MEMORANDUM

DATE: September 3, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
       Jay Beatty, Senior Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
         Agenda for September 17, 2020

____________________________________________________________________________________

The following record plats are recommended for APPROVAL, subject to the appropriate
conditions of approval of the preliminary plan and site plan, if applicable, and
conditioned on conformance with all requirements of Chapter 50 of the Montgomery
County Code. Attached are specific recommendations and copies of plan drawings for
the record plat. The following plats are included:

220200740 Battery Park, Section 2
220210030 American University Park
<table>
<thead>
<tr>
<th><strong>Plat Name:</strong></th>
<th>Battery Park, Section 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plat #:</strong></td>
<td>220200740</td>
</tr>
</tbody>
</table>

**Location:** Located in the northeast quadrant of the intersection of Wilson Lane (MD 188) and Cordell Avenue.

**Master Plan:** Bethesda Downtown Plan

**Plat Details:** CRT zone; 2 lots

**Owner:** William S. Kolius Trust and John M. Kolius

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190200 (MCPB Resolution No. 19-127), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board’s previous approval of the aforesaid plan.
PLAT NO.

PLAT TABULATION

<table>
<thead>
<tr>
<th>AREA</th>
<th>SQ. FT.</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 5</td>
<td>3,015</td>
<td>0.06921</td>
</tr>
<tr>
<td>LOT 6</td>
<td>1,325</td>
<td>0.03042</td>
</tr>
</tbody>
</table>

TOTAL: 4,336 | 0.11023

SHOWN THROUGH CURVE TABLE CURVE TABLE

<table>
<thead>
<tr>
<th>RADIUS</th>
<th>330FT.</th>
<th>330FT.</th>
<th>1,080FT.</th>
<th>1,080FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHORD</td>
<td>330FT.</td>
<td>330FT.</td>
<td>1,080FT.</td>
<td>1,080FT.</td>
</tr>
<tr>
<td>DEVIATION</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

OWNER'S CERTIFICATE

We, William S. Kollas, Trustee of William S. Kollas Trust and John M. Kollas, the owners of the property shown and described hereon, hereby adopt this plat of subdivision. We dedicate to Montgomery County, Maryland, and to the State of Maryland, the areas shown to public use.

Further, we, our successors and/or assigns will cause permanent property corner markers as shown thus (---) to be set by a Registered Maryland Land Surveyor in accordance with Section 504.3.G of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

[Signature]

Witness

Date

[Signature]

John M. Kollas by his Attorney in Fact William S. Kollas

GENERAL NOTES

1. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting.

2. All the 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 recording 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.

3. The Zoning is CRT-2.25 C=1.5 R=0.75 H=33.

4. These lots are subject to prior FAR Density Transfers in accordance with approvals of Project Plan 920150020 and Sketch Plan 350170030. These transfers were made by deeds recorded in the Montgomery County Land Records in Book 51131 at Page 001, Book 56892 at Page 004 and Book 57128 at Page 352. These prior density transfers are summarized in a document entitled "CONFIRMATION OF DENSITY TRANSFER" recorded in the aforementioned Land Records in Book 56892 at Page 004.

5. This property is subject to an Agreement with the Washington Suburban Sanitary Commission recorded in Liber 41151 Folio 148.

6. The Tax Map is MN-22.

7. WSCC 200 foot sheet No. 209WNS.

8. The property is served by public water and sewer systems only.

9. Approved Certified Preliminary Plan No. 120190200.

10. Master Plan Right of Way width for Cordell Avenue = 60 ft. Master Plan Right of Way width for Wilson Lane = 80 ft.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all of the land conveyed from William S. Kollas, to William S. Kollas, Trustee of William S. Kollas Trust by deed dated February 4, 2011 and John M. Kollas in Liber 41193 at Folio 215 among the land Records of Montgomery County, Maryland, said land known as Lots of 1 and 3 in subdivision known as "BATTERY PARK, Section 2."

I further certify once engaged to do so as described in the Owner's Certificate hereon, all property markers shown thus (---) will be set in accordance with the provisions of Section 504.3.G of the Montgomery County Code.

The total area included on this Plat is 4,836 square feet 0.11102 acre of land of which 1,325 square feet or 0.03042 acre is dedicated to public use for street purposes.

[Signature]

Charles T. Grimsley
Professional Land Surveyor
Maryland No. 21392
Expiration Date: February 4, 2022

LANDMARK ENGINEERING, INC.
6110 EXECUTIVE BLVD., SUITE 110 PHONE: (301) 230-5881 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884 CONSULTING ENGINEERS PLANNERS SURVEYORS