



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #1B**  
**1-7-2021**

**MEMORANDUM**

**DATE:** December 23, 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

*SSS*  
*JRB*

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 7, 2021

---

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:

**220210100 North Bethesda Office Center East**

**Plat Name:** North Bethesda Office Center East  
**Plat #:** 220210100

**Location:** Located on the southeast side of the intersection of Huff Court and Nicholson Lane  
**Master Plan:** White Flint Sector Plan  
**Plat Details:** CR zone; 2 Parcels  
**Owner:** FPK NoBE Phase I and Phase II, LLC's

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.F. of the Subdivision Regulations, which states:

- F. *Plat of correction.* A plat of correction may be used for any of the following:
1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
  2. to revise easements to reflect a Board action;
  3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that the subject plat has been submitted to correct the recordation references for a storm drain easement and a reciprocal easement agreement.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.F. and supports this minor subdivision record plat.

**PLAT NO.**

**AREA TABULATION**

PANEL H ..... 100,210 SQ. FT. OR 2.309 ACRES  
 PARCEL H ..... 53,648 SQ. FT. OR 1.231 ACRES  
**TOTAL AREA OF THIS PLAT** ..... 153,858 SQ. FT. OR 3.540 ACRES

**NOTES**

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NOS. H01Z1 & H01Z2 WITH THE FOLLOWING TAX ACCOUNT NO. OF 04-03051155 (PARCEL H) AND 04-03051166 (PARCEL I), ZONED CR-10, C-1A, R-2.3, T-100.
- 2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/CGRS2011/POOH) FOLLOWING COORDINATE SYSTEM (NAD83/CGRS2011), AND IS BASED UPON THE FOLLOWING COORDINATE SYSTEMS:

UTM ZONE 18Q UTM PROJ. CODE 3143  
 GAIT SYSTEM UTM ZONE 18Q UTM PROJ. CODE 3143  
 CODE GEODATUM SPHERE GRS 83 CRS AUSTRALIAN PROJ. CODE AUSTRALIAN  
 1,000,000.00

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED TO THE LOCAL GROUND DISTANCES USING A CORRECTION FACTOR OF 1.00000000.

3.) THIS SUBDIVISION TO REFLECT OWNERSHIP 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 INHIBIT AN EXAMINATION OF TITLE OR TO DEPEND UPON OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL EASES, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR DOCUMENT DATED, AMENDED, REVISED OR RESTATED PRIOR TO THE DATE OF THIS PLAT SHALL APPLY TO THE SUBDIVISION RECORD PLAT. THIS PLAT IS NOT BEING FILED TO CORRECT AN ERROR OR OMISSION IN THE PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR DOCUMENT. ALL MATTERS AFFECTING THE PROPERTY OF THE SUBDIVISION RECORD PLAT SHALL BE MAINTAINED BY THE LOCAL PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

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

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE VILLAGE & P.C. PRELIMINARY PLAN #20140210 AND SITE PLAN #20140210/018D, ENTITLED "EAST VILLAGE A NORTH BETHESDA GATEWAY", AS MAY BE AMENDED.

7.) THIS PLAT IS BEING SUBMITTED FOR RECORDED UNDER THE MINOR SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF MONTGOMERY COUNTY CODE, SECTION 20-2.1.01.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF RESERVING CONDEMNANT'S (FOR PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACE, PRIVATE OPEN SPACE, PRIVATE OPEN SPACE) THAT IS RECORDED ALONG THE 1740 RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 86752 AT PAGE 42.

9.) PARCELS H AND I ARE SUBJECT TO A RECORDING EASEMENT RECORDED AS BOOK 86737 AT PAGE 39, AND AMENDED IN A DOCUMENT DATED, AMENDED, REVISED OR RESTATED PRIOR TO THE DATE OF THIS PLAT, RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND MAY BE AMENDED FROM TIME TO TIME.

10.) THE UNPAVED STREET, VARIABLE WIDTH RIGHT OF WAY, IS REFERENCED IN THE WHITE PLAT SEC. 06 PLAN DATED APRIL 2010 AND IS SHOWN AS STREET 34-10, 10 FEET WIDE TO THE RIGHT OF WAY.

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES FOR PARCELS H AND I AS OWNERS OF THIS SUBDIVISION. OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKS AND MONUMENTS TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH SECTION 50.43.03 OF THE MONTGOMERY COUNTY CODE PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE. WE AGREE TO MAINTAIN THE WEATHER VANE AS TRUSTS AFFECTING THE PROPERTY OF THE SUBDIVISION RECORD PLAT FOR A CERTAIN PERIOD OF YEARS AS SET FORTH IN PARAGRAPH 5 OF THE TRUST DEED OF TRUST BETWEEN FRANK ROSE PHASE II, LLC AND LAWYERS TITLE REALTY SERVICES, INC. AND LAUNDERS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED IN BOOK 86752 AT PAGE 480 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FRANK ROSE PHASE II, LLC, a Delaware limited liability company authorized to transact business in the State of Maryland  
 By: FRANK ROSE HOLDINGS II, LLC, its sole member  
 By: FRANK PROMARK MANAGER, LLC, its Manager  
 By: BRUCE M. BUNKER, Managing Manager  
 By: ROBERT L. BUNGER, Managing Manager

15-4-2020 DATE 12-4-2020 DATE  
 12-4-20 DATE 12-4-20 DATE

LAWYERS TITLE REALTY SERVICES, INC., TRUSTEE, a Virginia corporation  
 By: WILLIAM M. HOFFMAN  
 Vice President and authorized to sign by  
 Pacific life Insurance Company, Deed of Trust Beneficiary

12-2-20 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY FRANK ROSE PHASE II, LLC, FROM NEW LAKE WATERLY ASSOCIATES, LLC BY DEED DATED SEPTEMBER 18, 2020, AND BY DEED DATED SEPTEMBER 16, 2020, RECORDED IN BOOK 86737 AT PAGE 42, AND ALSO ALL OF PARCELS H AND I NORTH BETHESDA OFFICE CENTER EAST, RECORDED AS PLAT NO. 25860, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE CONDUCTED A SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ALL PROPERTY MARKS AND OTHER BOUNDARY MARKS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.43.03 OF THE MONTGOMERY COUNTY CODE. I WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.43.03 OF THE MONTGOMERY COUNTY CODE. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND, NO. 11284. I HAVE BEEN DESIGNATED TO PUBLIC USE.

11/30/2020 DATE

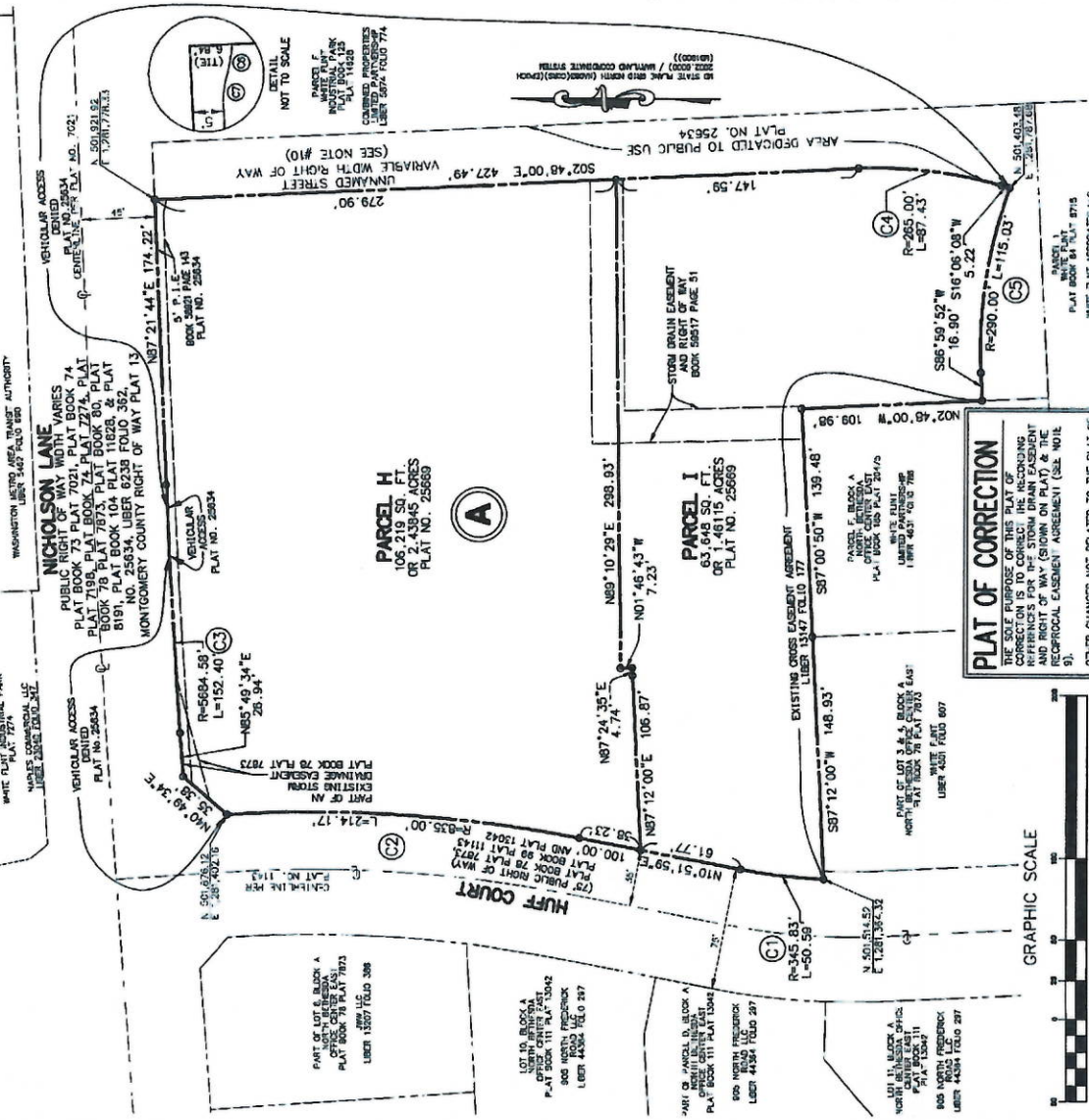
VIRGINIA G. PRICE, LICENSED SURVEYOR  
 MARYLAND NO. 11284  
 LICENSE EXPIRES MAY 31, 2022  
 EMAIL: price@virginiac.com

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

CURVE	RADIUS	LENGTH	PERCENT OF BEARING	CHORD DISTANCE	DELTA
(1)	150.00	214.17	107.68	163.57	211.39
(2)	835.00	244.17	107.68	183.57	241.41
(3)	250.00	102.40	78.21	100.25	92.40
(4)	500.00	164.14	81.41	159.35	141.41
(5)	250.00	82.07	44.11	80.35	75.40
(6)	250.00	115.00	59.29	107.37	97.37
(7)	300.00	51.94	2.89	107.37	5.85
(8)	15.00	3.04	1.84	184.10	3.03



**PLAT OF CORRECTION**

THE SOLE PURPOSE OF THIS PLAT OF CORRECTION IS TO CORRECT THE RECORDING REFERENCES FOR THE STORM DRAIN EASEMENT SHOWN ON PLAT NO. 25860 AND THE RECIPROCAL EASEMENT AGREEMENT (SEE NOTE #9).

OTHER CHANGES NOT RELATED TO THE PLAT OF CORRECTION:

1) THE BOUNDARIES OF PARCELS G AND I WERE TRANSMITTED WHILE THE PLAT OF CORRECTION WAS BEING PROCESSED. SURVEYOR'S CERTIFICATION AND OWNER'S CERTIFICATION HAS BEEN UPDATED WITH NEW OWNER INFORMATION. 2) THE TAX ACCOUNT NUMBERS WERE ASSIGNED AND ADDED TO GENERAL NOTE #1.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ SECRETARY - TREASURER  
 \_\_\_\_\_ SECRETARY - TREASURER

DEPARTMENT OF PERMITTING  
 SERVICIOS MARYLAND  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: *Victoria Rodriguez* DIRECTOR

11/30/2020 DATE



**SUBDIVISION RECORD PLAT**

**PARCELS H & I, BLOCK A**

**NORTH BETHESDA OFFICE CENTER EAST**

**BEING A PLAT OF CORRECTION OF PARCEL H & I, BLOCK A NORTH BETHESDA OFFICE CENTER EAST PLAT NO. 25860**

4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' DATE: NOVEMBER 30, 2020

*VIWA*

11/30/2020 DATE