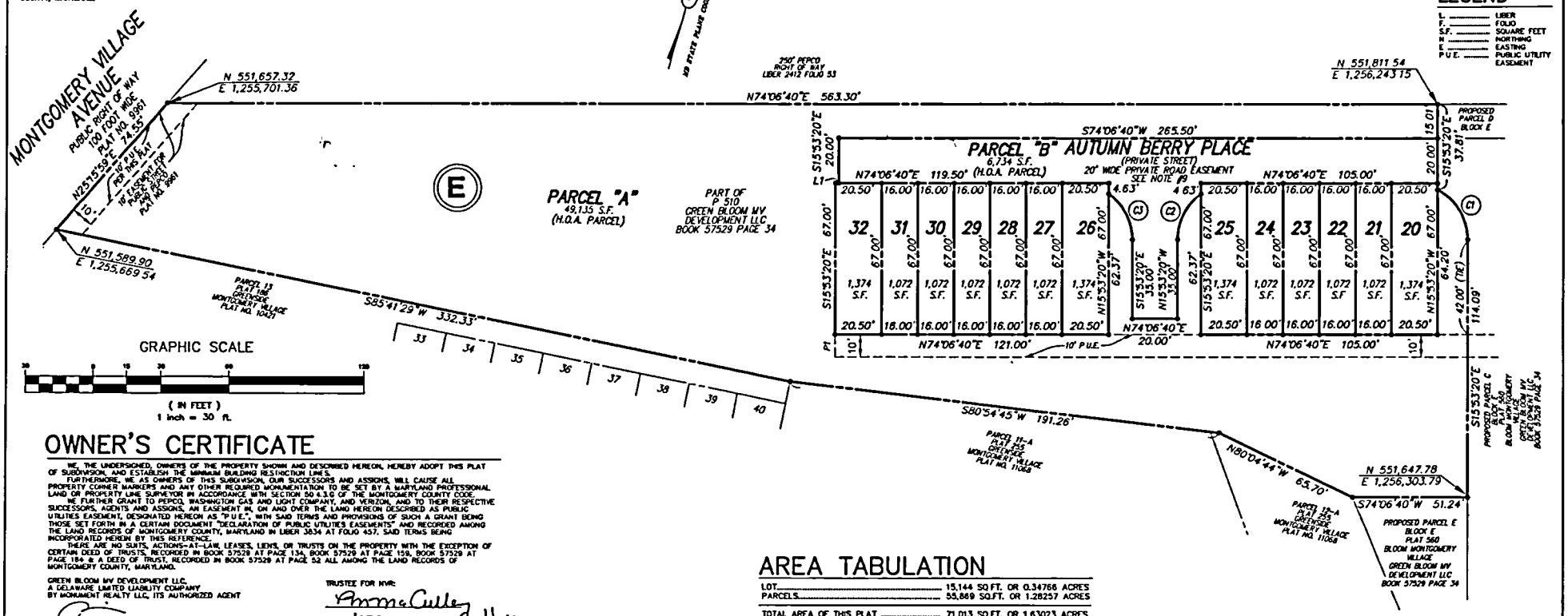
JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21646
LICENSE EXPIRES: MAY 31, 2020



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.
WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.
THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: T. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY

DATE: 2/24/20

TRUSTEE FOR EVGBANC:

NAME:
TITLE: TRUSTEE

DATE: 2/26/20

TRUSTEE FOR MVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE

DATE: 2/27/2020

AREA TABULATION

LOT	15,144 SQ.FT. OR 0.34766 ACRES
PARCELS	55,869 SQ.FT. OR 1.28257 ACRES
TOTAL AREA OF THIS PLAT	71,013 SQ.FT. OR 1.63023 ACRES

P.U.E. LINE TABLE		
NO.	BEARING	DISTANCE
P1	N15°53'22"W	10.00'

PLAT LINE TABLE		
NO.	BEARING	LENGTH
L1	S74°06'40"W	1.50'

CURVE TABLE						
NO	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	25.00'	27.32'	15.20'	S47°11'43"E	25.98'	62°36'46"
C2	25.00'	23.80'	12.89'	N11°23'09"E	22.91'	54°32'58"
C3	25.00'	23.80'	12.89'	S43°09'49"E	22.91'	54°32'58"

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 559
BLOOM MONTGOMERY VILLAGE
LOTS 20 THROUGH 32, PARCELS A & B, BLOCK E
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 948-4400 Fax (301) 948-2382
www.vika.com

#220190840

PLAT NO.

LEGEND

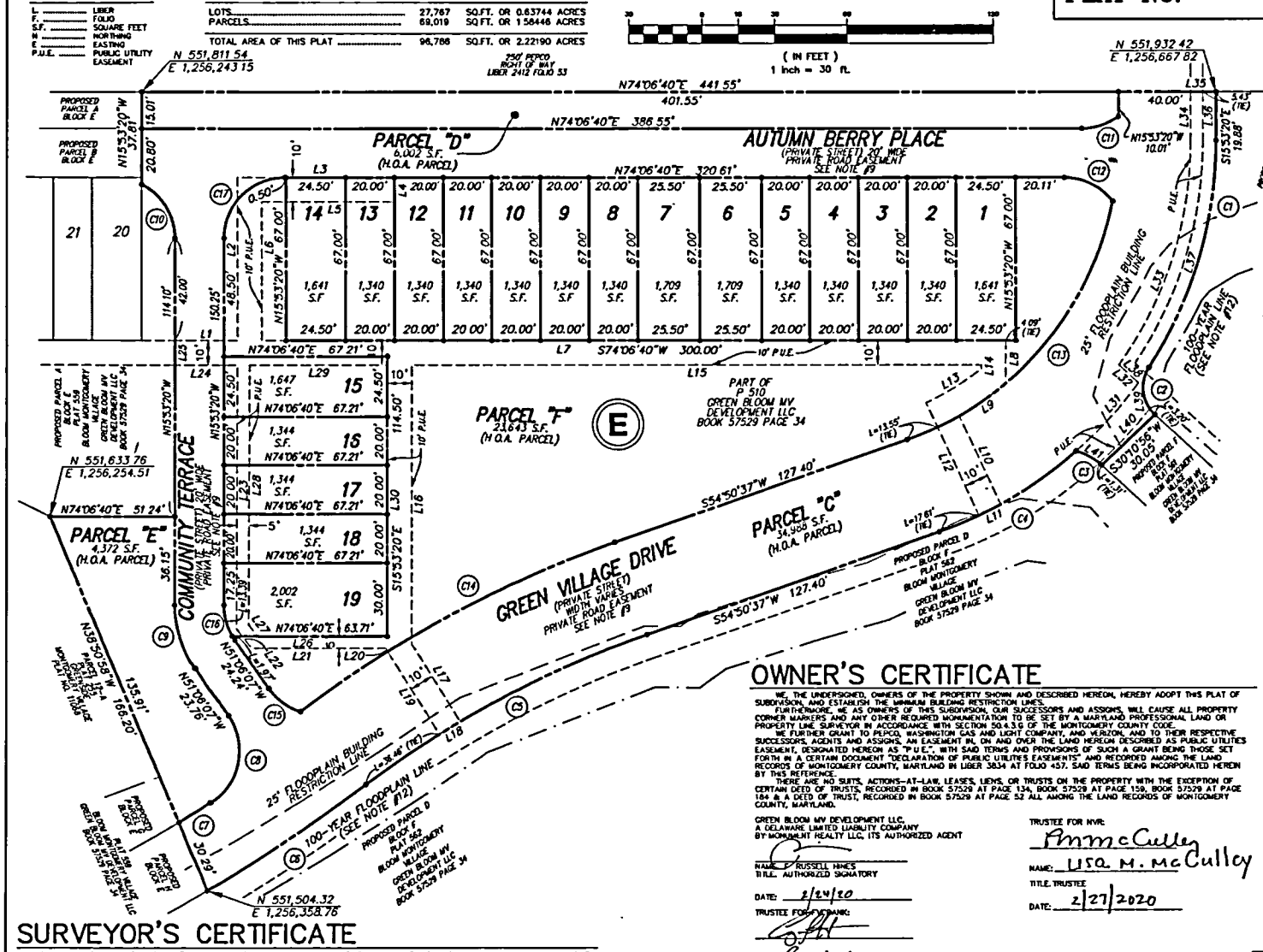
L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT

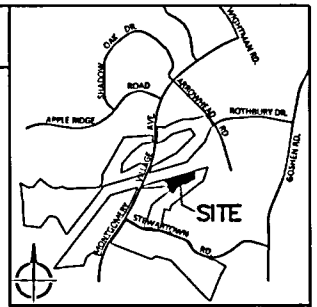
AREA TABULATION

LOTS	27,767	SQ.FT. OR 0.63744 ACRES
PARCELS	69,019	SQ.FT. OR 1.58446 ACRES
TOTAL AREA OF THIS PLAT	96,786	SQ.FT. OR 2.22190 ACRES

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.





VICINITY MAP

SCALE: 1" = 2000'

NOTES

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244 (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4) 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 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.

5) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-IV", AS MAY BE AMENDED.

7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28043 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9) PARCEL C, BLOCK E (AUTUMN BERRY PLACE, COMMUNITY TERRACE, GREEN VILLAGE DRIVE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10) PARCELS C, D, E & F, BLOCK E, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 58326 AT PAGE 111 AND BOOK 58326 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

13) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY

DATE: 2/24/20

TRUSTEE FOR NVB:

NAME: Craig Lastman

TITLE: TRUSTEE

DATE: 2/26/20

TRUSTEE FOR NVR:

NAME: LISA M. McCulley

TITLE: TRUSTEE

DATE: 2/27/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USQ MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 96,786 SQUARE FEET OR 2.22190 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21646
LICENSE EXPIRES: MAY 31, 2020

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	170.00'	98.60'	50.73'	N00°43'38"E	97.23'	33°13'55"
C2	15.00'	21.09'	12.71'	N22°55'39"W	19.39'	80°32'27"
C3	25.00'	12.08'	6.16'	N77°02'07"W	11.96'	27°40'31"
C4	170.00'	65.71'	33.27'	N43°46'12"E	65.31'	22°08'51"
C5	430.00'	131.20'	66.11'	N46°06'10"E	130.69'	17°28'54"
C6	745.00'	78.08'	39.08'	N40°21'52"E	78.05'	06°00'19"
C7	715.00'	15.38'	7.69'	N42°25'19"E	15.38'	01°13'58"
C8	25.00'	40.54'	26.30'	N04°38'53"W	36.24'	92°54'27"
C9	45.00'	27.66'	14.28'	N33°29'43"W	27.22'	35°12'47"
C10	25.00'	27.32'	15.20'	N47°11'43"W	25.98'	62°36'46"
C11	25.00'	16.09'	8.33'	N55°40'34"E	15.81'	36°52'12"
C12	25.00'	27.88'	12.32'	N79°39'37"W	22.10'	63°27'27"
C13	130.00'	135.44'	74.59'	N24°59'52"E	129.40'	59°41'34"
C14	470.00'	147.10'	74.16'	N45°52'39"E	146.50'	17°55'57"
C15	25.00'	16.43'	8.52'	N69°55'32"W	16.13'	37°38'50"
C16	25.00'	15.36'	7.93'	N33°29'43"W	15.12'	35°12'47"
C17	25.00'	39.48'	25.21'	N29°20'56"E	35.50'	90°28'22"

PUBLIC UTILITY EASEMENT LINE TABLE								
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N74°06'38"E	25.63'	L15	S74°06'40"W	234.35'	L31	CB: N26°18'11"E	CD: 37.86'
L2	N15°53'22"W	67.00'	L16	S15°53'22"E	114.21'		R: 170.00'	L: 37.93'
L3	N74°06'40"E	64.58'	L17	S47°56'38"E	37.55'	L32	N63°11'55"W	10.79'
L4	S15°53'06"E	10.01'	L18	CB: S42°53'04"W	CD: 10.00'	L33	CB: N02°05'02"E	CD: 95.99'
L5	S74°06'38"W	54.58'		R: 430.00'	L: 10.00'		R: 156.78'	L: 97.56'
L6	S15°53'22"E	56.99'	L19	N47°56'36"W	40.28'	L34	N15°53'20"W	20.70'
L7	N74°06'40"E	305.99'	L20	N15°53'20"W	1.06'	L35	N74°06'40"E	3.00'
L8	S15°31'28"E	17.54'	L21	S74°06'40"W	55.73'	L36	S15°53'20"E	20.70'
L9	CB: S39°18'51"W	CD: 23.31'	L22	N53°49'42"W	10.14'	L37	CB: S01°17'48"W	CD: 94.82'
	R: 130.00'	L: 23.35'	L23	N15°42'05"W	108.01'		R: 161.78'	L: 96.24'
L10	S40°58'15"E	40.10'	L24	S74°06'40"W	25.59'	L38	S63°11'55"E	5.99'
L11	CB: S47°13'19"W	CD: 10.00'	L25	N15°53'20"W	10.00'	L39	CB: S21°50'16"E	CD: 14.82'
	R: 170.00'	L: 10.01'	L26	S74°06'40"W	53.29'		R: 15.00'	L: 15.27'
L12	N40°58'15"W	50.99'	L27	N53°49'42"W	5.97'	L40	CB: S26°37'23"W	CD: 30.37'
L13	CB: N42°24'38"E	CD: 26.71'	L28	N15°42'05"W	106.30'		R: 180.00'	L: 30.41'
	R: 119.00'	L: 26.77'	L29	N74°07'17"E	56.62'	L41	CB: N78°31'51"W	CD: 10.68'
L14	N15°31'28"W	1.47'	L30	S15°53'20"E	111.00'		R: 25.00'	L: 10.77'

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 560

BLOOM MONTGOMERY VILLAGE

LOTS 1 THROUGH 19, PARCEL C, D, E & F, BLOCK E
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220190850

Z:\2019-2999\1920\CADD\SURVEYING\RECORDPLATS\AREA-B\1920-SP-AREA8-PLAT560.DWG

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 156, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR PNC BANK:
NAME: Craig Lutman
TITLE: TRUSTEE
DATE: 2/28/20

TRUSTEE FOR NVR:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 130,718 SQUARE FEET OR 3.00087 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21246
LICENSE EXPIRES: MAY 31, 2020

= FOREST CONSERVATION EASEMENT AREA

PLAT NO.

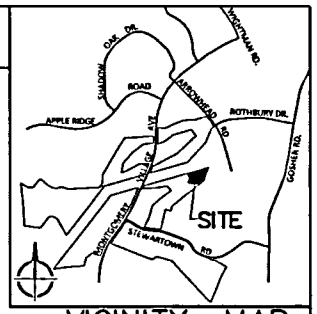
AREA TABULATION

LOTS	28,858 SQ.FT.	OR 0.66249 ACRES
PARCELS	101,860 SQ.FT.	OR 2.33838 ACRES
TOTAL AREA OF THIS PLAT	130,718 SQ.FT.	OR 3.00087 ACRES

GRAPHIC SCALE

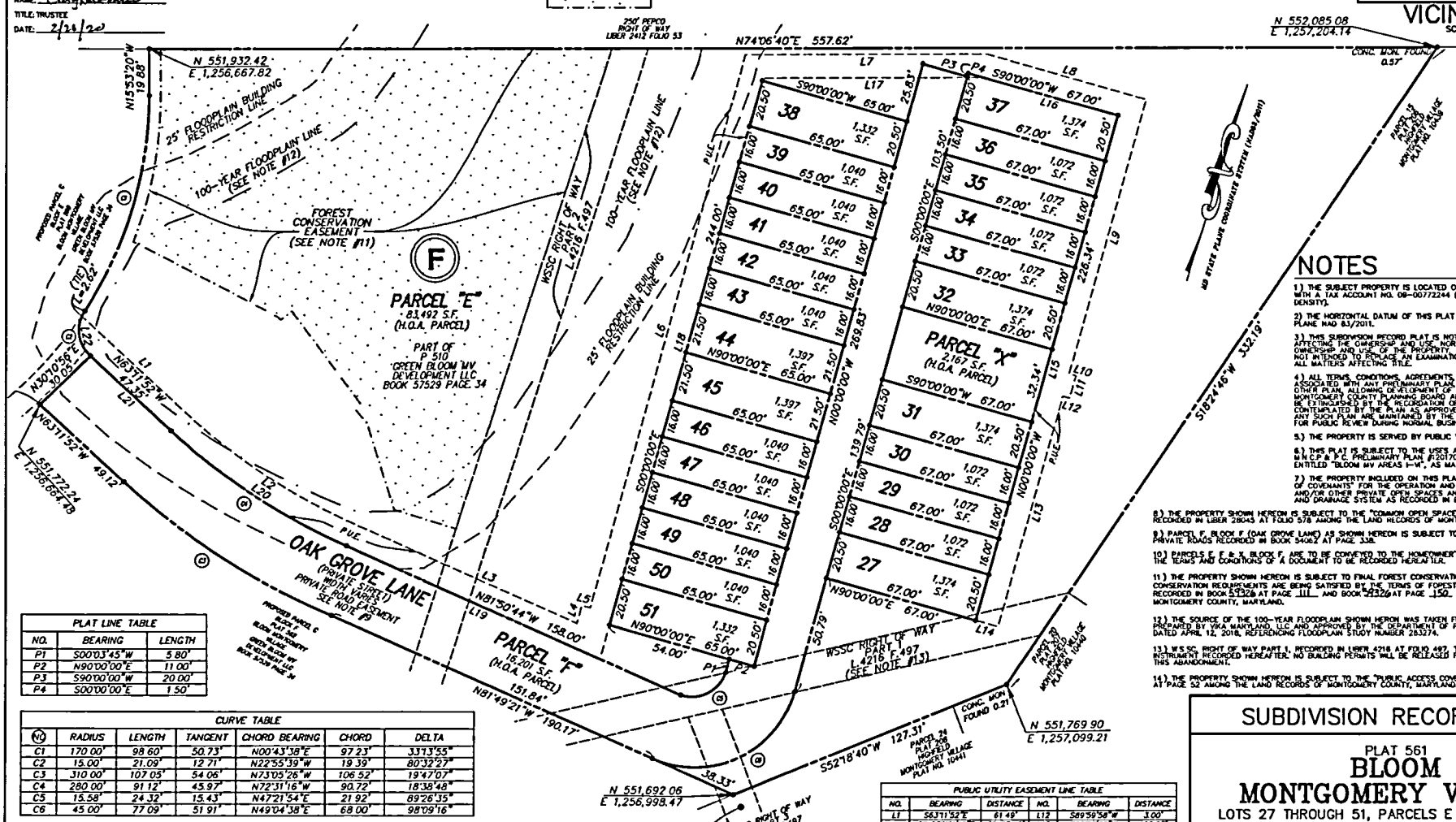
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP

SCALE: 1" = 2000'



LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
R/W	RIGHT OF WAY
MON.	MONUMENT
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244 (ZONED TLD (TOWNHOUSE LOW DENSITY).

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ZONING 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28043 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL F, BLOCK F (OAK GROVE LANE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCELS E & X, BLOCK F, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 57326 AT PAGE 111 AND BOOK 57326 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

13.) WSSC RIGHT OF WAY PART 1, RECORDED IN LIBER 4216 AT FOLIO 497 TO BE EXTINGUISHED BY SEPARATE INSTRUMENT RECORDED HEREAFTER. NO BUILDING PERMITS WILL BE RELEASED FOR LOT 27 UNTIL RECORDATION OF THIS ABANDONMENT.

14.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT LINE TABLE

NO.	BEARING	LENGTH
P1	S00°03'45"W	5.80'
P2	N90°00'00"E	11.00'
P3	S90°00'00"W	20.00'
P4	S00°00'00"E	1.50'

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	170.00'	98.60'	50.73'	N00°43'38"E	97.23'	33°13'55"
C2	15.00'	21.09'	12.71'	N22°55'39"W	19.39'	80°32'27"
C3	310.00'	107.05'	54.06'	N73°05'26"W	106.52'	19°47'07"
C4	280.00'	91.12'	45.97'	N72°31'16"W	90.72'	18°38'48"
C5	15.58'	24.32'	15.43'	N47°21'54"E	21.92'	89°26'35"
C6	45.00'	77.09'	51.91'	N49°04'38"E	68.00'	98°09'16"

PUBLIC UTILITY EASEMENT LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S63°11'52"E	61.49'	L12	S89°59'58"W	3.00'
L2	CB: S72°31'16"E	CD: 87.48'	L13	S00°00'00"W	103.23'
	R: 270.00'	L: 87.87'	L14	N90°00'00"W	10.00'
L3	S81°50'44"E	104.44'	L15	N00°00'00"E	226.34'
L4	N00°00'02"W	8.00'	L16	N90°00'00"W	60.23'
L5	N89°59'58"E	3.73'	L17	S74°04'45"W	95.43'
L6	N00°00'00"E	247.84'	L18	S00°00'00"W	260.37'
L7	N74°04'45"E	104.37'	L19	N81°50'44"W	119.74'
L8	S90°00'00"E	71.63'	L20	CB: N72°31'16"W	CD: 90.72'
L9	S00°00'00"W	123.11'		R: 280.00'	L: 91.12'
L10	N89°59'58"E	3.00'	L21	N63°11'52"W	47.35'
L11	S00°00'02"E	10.00'	L22	CB: N27°56'01"W	CD: 17.32'
				R: 15.00'	L: 18.46'

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeen)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 561
BLOOM MONTGOMERY VILLAGE
LOTS 27 THROUGH 51, PARCELS E AND F, BLOCK F
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220190860

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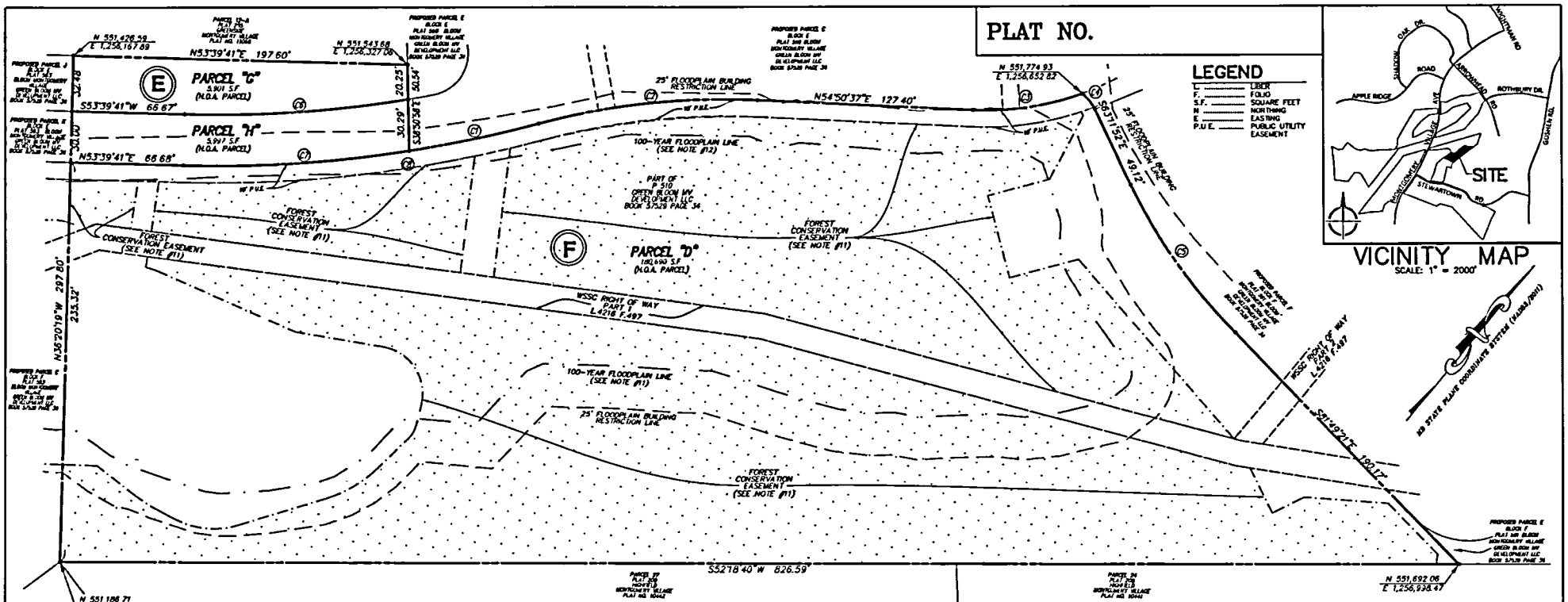
PLAT NO.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CURVE TABLE						
NO	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	745.00'	78.08'	39.08'	N40°21'52"E	78.05'	06°00'19"
C2	430.00'	131.20'	66.11'	N46°06'10"E	130.69'	17°28'54"
C3	170.00'	65.71'	33.27'	N43°46'12"E	65.31'	22°08'51"
C4	25.00'	12.08'	6.16'	S77°02'07"E	11.96'	27°40'31"
C5	310.00'	107.05'	54.06'	S73°05'26"E	106.52'	19°47'07"
C6	715.00'	132.57'	66.48'	S48°21'01"W	132.38'	10°37'25"
C7	745.00'	133.85'	67.11'	N48°30'52"E	133.67'	10°17'39"
C8	745.00'	211.94'	106.69'	N45°30'42"E	211.23'	16°17'58"

= FOREST CONSERVATION EASEMENT AREA

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244 (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS, AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS G & H, BLOCK E, AND PARCEL C, BLOCK F ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 57529 AT PAGE 111 AND BOOK 57529 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREIN WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 32 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR EVCBANK:
NAME: Craig Widemon
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR NVR:
NAME: Lisa M. McCullen
TITLE: TRUSTEE
DATE: 2/27/2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USLZ MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 192,588 SQUARE FEET OR 4.42121 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRIOR
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2020

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

AREA TABULATION

PARCELS	192,588 SQ.FT.	OR 4.42121 ACRES
TOTAL AREA OF THIS PLAT	192,588 SQ.FT.	OR 4.42121 ACRES

SUBDIVISION RECORD PLAT

PLAT 562

BLOOM MONTGOMERY VILLAGE

PARCELS G AND H, BLOCK E
PARCEL D, BLOCK F
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 40' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220190870

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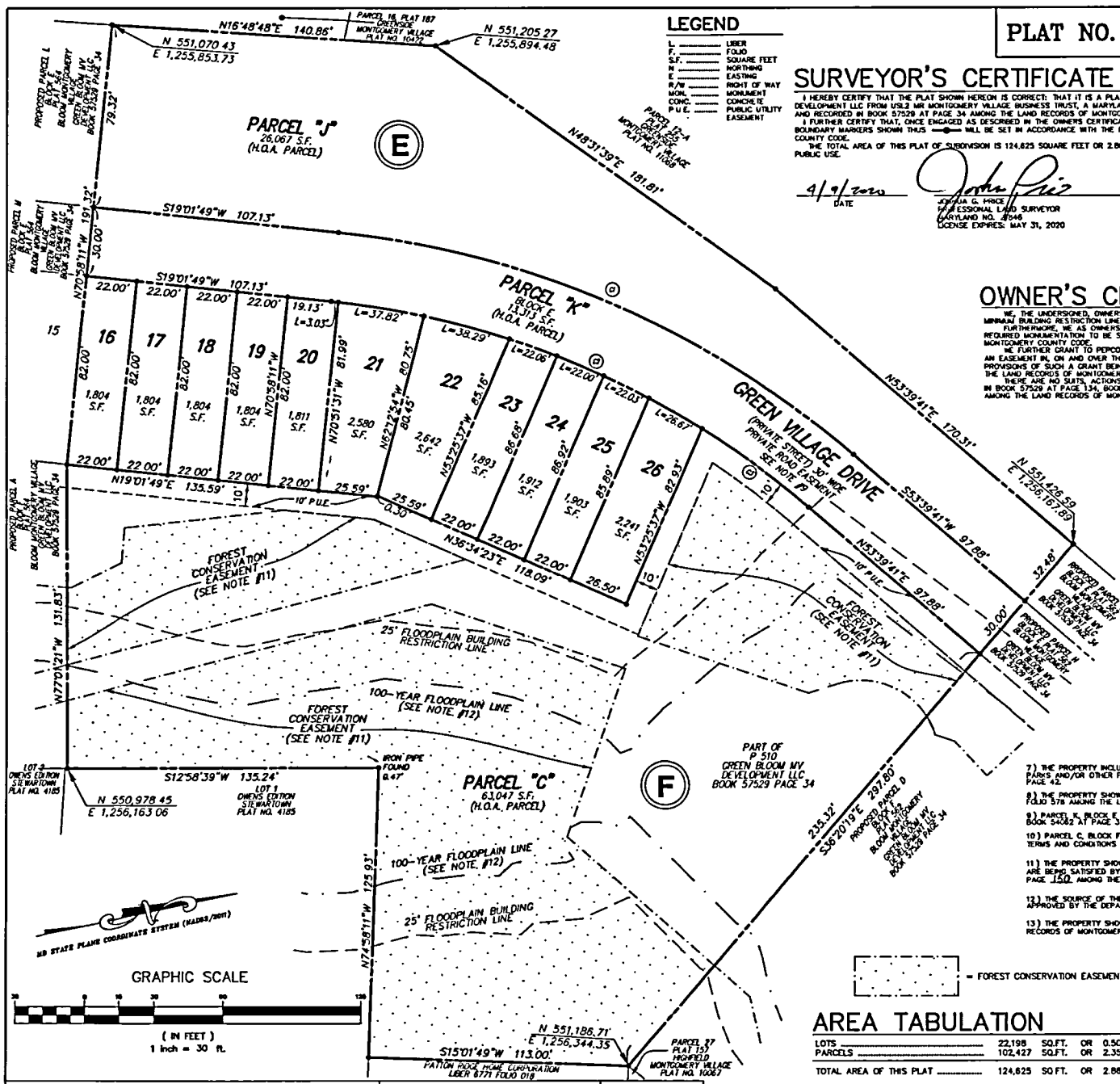


LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
R/W	RIGHT OF WAY
MON.	MONUMENT
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT

PLAT NO.

SURVEYOR'S CERTIFICATE

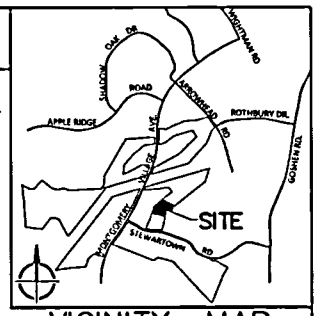
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 124,625 SQUARE FEET OR 2.86100 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. HAGE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. #946
LICENSE EXPIRES: MAY 31, 2020



VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3634 AT FOLIO 457 SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR FVCBANK:
NAME: Craig Lawrence
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR MVB:
NAME: Lisa N. McCulley
TITLE: TRUSTEE
DATE: 2/27/2020

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244 (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-W", AS MAY BE AMENDED.

7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9) PARCEL K, BLOCK E (GREEN VILLAGE DRIVE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54082 AT PAGE 338.

10) PARCEL C, BLOCK F, AND PARCELS J & K, BLOCK E, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 57326 AT PAGE 111 AND BOOK 57326 AT PAGE 150 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

13) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

= FOREST CONSERVATION EASEMENT AREA

AREA TABULATION

LOTS	22,198	SQ.FT.	OR	0.50960 ACRES
PARCELS	102,427	SQ.FT.	OR	2.35140 ACRES
TOTAL AREA OF THIS PLAT	124,625	SQ.FT.	OR	2.86100 ACRES

CURVE TABLE

(NO)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	410.00'	247.82'	127.82'	S36°20'45"W	244.06'	34°37'52"
C2	380.00'	229.69'	118.47'	N36°20'46"E	226.21'	34°37'54"
C3	380.00'	57.79'	28.95'	N49°18'19"E	57.73'	08°42'48"

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 563

BLOOM MONTGOMERY VILLAGE

PARCELS J AND K, BLOCK E
LOTS 16 THROUGH 26, PARCEL C, BLOCK F
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • GEOMATICS
20251 CENTURY BOULEVARD SUITE 400
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#220190880

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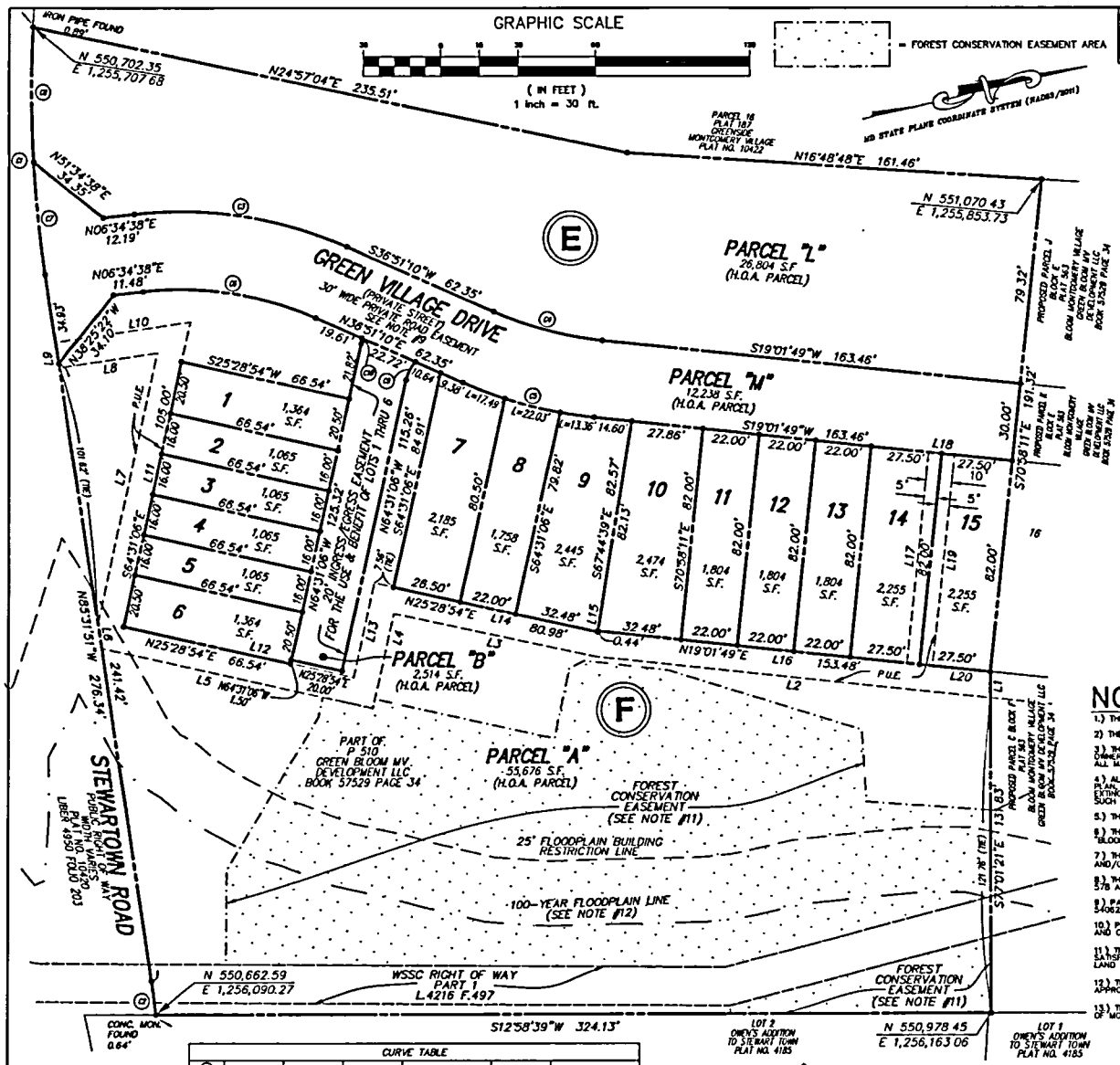
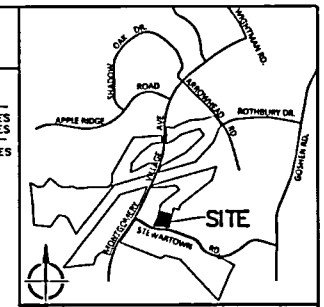


PLAT NO.

AREA TABULATION

LOTS	25,772	SQ.FT.	OR 0.59184 ACRES
PARCELS	97,226	SQ.FT.	OR 2.23201 ACRES
TOTAL AREA OF THIS PLAT	122,998	SQ.FT.	OR 2.82385 ACRES

PUBLIC UTILITY EASEMENT LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S77°01'21"E	10.07'	L11	S64°31'17"E	120.73'
L2	S19°01'47"W	153.82'	L12	N25°28'54"E	91.53'
L3	S25°03'43"W	80.46'	L13	N64°31'06"W	37.42'
L4	S64°25'54"E	37.44'	L14	N25°28'16"E	88.54'
L5	S25°28'53"W	107.87'	L15	N67°44'39"W	0.44'
L6	N85°31'51"W	9.80'	L16	N19°01'49"E	120.97'
L7	N64°31'06"W	107.04'	L17	N70°58'13"W	82.00'
L8	S04°28'07"W	38.38'	L18	N19°01'49"E	10.00'
L9	N85°31'51"W	10.00'	L19	S70°58'13"E	82.00'
L10	N04°28'07"E	52.94'	L20	N19°01'49"E	22.51'



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND 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 PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS, OVER PARCEL F, BLOCK F, FOR THE USE AND BENEFIT OF LOTS 1-6, BLOCK F, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457 SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 158, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 2/24/20

TRUSTEE FOR EVERBANK:
NAME: Craig Lundeen
TITLE: TRUSTEE
DATE: 2/26/20

TRUSTEE FOR NVR:
NAME: Lisa M. McCullery
TITLE: TRUSTEE
DATE: 2/27/2020

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-00772244 (ZONED TLD).

2) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4) 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 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.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P & P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-W", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P &P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL M, BLOCK E (GREEN VILLAGE DRIVE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCELS L & M, BLOCK E AND PARCELS A & B, BLOCK F, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170134. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 54332 AT PAGE 110, AND BOOK 54332 AT PAGE 150, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

13.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
R/W	RIGHT OF WAY
MON.	MONUMENT
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	474.30'	95.64'	47.98'	N79°45'16"W	95.48'	11°33'13"
C2	416.97'	13.19'	6.60'	N84°37'26"W	13.19'	01°48'45"
C3	160.00'	84.55'	43.29'	S21°42'54"W	83.57'	30°16'32"
C4	140.00'	43.55'	21.95'	S27°56'29"W	43.37'	17°49'21"
C5	170.00'	52.88'	26.66'	S27°56'29"W	52.67'	17°49'21"
C6	130.00'	68.69'	35.17'	N21°42'54"E	67.90'	30°16'32"
C7	474.30'	43.52'	21.77'	S82°54'10"E	43.50'	05°15'24"
C8	474.30'	52.13'	26.09'	S77°07'34"E	52.10'	06°17'49"
C9	15.00'	8.08'	4.14'	N49°05'50"W	7.98'	30°50'32"
C10	15.00'	2.12'	1.06'	N68°34'06"W	2.12'	08°06'00"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 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 —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 122,998 SQUARE FEET OR 2.82385 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

4/9/2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21848
LICENSE EXPIRES: MAY 31, 2020

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: (on behalf of M. Pedoeem)
DIRECTOR

PLAT NO.

DATE: 4-23-2020

SUBDIVISION RECORD PLAT

PLAT 564

BLOOM MONTGOMERY VILLAGE

PARCELS L AND M, BLOCK E
LOTS 1 THROUGH 15, PARCELS A AND B, BLOCK F
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 5, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GEOGRAPHICS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 • FAX (301) 916-2262
WWW.VIKA.COM

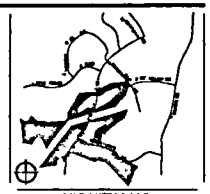
#220190890

Z:\2020-0000\2020\CADD\VIKA_SURVEYS\RECORDPLATS\VIKA-5\2020-09-AREAS-PLAT564.DWG

PRELIMINARY PLAN OF SUBDIVISION

BLOOM MV AREAS I-VI

CERTIFIED PRELIMINARY PLAN NO. 120170150



VICINITY MAP
SCALE 1" = 2000'

DEVELOPMENT TABULATIONS

AREA I - STANDARD METHOD

DESCRIPTION	AREA
AREA I DEVELOPMENT SITE - LOTS	[illegible]
HOA PARCELS (INCLUDES PROP. PRIV. ROAD)	[illegible]
LAND RESERVED FOR FUTURE CONVEYANCE	[illegible]
LAND CONVEYED TO MNP	[illegible]
SITE (FOR OPEN SPACE CALCULATIONS)	[illegible]
PREVIOUS ROAD DEDICATIONS	[illegible]
PROPOSED ROAD DEDICATIONS	[illegible]
TRACT (FOR DENSITY CALCULATIONS)	[illegible]
COMMON OPEN SPACE REQUIRED	[illegible]
MAXIMUM RESIDENTIAL FAR ALLOWED	[illegible]

AREA II - OPTIONAL METHOD

DESCRIPTION	AREA	UNITS
AREA II DEVELOPMENT SITE - LOTS	[illegible]	
HOA PARCELS (INCLUDES PROP. ROAD)	[illegible]	
LAND RESERVED FOR FUTURE CONVEYANCE	[illegible]	
SITE (FOR DENSITY CALCULATIONS)	[illegible]	
PROPOSED ROAD DEDICATIONS	[illegible]	
PROPOSED DETACHED HOUSE LOTS	[illegible]	
SITE (FOR OPEN SPACE CALCULATIONS)	[illegible]	
COMMON OPEN SPACE REQUIRED	[illegible]	
MAXIMUM RESIDENTIAL UNITS ALLOWED	[illegible]	[illegible]

AREA III - OPTIONAL METHOD

DESCRIPTION	AREA	UNITS
AREA III DEVELOPMENT SITE - LOTS	[illegible]	
HOA PARCELS	[illegible]	
LAND CONVEYED TO MNP	[illegible]	
SITE (FOR DENSITY CALCULATIONS)	[illegible]	
PROPOSED DETACHED HOUSE LOTS	[illegible]	
SITE (FOR OPEN SPACE DEDICATIONS)	[illegible]	
COMMON OPEN SPACE REQUIRED	[illegible]	
MAXIMUM RESIDENTIAL UNITS ALLOWED	[illegible]	[illegible]

AREA IV - OPTIONAL METHOD

DESCRIPTION	AREA	UNITS
AREA IV DEVELOPMENT SITE - LOTS	[illegible]	
HOA PARCELS	[illegible]	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	[illegible]	
COMMON OPEN SPACE REQUIRED	[illegible]	
MAXIMUM RESIDENTIAL UNITS ALLOWED	[illegible]	[illegible]

AREA V - OPTIONAL METHOD

DESCRIPTION	AREA	UNITS
AREA V DEVELOPMENT SITE - LOTS	[illegible]	
HOA PARCELS	[illegible]	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	[illegible]	
COMMON OPEN SPACE REQUIRED	[illegible]	
MAXIMUM RESIDENTIAL UNITS ALLOWED	[illegible]	[illegible]

AREA VI - OPTIONAL METHOD

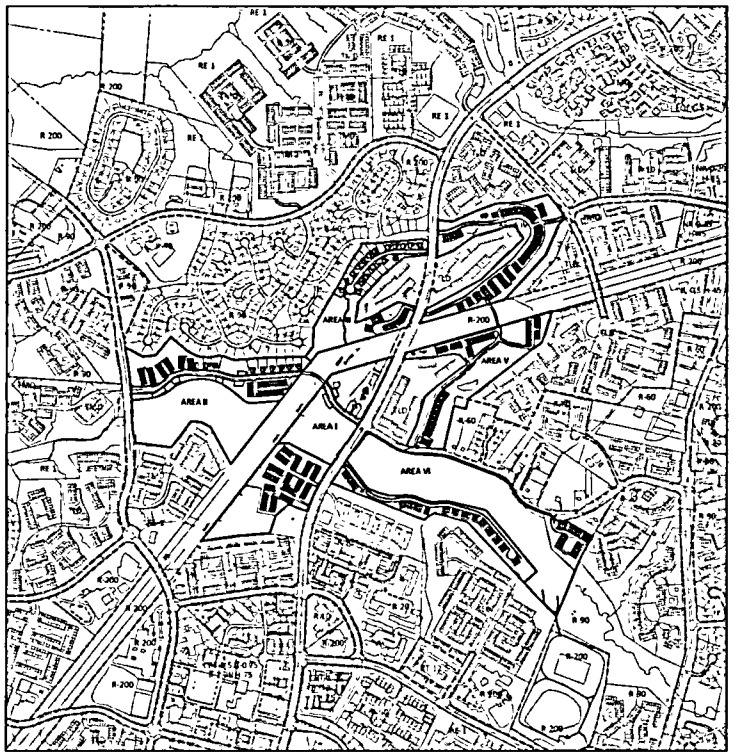
DESCRIPTION	AREA	UNITS
AREA VI DEVELOPMENT SITE - LOTS	[illegible]	
HOA PARCELS	[illegible]	
LAND RESERVED FOR FUTURE CONVEYANCE	[illegible]	
SITE (FOR DENSITY CALCULATIONS)	[illegible]	
PROPOSED ROAD DEDICATIONS	[illegible]	
SITE (FOR OPEN SPACE CALCULATIONS)	[illegible]	
COMMON OPEN SPACE REQUIRED	[illegible]	
MAXIMUM RESIDENTIAL UNITS ALLOWED	[illegible]	[illegible]

COMBINED OPEN SPACE & DENSITY

TOTAL TLD COMMON OPEN SPACE REQUIRED	[illegible]
TOTAL TLD COMMON OPEN SPACE PROPOSED	[illegible]
TOTAL FAR ALLOWED IN AREA I	[illegible]
TOTAL FAR PROPOSED IN AREA I	[illegible]
TOTAL SITE AREA FOR DENSITY IN AREAS 2-6	[illegible]
TOTAL UNITS ALLOWED IN AREAS 2-6	[illegible]
TOTAL UNITS PROPOSED IN AREAS 2-6	[illegible]

DEVELOPMENT STANDARDS FOR TLD & CRN ZONES

	Zoning Ordinance Development Standards			Approved by Planning Board Binding Site Plan			
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

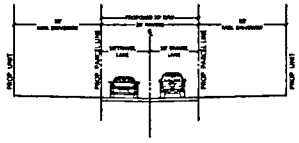


PRELIMINARY PLAN SHEET INDEX

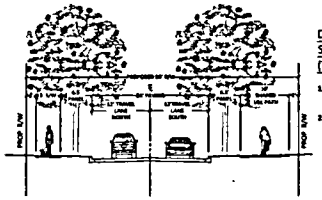
PP-01	COVER SHEET
PP-02	PLAN APPROVALS
PP-02A	PLAN APPROVALS
PP-03 TO PP-05	LOTTING DIAGRAM
PP-06	COMPOSITE PRELIMINARY PLAN
PP-07 TO PP-13	DETAILED PRELIMINARY PLAN
PP-14 TO PP-15	PRIVATE ROAD SECTIONS

PRELIMINARY FOREST CONSERVATION PLAN

PFC-100	COVER SHEET
PFC-200	COMPOSITE
PFC-201	FOREST CONSERVATION EASEMENTS
PFC-202	AFFORESTATION
PFC-203 TO 204	GOLF COURSE REMEDIATION
PFC 300 TO 306	AREAS I-VI
PFC-400	TREE INVENTORY



PROPOSED ALLEY
1" = 10'



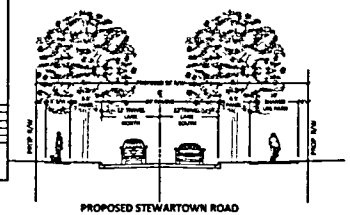
PROPOSED STEWARTOWN ROAD
PER APPROVED MASTER PLAN
1" = 10'

GENERAL NOTES

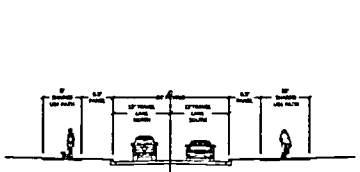
1. THE SUBJECT PROPERTY IS APPROXIMATELY 346.67 ACRES OF WHICH 27.47 ACRES ARE ZONED CRN AND 118.39 ACRES ARE ZONED TLD AND IS LOCATED ON TAX MAP P FU341, 342, & 343.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 AND USGS. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ DATED OCTOBER 2014.
4. THE FLOOD PLAIN SHOWN HEREON IS A REVISION OF FLOOD PLAIN STUDY #2815H0 APPROVED BY MCDPS OCTOBER 7 2016 FPS #2832.96 IS UNDER CONCURRENT REVIEW.
5. THIS SITE IS LOCATED IN THE SENECA CREEK CABIN BRANCH WATERSHED. A USE CLASS I-P STREAM.
6. REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI 42015.1888, APPROVED 4/9/15, AND NRI/FSD 42017.0410.
7. NRI 42015.1888, APPROVED 4/9/15, AND NRI/FSD 42017.0410 WAS APPROVED ON 12/17/2015. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE PRELIMINARY CONSERVATION PLAN.
8. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
9. UNLESS SPECIFICALLY NOTED ON THIS CERTIFIED PRELIMINARY PLAN OR BY THE PLANNING BOARD CONDITIONS APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHT, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
10. MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
11. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENTS OF PERMITTING SERVICES.

DESIGN EXCEPTIONS FOR STEWARTOWN ROAD (TO BE APPROVED BY MCDOT)

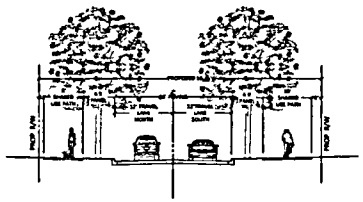
1. MODIFICATION TO MCDOT SUBURBAN MINOR ARTERIAL ROAD SECTION.
2. MODIFICATION TO MONUMENTAL ENTRANCE.



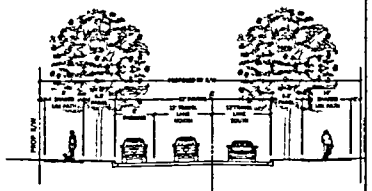
PROPOSED STEWARTOWN ROAD
W/O PARKING
(0+00 - 18+65 ; 25+07 - 27+62)
1" = 10'



PROPOSED STEWARTOWN ROAD
W/O PARKING
THROUGH PEPCO EASEMENT
(18+65 - 21+37)
1" = 10'



PROPOSED STEWARTOWN ROAD
W/O PARKING
(21+37 - 21+98 ; 23+03 - 25+07)
1" = 10'



PROPOSED STEWARTOWN ROAD
W/ PARKING
(21+98 - 23+03)
1" = 10'

PREPARED FOR:
USL2 MR
MONTGOMERY VILLAGE BUSINESS TRUST
c/o MONUMENT REALTY
750 17th STREET NW SUITE 1300
WASHINGTON, DC 20006
202.777.2010
DESIGN CONSULTANTS
ARCHITECT
TORTI GALLAS AND PARTNERS, INC.
ATTORNEY
LERCH, EARLY & BREWER
TRAFFIC ENGINEER
WELLS + ASSOCIATES
CIVIL ENGINEER & LAND PLAN DESIGNER
VIKA MARYLAND LLC

REVISIONS	DATE

PROFESSIONAL SEAL

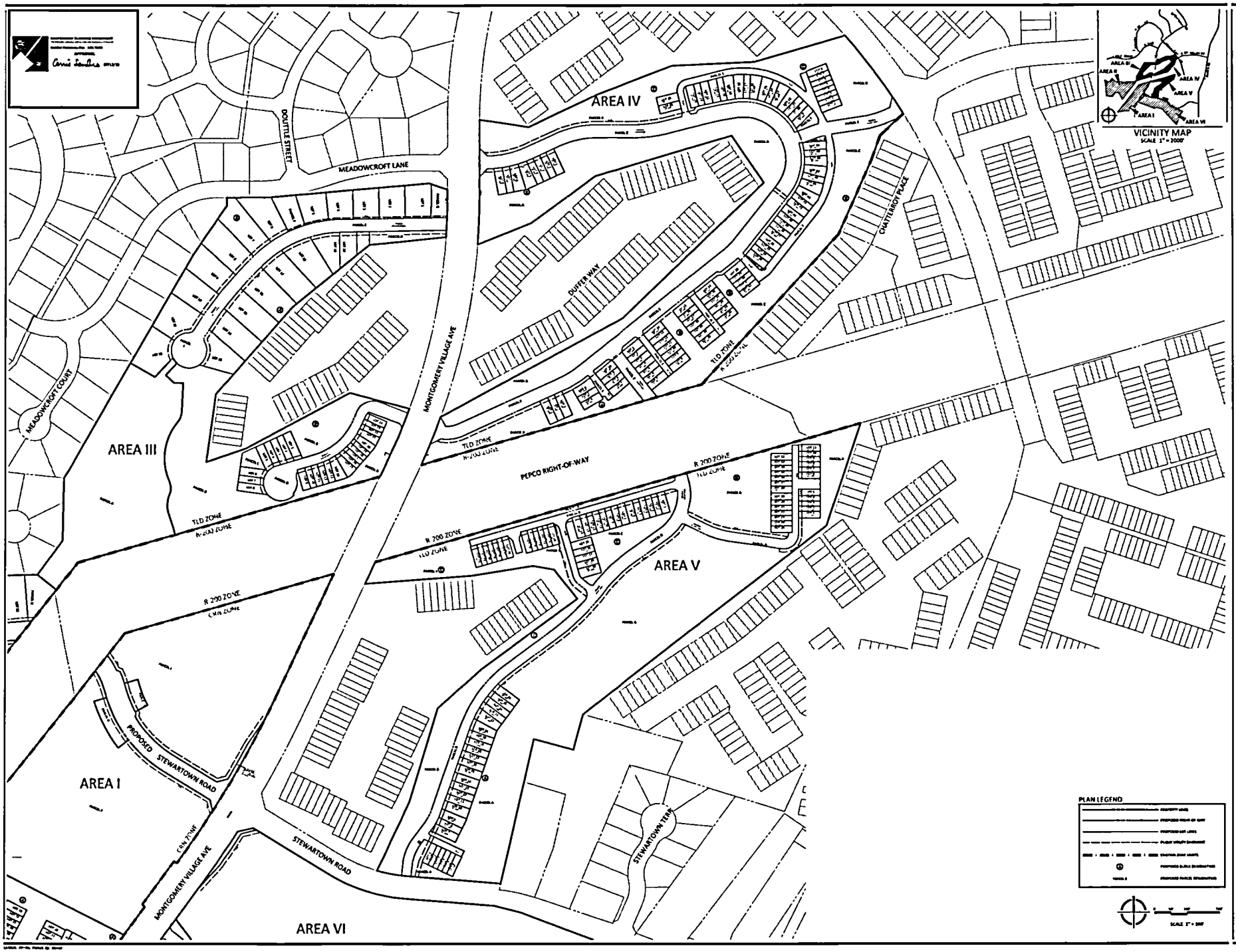
BLOOM MV
AREAS I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC 60&0 227NW09,18 & 226NW09
TAX MAP FU341, 342, 343

CERTIFIED
PP # 120170150

PRELIMINARY PLAN COVER SHEET

DRAWN BY F.G.
DESIGNED BY J.K.
DATE ISSUED MARCH 2018
VIKA PROJECT VM1920

SHEET NO. PP-01



PREPARED FOR:
USL2 MR
MONTGOMERY VILLAGE BUSINESS TRUST
c/o MONUMENT REALTY
750 17th STREET, NW SUITE 1100
WASHINGTON DC 20006
202 777 2010
RUSSELL HINES

DESIGN CONSULTANTS

ARCHITECTS
TORTI GALLAS AND PARTNERS, INC

ATTORNEY
LERCH, EARLY & BREWER

TRAFFIC ENGINEER
WELLS + ASSOCIATES

CIVIL ENGINEER &
LAND PLANNING ARCHITECT
VIKA MARYLAND, LLC

REVISIONS	DATE

BLOOM MV
AREAS I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID 227NW/NE 10 & 226NW/NE
TAX MAP FU541, 542, 543
CERTIFIED
PP # 120170150

AREAS III, IV, & V
LOTTING PLAN

DRAWN BY FJS
DESIGNED BY LA
DATE ISSUED MARCH 2018
VM1970

SHEET NO. PP-04