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

MCPB
Item #1B
2-25-2021

MEMORANDUM

DATE: February 10, 2021

TO: Montgomery County Planning Board

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

SJS
JRB

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for February 25, 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:

220200380, 220200580 - 220200620 &
220200640 - 220200650 **Amalyn Bethesda**

Plat Name: **Amalyn Bethesda**
Plat #: **220200380, 220200580 - 220200620 & 220200640 - 220200650**

Location: Located approximately between the northern terminus of Greentree Road and the western terminus of Greyswood Road;
Master Plan: North Bethesda - Garrett Park Master Plan
Plat Details: RE-90 zone; 171 lots and 46 parcels
Owner: WCTL Amalyn LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160290 (MCPB Resolution No. 17-053) and with Site Plan No. 820170170 (Certified Site Plan dated November 25, 2019), 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.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE.

4. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (#420160220).

5. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP GP342 AND WSSC 200' SHEET NO. 212 NW07.

6. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WMAL BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

8. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83

9. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE, AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3(C).

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60000 AT PAGE 83 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC

JOHN HARRIS — DATE: 1-21-2021
SENIOR VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY

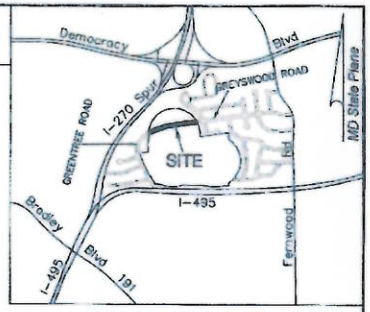
CHERIE HARPER — DATE: 11-20-2021
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

AREA TABULATION

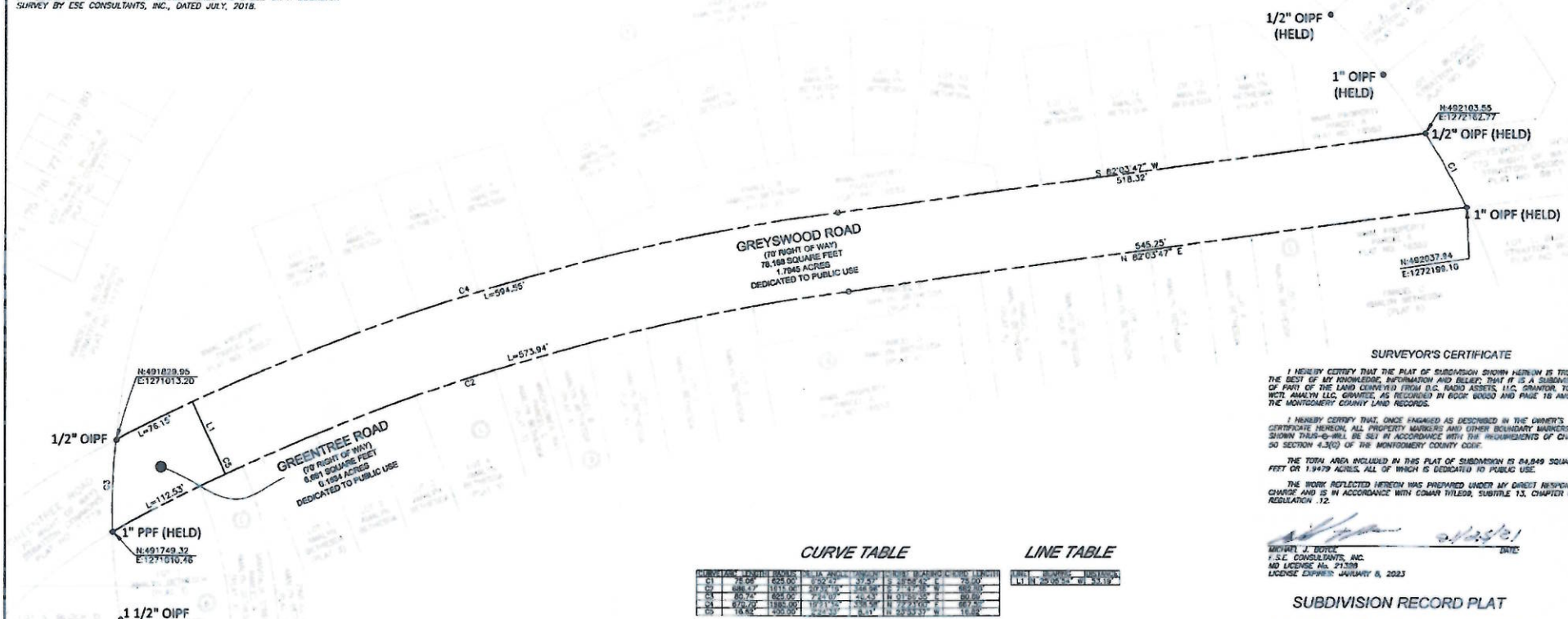
GREYSWOOD ROAD	78,168 sq.ft.
GREENTREE ROAD	6,681 sq.ft.
TOTAL AREA OF PLAT	84,849 sq.ft.

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306–	N:521137.616	E:1240273.005
200604–	N:514860.554	E:1239875.308
#20737–	N:515572.168	E:1245767.587



VICINITY MAP
1" = 2000'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	76.08'	625.00'	6°50'27"	37.57'	S 18°58'44" E	75.95'
C2	646.47'	1611.00'	23°33'10"	328.58'	S 31°37'48" W	642.00'
C3	60.12'	625.00'	5°44'10"	40.43'	N 01°39'05" E	60.09'
C4	679.07'	1185.00'	32°21'25"	174.58'	N 72°31'05" E	667.57'
C5	16.62'	400.00'	2°24'33"	8.31'	N 33°53'37" W	16.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°06'54" W	5.51'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60000 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY 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 REQUIREMENTS OF CHAPTER 50 SECTION 4.3(C) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 84,849 SQUARE FEET OR 1.9479 ACRES, ALL OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12

MICHAEL J. BOYDE — DATE: 01/21/21
P.S.E. CONSULTANTS, INC.
MD LICENSE No. 21399
LICENSE EXPIRES: JANUARY 6, 2023

LEGEND:

PUE	PUBLIC UTILITY EASEMENT
Sq. Ft	SQUARE FEET
PPF	PINCH PIPE FOUND
OIPF	OPEN IRON PIPE FOUND
●	PROPERTY CORNER FOUND

SCALE: 1" = 60'

0 60 120 180

SUBDIVISION RECORD PLAT

AMALYN BETHESDA

GREYSWOOD ROAD & GREENTREE ROAD
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

JANUARY 2021 SCALE: 1"=60'

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.: 1
MNCPPC FILE NO.: 220200100

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 2-3-2021	PLAT NO.:
CHAIRMAN / ASST. SECRETARY TREASURER	BY: DIRECTOR	DRAWN: VXP CHK'D: MJB
M-NCP&PC RECORD FILE NO.		

CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING	CHORD
C1	105.00'	475.00'	12°40'24"	52.82'	S 12°23'45" W		104.79'
C2	179.05'	87.00'	117°51'14"	89.88'	S 12°27'52" E		150.88'
C3	154.74'	450.00'	19°41'58"	78.12'	S 10°29'04" W		153.94'
C4	211.91'	475.00'	25°33'00"	107.90'	S 20°53'03" W		210.17'
C5	111.31'	575.00'	7°09'16"	55.68'	N 13°58'15" W		111.13'
C6	128.51'	511.00'	17°56'19"	64.86'	S 11°05'11" E		128.12'
C7	32.91'	75.00'	25°08'25"	16.74'	S 04°11'14" W		32.64'
C8	22.13'	14.00'	90°32'24"	14.14'	S 53°02'14" E		19.90'
C9	176.79'	775.00'	13°04'18"	88.88'	N 23°05'11" E		176.41'
C10	5.72'	8.00'	40°59'11"	2.97'	N 20°53'03" W		5.60'
C11	75.22'	225.00'	19°09'17"	38.19'	N 07°29'41" W		74.87'
C12	169.89'	775.00'	12°33'42"	85.39'	N 07°21'44" W		169.57'
C13	9.57'	8.00'	68°32'23"	5.42'	N 61°11'44" W		9.01'
C14	14.98'	9.00'	95°31'21"	9.26'	N 65°15'57" W		13.30'
C15	180.30'	825.00'	12°31'41"	90.57'	N 05°15'57" W		179.94'
C16	11.33'	75.00'	08°39'25"	5.68'	N 16°36'34" W		11.32'
C17	99.91'	775.00'	7°18'40"	50.00'	S 16°27'14" E		99.85'
C18	77.54'	825.00'	5°23'06"	38.79'	N 18°39'37" E		77.52'
C19	35.14'	775.00'	2°36'02"	17.57'	N 19°21'38" E		35.14'
C20	47.99'	775.00'	3°32'56"	24.00'	N 23°59'11" E		47.98'
C21	26.02'	775.00'	1°55'20"	13.00'	N 25°46'05" E		26.02'
C22	27.91'	775.00'	2°03'51"	13.96'	N 27°52'26" E		27.91'
C23	29.03'	775.00'	2°08'49"	14.52'	N 29°50'47" E		29.03'
C24	34.88'	775.00'	2°34'51"	17.44'	N 32°07'45" E		34.87'
C25	48.98'	775.00'	3°37'40"	24.49'	N 35°11'41" E		48.97'
C26	17.99'	83.00'	12°24'49"	9.03'	S 74°15'15" E		17.96'
C27	11.61'	825.00'	0°48'21"	5.80'	S 77°07'45" E		11.61'
C28	14.18'	48.00'	16°55'34"	7.15'	S 37°07'45" E		14.13'
C29	74.75'	783.00'	5°28'14"	37.40'	S 10°28'54" E		74.72'
C30	67.18'	825.00'	4°40'03"	33.63'	S 18°10'39" E		67.16'
C31	4.24'	825.00'	0°17'39"	2.12'	S 20°31'44" E		4.24'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL B, BLOCK C, FOR THE USE AND BENEFIT OF LOTS 1-29, BLOCK C AND OVER ALL OF PARCEL B, BLOCK F, FOR THE USE AND BENEFIT OF LOTS 1-8, BLOCK F.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO GREYSWOOD ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC

JOHN TARRIS — DATE: 1/21/2021
SENIOR VICE PRESIDENT

US BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY

CHERIE HARVEY — DATE: 01/20/2021
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60050 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

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

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 254,279 SQUARE FEET OR 5.8374 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

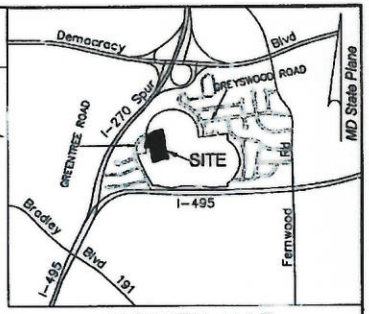
MICHAEL J. BOYCE — DATE: 01/19/21
C.S.E. CONSULTANTS, INC.
MD LICENSE No. 21339
LICENSE EXPIRES: JANUARY 8, 2023

PLAT NO.

MARYLAND STATE PLANE NAD 83

LEGEND:

PUE	PUBLIC UTILITY EASEMENT
TSE	TEMPORARY SLOPE EASEMENT
Sq. Ft.	SQUARE FEET
HOA	HOMEOWNERS ASSOCIATION
PPF	PINCH PIPE FOUND
OIPF	OPEN IRON PIPE FOUND
●	PROPERTY CORNER FOUND



VICINITY MAP

1" = 2000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 20°53'03" W	8.00'
L2	N 74°15'35" E	8.00'
L3	N 27°49'50" W	5.47'
L4	N 27°49'50" W	5.47'
L5	N 27°49'50" W	20.00'
L6	N 78°41'03" E	2.54'
L7	N 27°49'50" W	5.39'
L8	N 24°10'12" E	7.07'
L9	N 78°41'03" E	2.54'
L10	N 16°36'34" W	5.39'
L11	N 24°10'12" E	7.07'
L12	S 65°23'48" E	8.00'
L13	S 65°23'48" E	8.00'
L14	S 65°48'46" E	17.99'
L15	S 16°00'20" W	5.00'
L16	S 20°49'50" E	30.00'
L17	S 20°49'50" E	32.00'
L18	S 20°53'03" W	27.00'
L19	S 20°53'03" W	27.00'
L20	N 20°53'03" W	244.32'
L21	N 20°53'03" W	243.68'
L22	N 27°49'50" W	44.00'
L23	N 27°49'50" W	138.58'
L24	S 64°11'14" E	225.58'
L25	N 27°49'50" W	44.00'
L26	S 64°11'10" W	134.37'
L27	N 05°20'23" W	5.19'
L28	N 64°11'10" E	272.68'
L29	S 27°49'50" E	4.00'
L30	S 27°49'50" E	63.00'
L31	S 64°11'14" E	210.32'
L32	S 20°49'50" E	42.00'
L33	S 20°49'50" E	42.00'
L34	N 20°53'03" W	42.00'
L35	N 20°53'03" W	77.00'
L36	N 20°53'03" W	77.00'
L37	N 20°53'03" W	22.00'
L38	N 20°53'03" W	22.00'
L39	N 27°49'50" W	10.00'
L40	N 64°11'10" E	92.18'
L41	N 64°11'10" E	92.18'
L42	S 74°15'35" E	50.21'
L43	S 74°15'35" E	50.21'
L44	S 20°31'44" E	36.86'
L45	S 20°31'44" E	28.11'

AREA TABULATION

41 LOTS	144,539 sq.ft.
PARCEL A BLOCK C	22,901 sq.ft.
PARCEL B BLOCK C	13,192 sq.ft.
PARCEL C BLOCK C	14,575 sq.ft.
PARCEL D BLOCK C	1,381 sq.ft.
PARCEL E BLOCK C	23,951 sq.ft.
PARCEL F BLOCK C	12,479 sq.ft.
PARCEL A BLOCK F	5,797 sq.ft.
PARCEL B BLOCK F	4,210 sq.ft.
PARCEL C BLOCK F	5,817 sq.ft.
PARCEL D BLOCK F	5,537 sq.ft.
TOTAL AREA OF PLAT	254,279 sq.ft.

EASEMENT TIES

LINE	BEARING	DISTANCE
L1	N 20°53'03" W	8.00'
L2	S 74°15'35" E	8.00'
L3	S 69°06'57" W	5.47'
L4	S 69°06'57" W	5.47'
L5	N 20°53'03" W	77.00'
L6	N 20°53'03" W	77.00'
L7	N 20°53'03" W	22.00'
L8	N 20°53'03" W	22.00'
L9	N 20°53'03" W	244.32'
L10	N 20°53'03" W	243.68'
L11	N 20°53'03" W	44.00'
L12	N 20°53'03" W	44.00'
L13	N 20°53'03" W	42.00'
L14	N 20°53'03" W	42.00'
L15	N 20°53'03" W	42.00'
L16	N 20°53'03" W	42.00'
L17	N 20°53'03" W	42.00'
L18	N 20°53'03" W	42.00'
L19	N 20°53'03" W	42.00'
L20	N 20°53'03" W	42.00'
L21	N 20°53'03" W	42.00'
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L23	N 20°53'03" W	42.00'
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L25	N 20°53'03" W	42.00'
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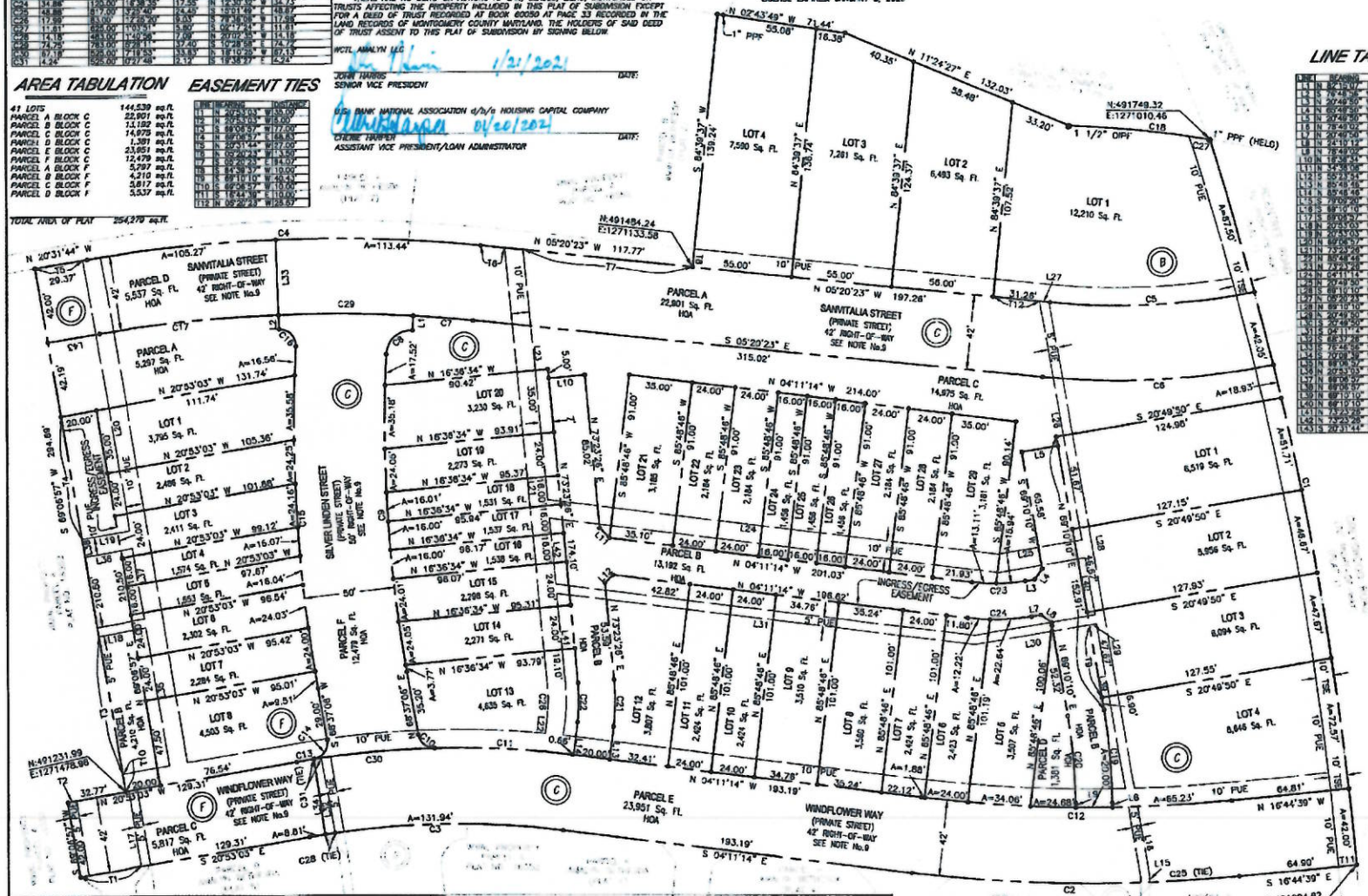
L30	N 20°53'03" W	42.00'
L31	N 20°53'03" W	42.00'
L32	N 20°53'03" W	42.00'
L33	N 20°53'03" W	42.00'
L34	N 20°53'03" W	42.00'
L35	N 20°53'03" W	42.00'
L36	N 20°53'03" W	42.00'
L37	N 20°53'03" W	42.00'
L38	N 20°53'03" W	42.00'
L39	N 20°53'03" W	42.00'
L40	N 20°53'03" W	42.00'
L41	N 20°53'03" W	42.00'
L42	N 20°53'03" W	42.00'
L43	N 20°53'03" W	42.00'
L44	N 20°53'03" W	42.00'
L45	N 20°53'03" W	42.00'
L46	N 20°53'03" W	42.00'
L47	N 20°53'03" W	42.00'
L48	N 20°53'03" W	42.00'
L49	N 20°53'03" W	42.00'
L50	N 20°53'03" W	42.00'
L51	N 20°53'03" W	42.00'
L52	N 20°53'03" W	42.00'
L53	N 20°53'03" W	42.00'
L54	N 20°53'03" W	42.00'
L55	N 20°53'03" W	42.00'
L56	N 20°53'03" W	42.00'
L57	N 20°53'03" W	42.00'
L58	N 20°53'03" W	42.00'
L59	N 20°53'03" W	42.00'
L60	N 20°53'03" W	42.00'
L61	N 20°53'03" W	42.00'
L62	N 20°53'03" W	42.00'
L63	N 20°53'03" W	42.00'
L64	N 20°53'03" W	42.00'
L65	N 20°53'03" W	42.00'
L66	N 20°53'03" W	42.00'
L67	N 20°53'03" W	42.00'
L68	N 20°53'03" W	42.00'
L69	N 20°53'03" W	42.00'
L70	N 20°53'03" W	42.00'
L71	N 20°53'03" W	42.00'
L72	N 20°53'03" W	42.00'
L73	N 20°53'03" W	42.00'
L74	N 20°53'03" W	42.00'
L75	N 20°53'03" W	42.00'
L76	N 20°53'03" W	42.00'
L77	N 20°53'03" W	42.00'
L78	N 20°53'03" W	42.00'
L79	N 20°53'03" W	42.00'
L80	N 20°53'03" W	42.00'
L81	N 20°53'03" W	42.00'
L82	N 20°53'03" W	42.00'
L83	N 20°53'03" W	42.00'
L84	N 20°53'03" W	42.00'
L85	N 20°53'03" W	42.00'
L86	N 20°53'03" W	42.00'
L87	N 20°53'03" W	42.00'
L88	N 20°53'03" W	42.00'
L89	N 20°53'03" W	42.00'
L90	N 20°53'03" W	42.00'
L91	N 20°53'03" W	42.00'
L92	N 20°53'03" W	42.00'
L93	N 20°53'03" W	42.00'
L94	N 20°53'03" W	42.00'
L95	N 20°53'03" W	42.00'
L96	N 20°53'03" W	42.00'
L97	N 20°53'03" W	42.00'
L98	N 20°53'03" W	42.00'
L99	N 20°53'03" W	42.00'
L100	N 20°53'03" W	42.00'
L101	N 20°53'03" W	42.00'
L102	N 20°53'03" W	42.00'
L103	N 20°53'03" W	42.00'
L104	N 20°53'03" W	42.00'
L105	N 20°53'03" W	42.00'
L106	N 20°53'03" W	42.00'
L107	N 20°53'03" W	42.00'
L108	N 20°53'03" W	42.00'
L109	N 20°53'03" W	42.00'
L110	N 20°53'03" W	42.00'
L111	N 20°53'03" W	42.00'
L112	N 20°53'03" W	42.00'


N 07°43'49" W 71.44'
55.08'
16.38'
40.35'
N 11°24'27" E 132.03'
58.40'
33.20'
1 1/2" OIPF
1" PPF (HELD)
N:491749.32
E:1271010.46
C18
C27
LOT 4
7,580 Sq. Ft.
LOT 3
7,281 Sq. Ft.
LOT 2
6,493 Sq. Ft.
LOT 1
12,210 Sq. Ft.
N:491484.24
E:1271133.58
N 05°20'23" W 117.77'
55.00'
10' PUE
55.00'
56.00'
N 05°20'23" W 197.26'
31.26'
PARCEL A
22,901 Sq. Ft.
HOA
SANVITALIA STREET
(PRIVATE STREET)
42' RIGHT-OF-WAY
SEE NOTE No.9
PARCEL D
5,537 Sq. Ft.
HOA
PARCEL A
5,797 Sq. Ft.
HOA
PARCEL C
14,575 Sq. Ft.
HOA
LOT 1
3,795 Sq. Ft.
LOT 2
2,486 Sq. Ft.
LOT 3
2,411 Sq. Ft.
LOT 4
1,574 Sq. Ft.
LOT 5
1,553 Sq. Ft.
LOT 6
2,302 Sq. Ft.
LOT 7
2,284 Sq. Ft.
LOT 8
4,503 Sq. Ft.
LOT 19
2,273 Sq. Ft.
LOT 18
1,531 Sq. Ft.
LOT 17
1,537 Sq. Ft.
LOT 16
1,539 Sq. Ft.
LOT 15
2,298 Sq. Ft.
LOT 14
2,271 Sq. Ft.
LOT 13
4,635 Sq. Ft.
LOT 20
3,230 Sq. Ft.
SILVER LINDEN STREET
(PRIVATE STREET)
50' RIGHT-OF-WAY
SEE NOTE No.9
PARCEL F
12,479 Sq. Ft.
HOA
PARCEL B
13,192 Sq. Ft.
HOA
INGRESS/EGRESS EASEMENT
PARCEL E
23,951 Sq. Ft.
HOA
WINDFLOWER WAY
(PRIVATE STREET)
42' RIGHT-OF-WAY
SEE NOTE No.9
N:491231.99
E:1271478.98
N:491904.62
E:1271388.10
C28 (TIE)
C25 (TIE)
S 16°44'39" E
64.90'
N 16°44'39" W
64.81'
S 20°49'50" E
127.15'
127.93'
127.55'
S 05°20'23" E
315.02'
N 04°11'14" W 214.00'
N 04°11'14" W 201.03'
N 04°11'14" W 193.19'
193.19'
S 04°11'14" E
131.94'
A=105.27'
A=113.44'
A=87.50'
A=42.38'
A=18.93'
A=51.71'
A=48.07'
A=47.67'
A=72.27'
A=42.00'
A=65.23'
A=34.06'
A=24.68'
A=24.00'
A=12.22'
A=22.64'
A=1.88'
A=9.51'
A=8.81'
A=16.56'
A=35.56'
A=24.03'
A=24.00'
A=24.15'
A=21.25'
A=35.18'
A=17.52'
A=16.01'
A=16.00'
A=16.07'
A=16.04'
A=16.94'
A=13.11'
A=21.93'
A=11.80'
A=24.01'
A=3.77'
A=35.00'
A=29.00'
A=20.00'
A=13.77'
A=35.10'
A=24.00'
A=24.05'
A=35.00'
A=20.00'
A=32.41'
A=34.76'
A=35.24'
A=22.12'
A=24.00'
A=24.00'
A=24.00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60050 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY 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 REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 213,801 SQUARE FEET OR 4.9082 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

2/2/21 DATE:

MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

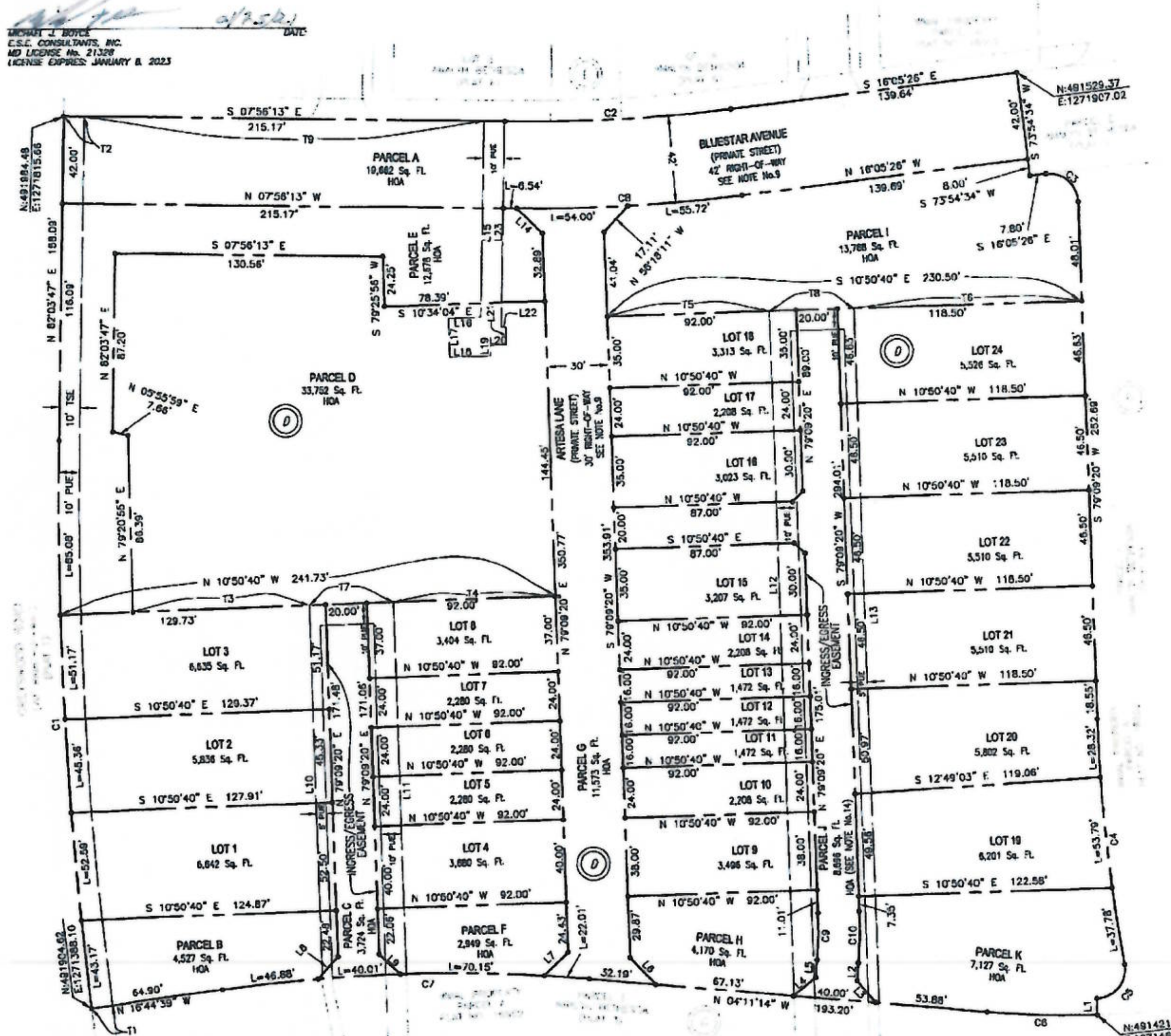
CURVE TABLE

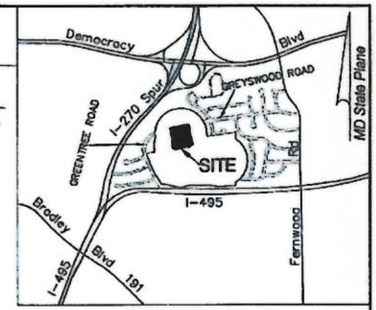
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	277.37'	1915.00'	8°17'55"	138.93'	N 77°54'50" E	277.12'
C2	110.29'	775.00'	8°09'13"	55.24'	S 12°00'49" E	110.20'
C3	23.27'	14.00'	95°14'46"	15.34'	S 31°31'57" W	20.68'
C4	119.89'	825.00'	8°19'34"	60.05'	S 74°59'33" W	119.78'
C5	24.08'	14.04'	98°14'33"	16.22'	N 59°51'11" W	21.23'
C6	53.51'	483.00'	6°20'52"	26.78'	N 07°21'41" W	53.49'
C7	179.05'	817.00'	12°33'24"	89.89'	N 10°27'57" W	178.69'
C8	116.26'	817.00'	8°09'13"	58.23'	N 12°00'49" W	116.17'
C9	22.83'	196.50'	6°39'26"	11.43'	N 82°29'03" E	22.82'
C10	25.15'	216.50'	6°39'26"	12.59'	S 82°29'03" W	25.14'

PLAT NO.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°27'53" W	8.00'
L2	S 85°48'46" W	8.54'
L3	S 40°48'46" W	14.14'
L4	S 49°11'14" E	14.14'
L5	N 85°48'46" E	8.54'
L6	S 37°29'03" W	17.93'
L7	S 53°04'38" E	16.13'
L8	S 56°58'30" E	14.42'
L9	N 34°04'38" E	14.12'
L10	S 79°09'20" W	181.78'
L11	S 79°09'20" W	181.04'
L12	S 79°09'20" W	334.09'
L13	S 79°09'20" W	338.88'
L14	N 35°10'11" E	17.27'
L15	S 82°03'47" W	95.06'
L16	N 10°34'04" W	15.77'
L17	S 79°25'56" W	18.83'
L18	S 10°34'04" E	19.83'
L19	N 79°25'56" E	5.17'
L20	S 10°34'04" E	8.00'
L21	N 79°25'56" E	8.50'
L22	N 10°34'04" W	2.29'
L23	N 82°03'47" E	99.77'





VICINITY MAP

1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL J, BLOCK D, FOR THE USE AND BENEFIT OF LOTS 9-24, BLOCK D AND OVER ALL OF PARCEL C, BLOCK D, FOR THE USE AND BENEFIT OF LOTS 1-8, BLOCK D.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO GREYSWOOD ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC

1-21-2021

JOHN HARRIS
SENIOR VICE PRESIDENT DATE:

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY

01/20/2021

CHERIE HARPER
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR DATE:

EASEMENT TIES

LINE	BEARING	DISTANCE
T1	S 16°44'39" E	10.00'
T2	S 07°56'13" E	10.00'
T3	S 10°50'40" E	86.05'
T4	N 10°50'40" W	79.00'
T5	S 10°50'40" E	79.00'
T6	N 10°50'40" W	110.50'
T7	S 10°50'40" E	41.00'
T8	S 10°50'40" E	41.00'
T9	S 07°56'13" E	94.92'

LEGEND:

PUE PUBLIC UTILITY EASEMENT
TSE TEMPORARY SLOPE EASEMENT
Sq. Ft. SQUARE FEET
HOA HOMEOWNERS ASSOCIATION

AREA TABULATION

24 LOTS	91,175 sq.ft.
PARCEL A BLOCK D	19,662 sq.ft.
PARCEL B BLOCK D	4,527 sq.ft.
PARCEL C BLOCK D	3,724 sq.ft.
PARCEL D BLOCK D	33,752 sq.ft.
PARCEL E BLOCK D	12,678 sq.ft.
PARCEL F BLOCK D	2,949 sq.ft.
PARCEL G BLOCK D	11,573 sq.ft.
PARCEL H BLOCK D	4,170 sq.ft.
PARCEL I BLOCK D	13,788 sq.ft.
PARCEL J BLOCK D	8,696 sq.ft.
PARCEL K BLOCK D	7,127 sq.ft.
TOTAL AREA OF PLAT	213,801 sq.ft.

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE.

4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP GP342 AND WSSC 200' SHEET NO. 212 NW07.

5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WMAL BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

7. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83.

8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.

9. PARCEL A AND G, BLOCK D BEING PART OF BLUESTAR AVENUE AND ARTESA LANE RESPECTIVELY ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 54062 AND PAGE 338, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

10. PARCELS A THRU K BLOCK D TO BE CONVEYED AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

11. PARCELS D AND I, BLOCK D ARE SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN LIBER 28045 AT FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS, PARKS, OPEN SPACES AND STORM DRAIN SYSTEM WITH MONTGOMERY COUNTY, MARYLAND AS RECORDED IN BOOK 58268 AT PAGE 42, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

13. THIS PROPERTY IS SUBJECT TO PUBLIC ACCESS COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 60521 AT PAGE 108, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SUBDIVISION RECORD PLAT

AMALYN BETHESDA

LOTS 1-24, BLOCK "D"
PARCELS "A-K", BLOCK "D"
A RESUBDIVISION OF PARCEL A,
WMAL PROPERTY
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

JANUARY 2021 SCALE: 1"=40'

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306-	N:521137.616	E:1240273.005
#20604-	N:514660.554	E:1239875.308
#20737-	N:515572.168	E:1245767.587

SCALE: 1" = 40'
0 40 80 120

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 2-3-2021	PLAT NO.:
CHAIRMAN / ASST. SECRETARY TREASURER	BY: (on behalf of M. Rahimi) DIRECTOR	DRAWN: VXP / CHK'D: MJB
M-NCP&PC RECORD FILE NO.		

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 250 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.: 4
MNCPPC FILE NO.: 220200590

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60050 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

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

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 95,863 SQUARE FEET OR 2.2007 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

01/21/21
DATE:
MICHAEL J. BOYCE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21338
LICENSE EXPIRES: JANUARY 8, 2023

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL D, BLOCK G, FOR THE USE AND BENEFIT OF LOTS 1-6 AND 23-28, BLOCK G.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC
1-21-2021
JOHN HARRIS DATE:
SENIOR VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY
01/20/2021
CHERIE HARPER DATE:
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

CURVE TABLE

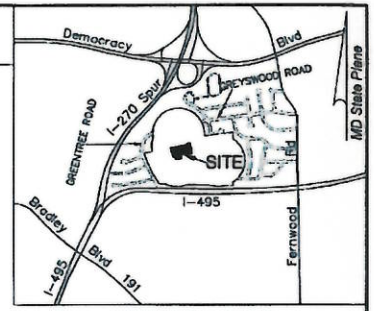
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	176.74'	825.00'	12°16'27"	88.71'	S 09°57'12" E	176.40'
C2	105.94'	636.50'	9°32'12"	53.08'	S 74°23'14" W	105.82'
C3	67.24'	483.00'	10°20'56"	43.74'	N 15°47'35" W	67.17'
C4	24.08'	14.04'	98°14'33"	16.22'	S 59°51'11" E	21.23'
C5	119.89'	825.00'	8°19'34"	60.05'	N 74°59'33" E	119.78'
C6	23.22'	14.00'	95°14'41"	15.34'	N 31°31'54" E	20.68'
C7	85.79'	783.00'	6°16'40"	42.94'	N 06°57'19" W	85.75'
C8	14.09'	9.00'	89°40'57"	8.95'	N 56°00'12" W	12.69'
C9	122.85'	775.00'	9°05'24"	61.61'	S 74°36'38" W	122.72'
C10	14.09'	9.00'	89°47'35"	8.93'	S 25°12'39" W	12.70'
C11	109.45'	656.50'	9°33'07"	54.85'	N 74°22'46" E	109.32'
C12	3.73'	483.00'	0°26'37"	1.86'	N 19°25'23" W	3.73'
C13	115.91'	661.50'	10°02'23"	58.10'	S 74°08'09" W	115.76'
C14	81.22'	775.00'	6°00'15"	40.65'	N 13°05'18" W	81.18'
C15	0.60'	631.50'	0°03'16"	0.30'	S 69°08'35" W	0.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°11'10" W	14.17'
L2	S 85°48'58" E	14.16'
L3	N 10°50'40" W	25.00'
L4	N 79°09'20" E	108.50'
L5	S 79°09'20" W	9.00'
L6	N 10°50'40" W	25.00'
L7	S 79°09'20" W	91.58'
L8	S 69°06'57" W	4.41'
L9	N 16°05'26" W	15.49'
L10	N 10°53'22" W	8.25'
L11	[illegible]	[illegible]

EASEMENT TIES

LINE	BEARING	DISTANCE
T1	S 10°50'40" E	5.00'
T2	N 10°50'40" W	15.00'
T3	S 79°09'25" W	20.76'
T4	S 79°09'20" W	105.50'
T5	S 10°50'40" E	5.00'
T6	S 10°50'40" E	15.02'



VICINITY MAP

1" = 2000'

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE.

4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP GP342 AND WSSC 200' SHEET NO. 212 NW07.

5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WMAL BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

7. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83.

8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.

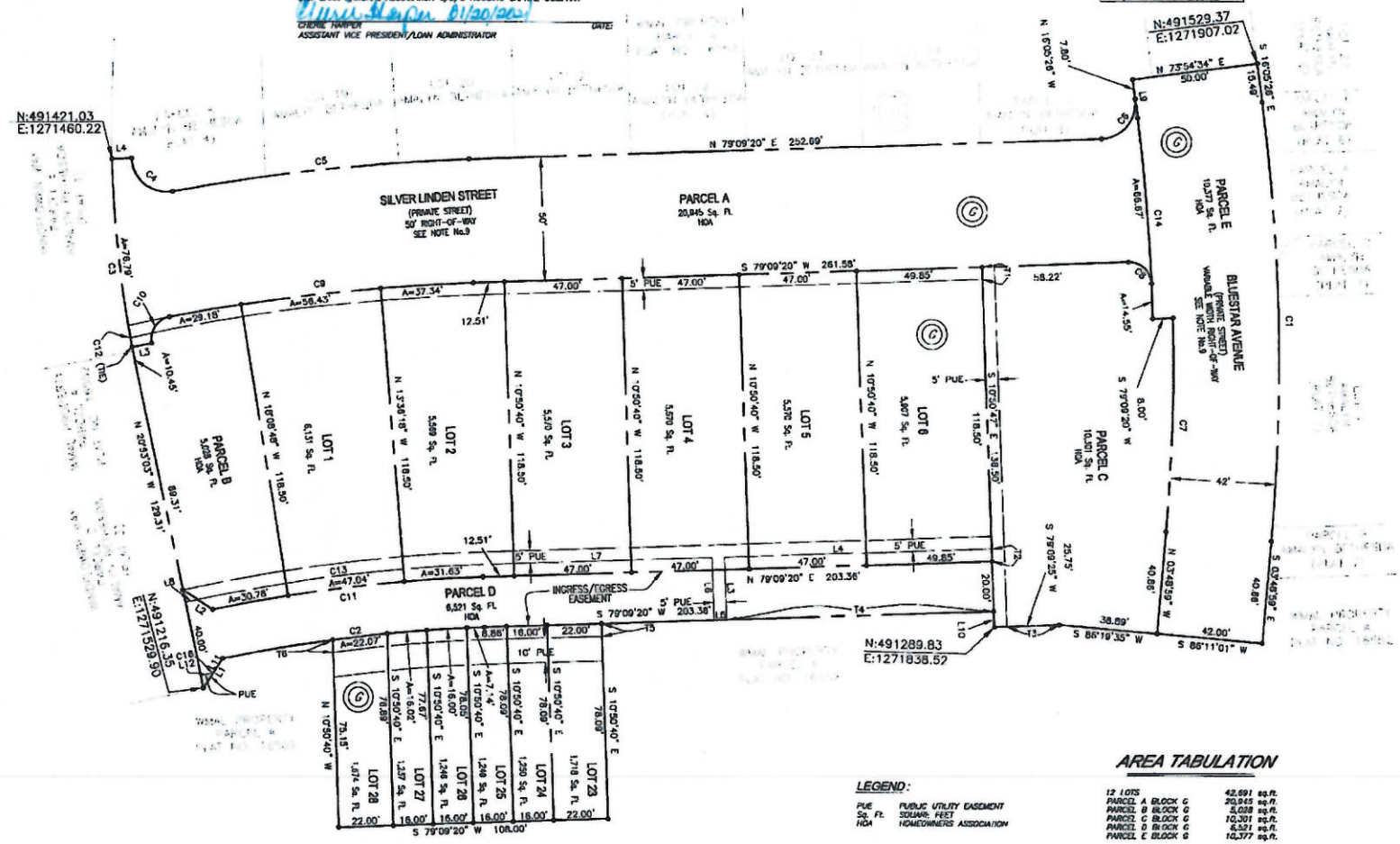
9. PARCELS A AND E, BLOCK G BEING PART OF SILVER LINDEN STREET AND BLUESTAR AVENUE ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 51062 AND PAGE 339, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

10. PARCELS A THRU E BLOCK G TO BE CONVEYED AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

11. PARCELS A, B, C, D AND E BLOCK G ARE SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN LIBER 28045 AT FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS, PARKS, OPEN SPACES AND STORM DRAIN SYSTEM WITH MONTGOMERY COUNTY, MARYLAND AS RECORDED IN BOOK 51268 AT PAGE 42, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

13. THIS PROPERTY IS SUBJECT TO PUBLIC ACCESS COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 60521 AT PAGE 108, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



LEGEND:

PUE	PUBLIC UTILITY EASEMENT
Sq. Ft.	SQUARE FEET
HOA	HOMEOWNERS ASSOCIATION

AREA TABULATION

12 LOTS	42,691 sq.ft.
PARCEL A BLOCK G	20,845 sq.ft.
PARCEL B BLOCK G	5,068 sq.ft.
PARCEL C BLOCK G	10,301 sq.ft.
PARCEL D BLOCK G	6,521 sq.ft.
PARCEL E BLOCK G	10,377 sq.ft.
TOTAL AREA OF PLAT	95,803 sq.ft.

SUBDIVISION RECORD PLAT

AMALYN BETHESDA

LOTS 1-6, BLOCK "G"
LOTS 23-28, BLOCK "G"
PARCELS "A-E", BLOCK "G"
A RESUBDIVISION OF PARCEL A,
WMAL PROPERTY
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

JANUARY 2021 SCALE: 1"=30'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

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

APPROVED: _____

CHAIRMAN ASST. SECRETARY TREASURER

M-NCP&PC RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: 2-3-2021

BY: _____ DIRECTOR

RECORDED: _____

PLAT NO.: _____

DRAWN: VAP

CHK'D: MJB

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306-	N:521137.616	E:1240273.005
#20604-	N:514660.554	E:1239875.308
#20737-	N:515572.168	E:1245767.587

SCALE: 1" = 30'
0 30 60 90

PLAT NO.: 5
MNCPPC FILE NO.: 220200600

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	334.19'	625.00'	30°38'00"	171.19'	S 10°13'19" E	330.21'
C2	76.54'	50.00'	90°00'00"	50.00'	S 55°50'40" E	70.71'
C3	20.84'	14.00'	85°17'19"	12.89'	N 38°12'00" W	18.97'
C4	7.70'	625.00'	32°08"	3.85'	N 15°49'23" W	7.70'
C5	110.29'	775.00'	8°09'13"	55.24'	N 12°00'49" W	110.20'
C6	76.00'	50.00'	87°08'33"	47.52'	S 54°21'28" E	68.89'
C7	39.27'	25.00'	90°00'00"	25.00'	S 55°50'40" E	35.36'
C8	47.12'	30.00'	90°00'00"	30.00'	N 55°50'40" W	42.43'
C9	47.12'	30.00'	90°00'00"	30.00'	N 34°09'20" E	42.43'
C10	45.60'	30.00'	87°05'33"	28.51'	N 54°23'28" W	41.34'
C11	10.46'	625.00'	0°57'33"	5.23'	S 26°03'32" E	10.46'
C12	15.23'	50.00'	17°27'27"	7.68'	N 19°34'24" W	15.18'
C13	67.45'	62.00'	62°19'58"	37.50'	S 65°56'38" E	64.17'
C14	15.71'	30.00'	30°00'00"	8.04'	N 25°50'40" W	15.53'
C15	14.19'	30.00'	27°05'33"	7.23'	N 24°23'28" W	14.05'

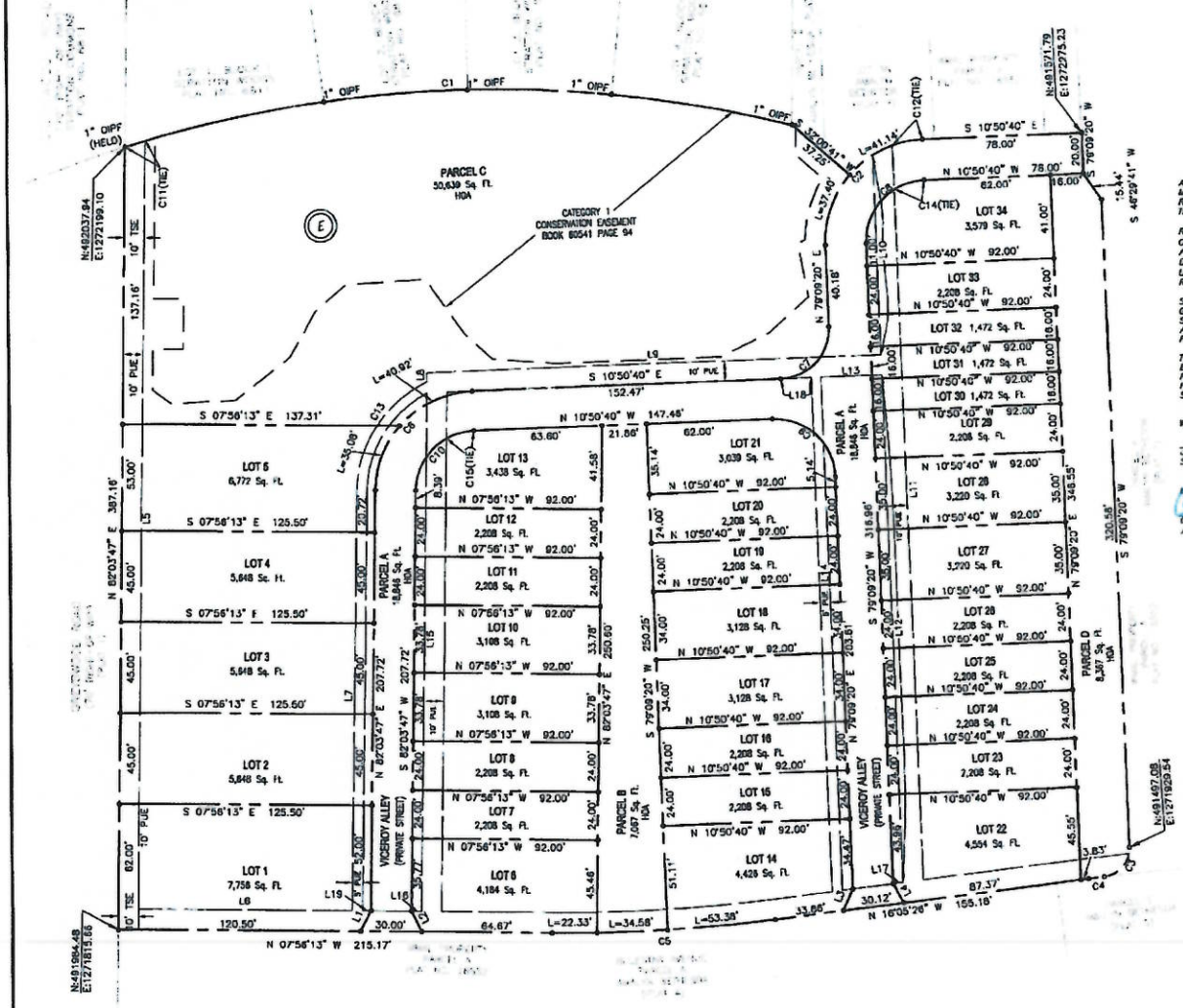
LEGEND:

PUE	PUBLIC UTILITY EASEMENT
TSE	TEMPORARY SLOPE EASEMENT
Sq. Ft.	SQUARE FEET
HOA	HOMEOWNERS ASSOCIATION
OIPF	OPEN IRON PIPE FOUND
●	PROPERTY CORNER FOUND

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

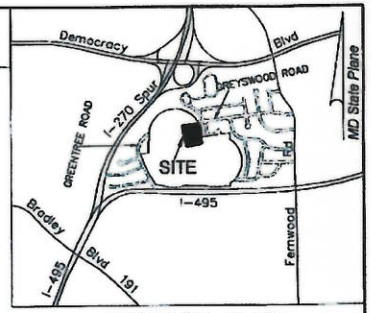
#20306	N: 521137.616	E: 1240273.005
#20604	N: 514660.554	E: 1239875.308
#20737	N: 515572.168	E: 1245767.587

PLAT NO.



AREA TABULATION

34 LOTS	108,932 sq.ft.
PARCEL A BLOCK E	18,848 sq.ft.
PARCEL B BLOCK E	7,691 sq.ft.
PARCEL C BLOCK E	30,639 sq.ft.
PARCEL D BLOCK E	8,387 sq.ft.
TOTAL AREA OF PLAT	193,851 sq.ft.



VICINITY MAP

1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3334 AT FOLIO 497 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO GREYSWOOD ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC

JOHN TARRIS — DATE: 1-21-2021
SENIOR VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY

CHERIE HARPER — DATE: 01/20/2021
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60050 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY 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 REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 193,851 SQUARE FEET OR 4.4503 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

MICHAEL J. BOYCE — DATE
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE.
4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP GP342 AND WSSC 200' SHEET NO. 212 NW07.
5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WMAL BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83.
8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.
9. PARCEL A, BLOCK E BEING PART OF VICEROY ALLEY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 54062 AND PAGE 338, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
10. PARCELS A THUR D, BLOCK E TO BE CONVEYED AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. PARCELS A, B, C AND D, BLOCK E ARE SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN LIBER 28045 AT FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
12. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS, HARKS, OPEN SPACES AND STORM DRAIN SYSTEM WITH MONTGOMERY COUNTY, MARYLAND AS RECORDED IN BOOK 52269 AT PAGE 42, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
13. THIS PROPERTY IS SUBJECT TO PUBLIC ACCESS COVENANT WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 60021 AT PAGE 108, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°22'18" E	11.18'
L2	S 55°29'53" W	11.18'
L3	S 75°23'01" E	11.63'
L4	S 51°36'07" W	10.81'
L5	S 82°03'47" W	380.24'
L6	S 07°56'13" E	106.50'
L7	N 82°03'47" E	207.72'
L8	N 82°03'47" E	4.34'
L9	S 10°50'40" E	224.45'
L10	N 79°09'20" E	98.48'
L11	S 79°09'20" W	363.28'
L12	N 79°09'20" E	251.31'
L13	N 10°50'40" W	30.00'
L14	S 79°09'20" W	254.07'
L15	N 82°03'47" E	258.52'
L16	S 07°56'13" E	9.00'
L17	S 16°05'28" E	15.09'
L18	S 10°50'40" E	15.00'
L19	N 07°56'13" W	4.00'

SCALE: 1" = 40'

0 40 80 120

SUBDIVISION RECORD PLAT

AMALYN BETHESDA

LOTS 1-34, BLOCK"E"
PARCELS "A-D", BLOCK "E"
A RESUBDIVISION OF PARCEL A,
WMAL PROPERTY
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

JANUARY 2021 SCALE: 1"=40'

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-0105

PLAT NO.: 6
MNCPPC FILE NO.: 220200610

MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
APPROVED:	APPROVED: 2-3-2021	PLAT NO.:
CHAIRMAN / ASST. SECRETARY TREASURER	BY: DIRECTOR	DRAWN: VAP CHK'D: MJB
M–NCP&PC RECORD FILE NO.		

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60030 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY 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 REQUIREMENTS OF SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 180,034 SQUARE FEET OR 4.1330 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

01/25/21

MICHAEL J. BOYCE — DATE:
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/EGRESS EASEMENT OVER ALL OF PARCEL B, BLOCK H, FOR THE USE AND BENEFIT OF LOTS 1-26, BLOCK H AND OVER ALL OF PARCEL F, BLOCK E, FOR THE USE AND BENEFIT OF LOTS 37 AND 38, BLOCK E.

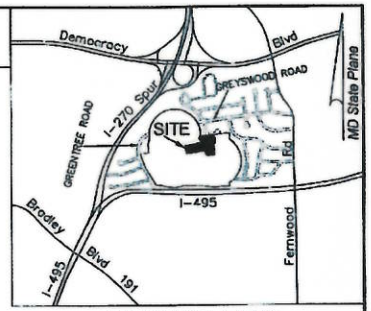
THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC
JOHN HARRIS — DATE: 1-21-2021
SENIOR VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY
CHERIE HARPER — DATE: 01/20/2021
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20306–	N:521137.616	E:1240273.005
#20604–	N:514660.554	E:1239875.308
#20737–	N:515572.168	E:1245787.587



VICINITY MAP

1" = 2000'

NOTES:

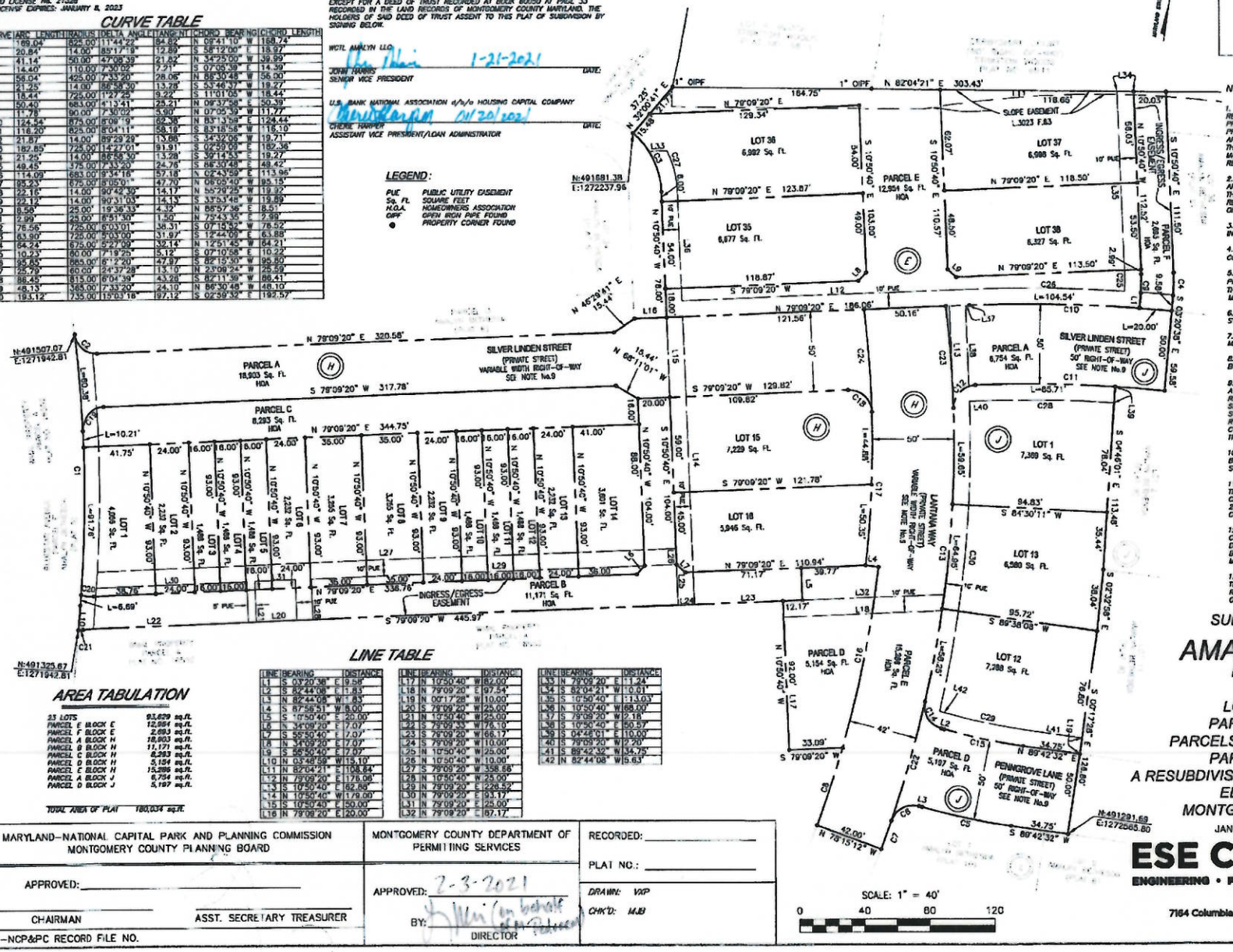
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE.
4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP GP342 AND WSSC 200' SHEET NO. 212 NW07.
5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WMAL BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
7. COORDINATE SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83.
8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.
9. PARCEL F, BLOCK E AND PARCELS A, B AND E BLOCK H BEING A PART OF SILVER LINDEN STREET, PIEDMONT ALLEY AND LANTANA WAY RESPECTIVELY AND PARCELS A AND D, BLOCK J BEING A PART OF SILVER LINDEN STREET AND PENNGROVE LANE RESPECTIVELY ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 54062 AND PAGE 338, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
10. PARCELS E AND F, BLOCK E AND PARCELS A, B, D AND E, BLOCK H AND PARCELS A AND D, BLOCK J TO BE CONVEYED AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. PARCEL E, BLOCK E AND PARCEL D, BLOCK H ARE SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN LIBER 28045 AT FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
12. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS, PARKS, OPEN SPACES AND STORM DRAIN SYSTEM WITH MONTGOMERY COUNTY, MARYLAND AS RECORDED IN BOOK 58268 AT PAGE 42, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
13. THIS PROPERTY IS SUBJECT TO PUBLIC ACCESS COVENANT WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 60521 AT PAGE 108, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	169.04'	825.00'	11°44'22"	84.85'	N 09°41'10" W	168.74'
C2	20.84'	14.00'	85°17'19"	12.89'	S 58°12'00" E	18.97'
C3	41.14'	50.00'	47°08'39"	21.82'	N 34°25'00" W	39.99'
C4	14.40'	110.00'	7°30'02"	7.21'	S 07°05'39" E	14.39'
C5	56.04'	425.00'	7°33'20"	28.06'	N 86°30'48" W	56.00'
C6	21.25'	14.00'	86°58'30"	13.28'	S 53°46'37" W	19.27'
C7	18.44'	725.00'	1°27'25"	9.22'	S 11°01'05" W	18.44'
C8	50.40'	683.00'	4°13'41"	25.21'	N 09°37'58" E	50.39'
C9	11.78'	90.00'	7°30'02"	5.90'	N 07°05'39" W	11.77'
C10	124.54'	875.00'	8°09'19"	62.38'	N 83°13'59" E	124.44'
C11	116.20'	825.00'	8°04'11"	58.19'	S 83°18'58" W	116.10'
C12	21.87'	14.00'	89°29'29"	13.86'	S 34°32'06" W	19.71'
C13	182.85'	725.00'	14°27'01"	91.91'	S 02°59'08" E	182.36'
C14	21.25'	14.00'	86°58'30"	13.28'	S 39°14'53" E	19.27'
C15	49.45'	375.00'	7°33'20"	24.76'	S 86°30'48" E	49.42'
C16	114.09'	683.00'	9°34'16"	57.18'	N 02°43'29" E	113.96'
C17	95.23'	675.00'	8°05'01"	47.70'	N 08°05'40" W	95.15'
C18	22.16'	14.00'	90°42'39"	14.17'	N 55°29'25" W	19.92'
C19	22.12'	14.00'	90°31'03"	14.13'	S 33°53'48" W	19.89'
C20	8.58'	25.00'	19°36'33"	4.32'	N 88°57'36" E	8.51'
C21	2.99'	25.00'	6°51'30"	1.50'	N 75°43'35" E	2.99'
C22	76.56'	725.00'	6°03'01"	38.31'	S 07°15'52" W	76.52'
C23	63.90'	725.00'	5°03'00"	31.97'	S 12°44'06" E	63.88'
C24	64.24'	675.00'	5°27'09"	32.14'	N 12°51'45" W	64.21'
C25	10.23'	80.00'	7°19'25"	5.12'	S 07°10'58" E	10.22'
C26	95.63'	885.00'	6°12'20"	47.87'	S 82°15'30" W	95.60'
C27	25.79'	60.00'	24°37'28"	13.10'	N 23°09'24" W	25.59'
C28	86.45'	815.00'	6°04'39"	43.28'	S 82°11'39" W	86.41'
C29	48.13'	365.00'	7°33'20"	24.10'	N 86°30'48" W	48.10'
C30	193.12'	735.00'	15°03'18"	97.12'	S 02°39'32" E	192.57'

LEGEND:

PUE	PUBLIC UTILITY EASEMENT
Sq. Ft.	SQUARE FEET
H.O.A.	HOMEOWNERS ASSOCIATION
OIPF	OPEN IRON PIPE FOUND
●	PROPERTY CORNER FOUND



AREA TABULATION

23 LOTS	93,629 sq.ft.
PARCEL E BLOCK E	12,984 sq.ft.
PARCEL F BLOCK E	2,693 sq.ft.
PARCEL A BLOCK H	18,903 sq.ft.
PARCEL B BLOCK H	11,171 sq.ft.
PARCEL C BLOCK H	8,293 sq.ft.
PARCEL D BLOCK H	5,154 sq.ft.
PARCEL E BLOCK H	15,386 sq.ft.
PARCEL A BLOCK J	6,754 sq.ft.
PARCEL D BLOCK J	5,197 sq.ft.
TOTAL AREA OF PLAT	180,034 sq.ft.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°20'38" E	9.58'
L2	S 82°44'08" E	1.83'
L3	N 82°44'08" W	1.83'
L4	S 87°56'51" W	8.00'
L5	S 10°50'40" E	20.00'
L6	N 34°09'20" E	7.07'
L7	S 55°50'40" E	7.07'
L8	N 34°09'20" E	7.07'
L9	S 55°50'40" E	7.07'
L10	N 03°48'59" W	115.10'
L11	N 82°04'21" E	108.84'
L12	N 79°09'20" E	176.06'
L13	S 10°50'40" E	62.86'
L14	N 10°50'40" W	179.00'
L15	S 10°50'40" E	50.00'
L16	N 79°09'20" E	20.00'
L17	N 10°50'40" W	82.00'
L18	N 79°09'20" E	97.54'
L19	N 00°17'20" W	10.00'
L20	S 79°09'20" W	25.00'
L21	N 10°50'40" W	25.00'
L22	S 79°09'33" W	76.10'
L23	S 79°09'20" W	66.17'
L24	S 79°09'20" W	10.00'
L25	N 10°50'40" W	20.00'
L26	N 10°50'40" W	10.00'
L27	S 79°09'20" W	358.68'
L28	N 10°50'40" W	25.00'
L29	N 79°09'20" E	228.12'
L30	N 79°09'20" E	93.17'
L31	N 79°09'20" E	25.00'
L32	N 79°09'20" E	87.17'
L33	N 79°09'20" E	11.24'
L34	S 82°04'21" W	10.01'
L35	S 10°50'40" E	113.03'
L36	N 10°50'40" W	68.00'
L37	S 79°09'20" W	2.18'
L38	S 10°50'40" E	50.57'
L39	S 04°48'61" E	10.00'
L40	S 79°09'20" W	9.20'
L41	S 89°42'32" W	34.75'
L42	N 82°44'08" W	5.63'

MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — ASST. SECRETARY TREASURER

M–NCP&PC RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: 2-3-2021

BY: _____ (on behalf of) DIRECTOR

RECORDED: _____

PLAT NO.: _____

DRAWN: VGP

CHK'D: MJB

SUBDIVISION RECORD PLAT

AMALYN BETHESDA

LOTS 35-38, BLOCK "E"
LOTS 1-16, BLOCK "H"
LOTS 1, 12, 13, BLOCK "J"
PARCELS "E" &"F", BLOCK "E"
PARCELS "A", "B", "D" AND "E" BLOCK "H"
PARCELS "A" &"D", BLOCK "J"
A RESUBDIVISION OF PARCEL A, WMAL PROPERTY
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

JANUARY 2021 — SCALE: 1"=40'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

PLAT NO.: 7
MNCPPC FILE NO.: 220200620

PLAT NO.

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE.

4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP GP342 AND WSSC 200' SHEET NO. 212 NW07.

5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED PRELIMINARY PLAN ENTITLED (WMAL BETHESDA) NO. 120160290, AND THE SITE PLAN ENTITLED (AMALYN BETHESDA) NO. 820170170, AS BOTH MAY BE AMENDED.

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83.

8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY BY ESE CONSULTANTS, INC., DATED JULY, 2018.

9. PARCELS A, BLOCK A IS SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN LIBER 28045 AT FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

10. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS, PARKS, OPEN SPACES AND STORM DRAIN SYSTEM WITH MONTGOMERY COUNTY, MARYLAND AS RECORDED IN BOOK 58268 AT PAGE 42, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11. THIS PLAT IS SUBJECT TO PUBLIC ACCESS COVENANT WITH THE MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION AS RECORDED IN BOOK 60531 AT PAGE 108, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/ EGRESS EASEMENT OVER ALL PARCEL B, BLOCK A, FOR THE USE AND BENEFIT OF LOTS 5–10, BLOCK A.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 10 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO GREYSWOOD ROAD RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC
JOHN HARRIS — DATE: 1-21-2021
SENIOR VICE PRESIDENT

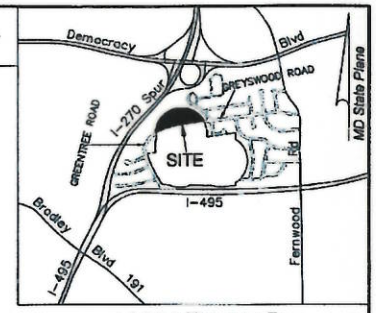
U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY
CHERIE HARPER — DATE: 01/20/2021
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#20308–	N: 521137.616	E: 1240273.005
#20604–	N: 514660.554	E: 1239875.308
#20737–	N: 515572.168	E: 1245767.587

AREA TABULATION

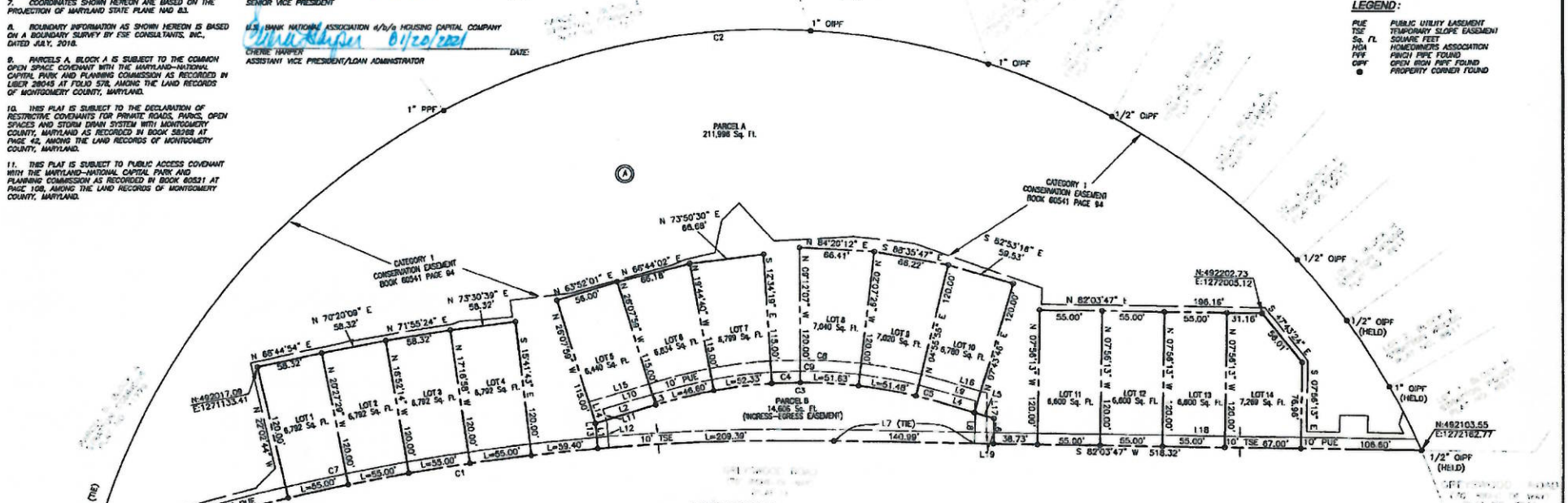
14 LOTS	85,150 sq.ft.
PARCEL A	211,996 sq.ft.
PARCEL B	14,606 sq.ft.
TOTAL AREA OF PLAT	371,752 sq.ft.



VICINITY MAP
1" = 2000'

LEGEND:

PUE	PUBLIC UTILITY EASEMENT
TSE	TEMPORARY SLOPE EASEMENT
Sq. Ft.	SQUARE FEET
HOA	HOMEOWNERS ASSOCIATION
PPF	PINCH PIPE FOUND
OIPF	OPEN IRON PIPE FOUND
●	PROPERTY CORNER FOUND



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°58'51" W	22.46'
L2	N 63°52'01" E	56.00'
L3	N 63°52'01" E	6.79'
L4	S 82°16'14" E	33.27'
L5	S 82°16'14" E	17.94'
L6	S 07°56'13" E	22.46'
L7	N 82°03'47" E	124.47'
L8	N 07°56'13" W	37.48'
L9	N 82°16'14" W	31.24'
L10	S 63°52'01" W	52.79'
L11	S 26°07'59" E	11.06'
L12	S 13°58'51" E	23.55'
L13	N 13°58'51" W	12.46'
L14	N 26°07'59" W	20.00'
L15	N 63°52'01" E	69.79'
L16	S 82°16'14" E	38.82'
L17	S 07°56'13" E	35.06'
L18	N 82°03'47" E	379.19'
L19	N 82°03'47" E	6.52'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	670.70'	1985.00'	19°21'34"	338.58'	N 77°23'00" E	667.54'
C2	1548.30'	625.00'	141°58'16"	1811.94'	N 76°35'46" E	1181.68'
C3	247.04'	418.00'	33°51'44"	127.25'	N 80°47'53" E	243.46'
C4	24.59'	418.00'	3°22'17"	12.30'	N 79°08'47" E	24.58'
C5	20.41'	418.00'	2°47'51"	10.21'	S 83°40'10" E	20.41'
C6	11.98'	825.00'	1°06'53"	5.99'	N 06°11'35" E	11.98'
C7	457.03'	1995.00'	13°07'33"	229.52'	N 69°27'23" E	456.03'
C8	258.88'	438.00'	33°51'44"	133.33'	N 80°47'53" E	255.11'
C9	252.95'	428.00'	33°51'44"	130.29'	S 80°47'53" W	249.28'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60050 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

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

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 371,752 SQUARE FEET OR 7.3864 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE08, SUBTITLE 13, CHAPTER 06, REGULATION .12.

MICHAEL A. BOYCE — DATE:
E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21328
LICENSE EXPIRES: JANUARY 8, 2023

SCALE: 1" = 60'
0 60 120 180

SUBDIVISION RECORD PLAT

AMALYN BETHESDA

LOTS 1-14, BLOCK "A"
PARCELS "A" AND "B", BLOCK "A"
ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND

JANUARY 2021 SCALE: 1"=60'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-873-6105

MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN — ASST. SECRETARY TREASURER

M–NCP&PC RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: 2-3-2021
BY: _____ DIRECTOR

RECORDED: _____
PLAT NO.: _____

DRAWN: VAP
CHK'D: MJB

PLAT NO.: 9
MNCPPC FILE NO.: 220200640

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED FROM D.C. RADIO ASSETS, LLC, GRANTOR, TO WCTL AMALYN LLC, GRANTEE, AS RECORDED IN BOOK 60050 AND PAGE 18 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS-O-WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.C. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 237,445 SQUARE FEET OR 5.4510 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

MICHAEL J. DOYLE DATE:
E.S.C. CONSULTANTS, INC.
MD LICENSE No. 21339
LICENSE EXPIRES: JANUARY 8, 2023

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION; AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3934 AT FOLIO 407 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE ESTABLISH AN INGRESS/ EGRESS EASEMENT OVER ALL PARCEL C, BLOCK K, FOR THE USE AND BENEFIT OF LOTS 8-10, BLOCK K.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A DEED OF TRUST RECORDED AT BOOK 60050 AT PAGE 33 RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE HOLDERS OF SAID DEED OF TRUST ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WCTL AMALYN LLC
JOHN HARRIS 1-21-2021 DATE:
SENIOR VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION d/b/a HOUSING CAPITAL COMPANY
CHERIE HARPER 01/20/2021 DATE:
ASSISTANT VICE PRESIDENT/LOAN ADMINISTRATOR

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 WERE USED TO CHECK HORIZONTAL AS SHOWN.

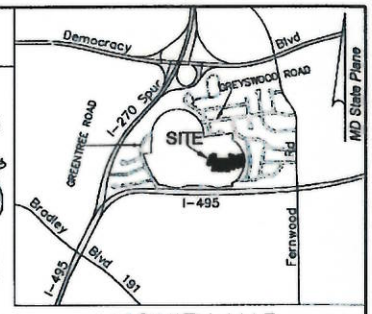
#20306-	N:521137.616	E:1240273.005
#20604-	N:514660.554	E:1239875.308
#20737-	N:515572.168	E:1245767.587

EASEMENT TIES

LINE	BEARING	DISTANCE
T1	S 74°21'51" W	122.87'
T2	N 81°09'16" W	117.76'
T3	N 05°07'52" E	25.00'
T4	S 10°43'05" W	10.00'
T5	S 00°17'28" E	10.00'
T6	S 00°17'28" E	10.00'
T7	S 00°47'12" W	10.54'
T8	N 89°12'48" W	10.00'

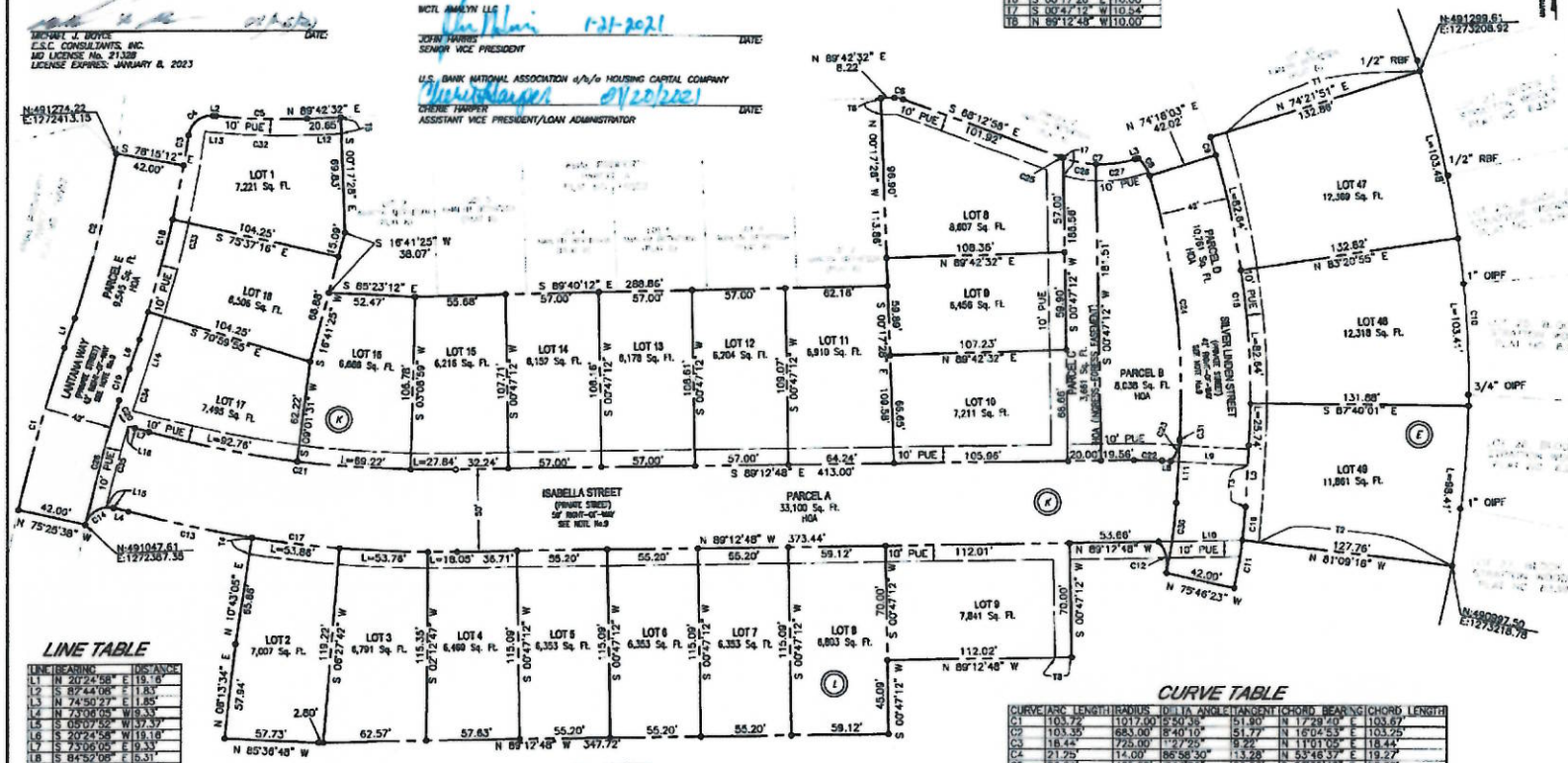
AREA TABULATION

23 LOTS	172,340 sq.ft.
PARCEL A BLOCK K	33,100 sq.ft.
PARCEL B BLOCK K	8,038 sq.ft.
PARCEL C BLOCK K	3,681 sq.ft.
PARCEL D BLOCK K	10,761 sq.ft.
PARCEL E BLOCK K	9,545 sq.ft.
TOTAL AREA OF PLAT	237,445 sq.ft.



VICINITY MAP

1" = 2000'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LOT 1 7,221 Sq. Ft.
LOT 2 7,007 Sq. Ft.
LOT 3 6,791 Sq. Ft.
LOT 4 6,460 Sq. Ft.
LOT 5 6,353 Sq. Ft.
LOT 6 6,353 Sq. Ft.
LOT 7 6,353 Sq. Ft.
LOT 8 6,803 Sq. Ft.
LOT 9 7,841 Sq. Ft.
LOT 10 7,211 Sq. Ft.
LOT 11 5,910 Sq. Ft.
LOT 12 6,204 Sq. Ft.
LOT 13 6,178 Sq. Ft.
LOT 14 6,157 Sq. Ft.
LOT 15 6,216 Sq. Ft.
LOT 16 6,668 Sq. Ft.
LOT 17 7,493 Sq. Ft.
LOT 18 8,306 Sq. Ft.
LOT 47 12,369 Sq. Ft.
LOT 48 12,318 Sq. Ft.
LOT 49 11,861 Sq. Ft.
PARCEL A 33,100 Sq. Ft. HOA
PARCEL B 8,038 Sq. Ft. HOA
PARCEL C 3,681 Sq. Ft. HOA (INGRESS/EGRESS EASEMENT)
PARCEL D 10,761 Sq. Ft. HOA
PARCEL E 9,545 Sq. Ft. HOA
ISABELLA STREET (WMAL STREET) 50' RIGHT-OF-WAY SEE NOTE No.9
SILVER LINDEN STREET (WMAL STREET) 50' RIGHT-OF-WAY SEE NOTE No.9
LANTANA WAY (WMAL STREET) 50' RIGHT-OF-WAY SEE NOTE No.9
N 89°42'32" E 8.22'
N 74°16'03" E 42.02'
N 74°21'51" E 132.89'
S 86°12'56" E 101.92'
S 78°15'12" E 42.00'
N 75°25'38" W 42.00'
N 75°46'23" W 42.00'
N 81°09'16" W 127.76'
N 89°12'48" W 373.44'
N 89°12'48" W 347.72'
S 89°12'48" E 413.00'
N 89°42'32" E 288.86'
S 89°40'12" E 288.86'
S 16°41'25" W 38.07'
S 75°37'16" E 104.25'
S 70°09'55" E 104.25'
N 89°42'32" E 108.36'
N 89°42'32" E 107.23'
N 89°12'48" W 112.02'
N 89°12'48" W 53.66'
N 89°12'48" W 59.12'
N 89°36'48" W 57.73'
N 08°13'34" E 57.54'
N 10°43'05" E 65.66'
N 05°07'52" E 25.00'
N 00°17'28" E 98.98'
S 00°17'28" E 109.65'
S 00°47'12" W 70.00'
S 00°47'12" W 43.09'
S 00°47'12" W 18.51'
S 00°47'12" W 166.56'
S 00°47'12" W 57.07'
S 00°47'12" W 59.60'
S 00°47'12" W 59.65'
S 00°47'12" W 69.65'
S 00°47'12" W 65.66'
S 00°47'12" W 115.09'
S 00°47'12" W 119.22'
S 00°47'12" W 112.35'
S 00°47'12" W 16.41'
S 00°47'12" W 16.41'
S 00°47'12" W 16.41

PRELIMINARY NOT FOR CONSTRUCTION

APPROVAL

LEGEND

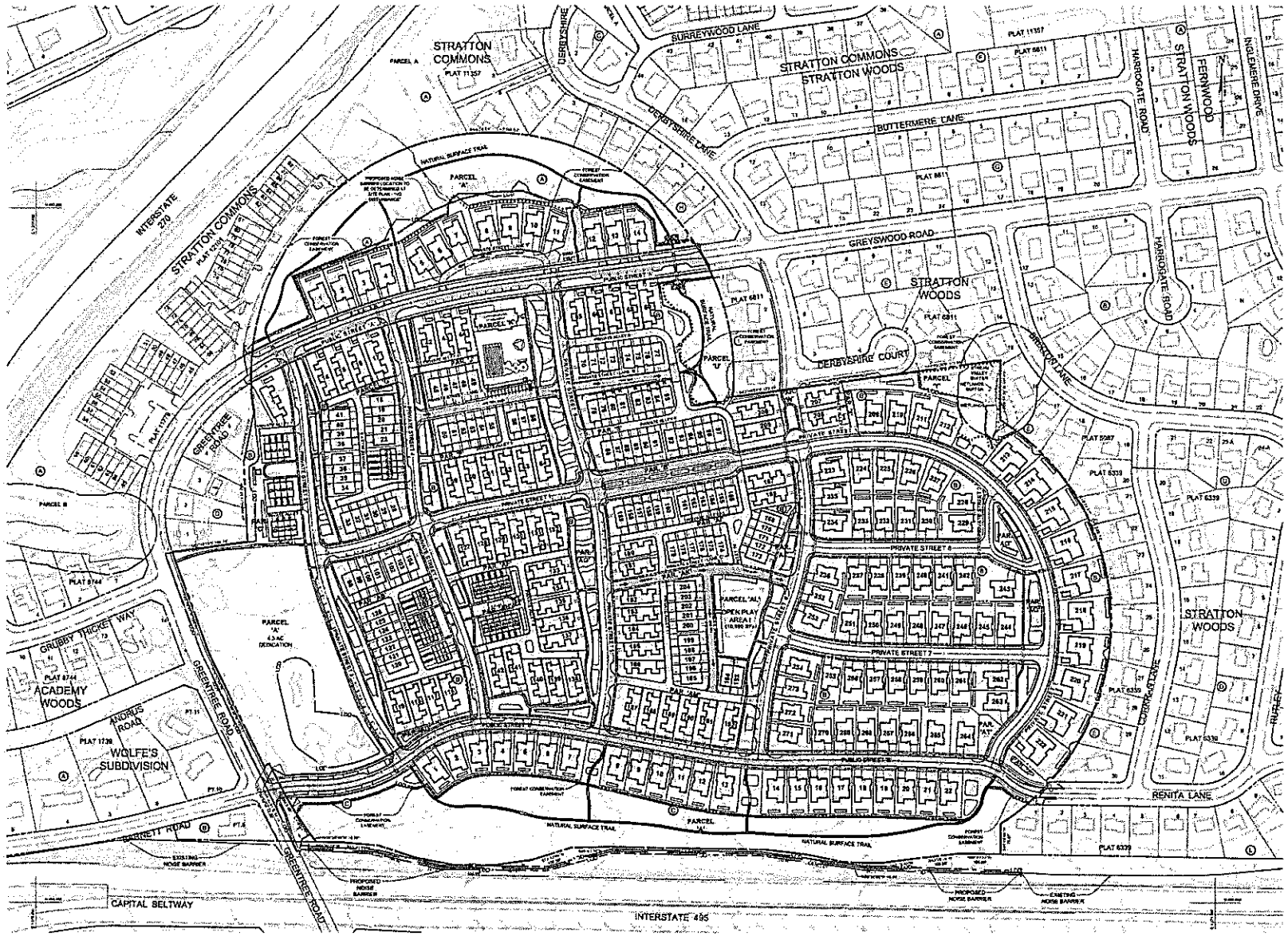
- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- PUE
- WATER
- SEWER
- STORM DRAIN
- PROPOSED SIDEWALKS, PATHS
- PROPOSED NATURAL SURFACE TRAILS
- PUBLIC STREETS
- PRIVATE STREETS, LANES AND ALLEYS
- SPECIAL PAVING/PAVERS
- DRAINAGE (BIO-RETENTION)
- EXISTING CONTOURS
- PROPOSED WALL
- LOD — LIMIT OF DISTURBANCE
- STREAMS
- WETLANDS
- WETLANDS BRL
- STREAM VALLEY BUFFER
- FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGEROW
- PROPOSED TREE CANOPY, HEDGEROW

NOTE: SEE SHEET 4 FOR TYPICAL LOT DIMENSIONS

NOTE: SEE SHEET 9 FOR STREET TYPES AND SECTIONS

LOT TABULATION:

SINGLE FAMILY ATTACHED:	150
SINGLE FAMILY DETACHED:	159
TOTAL:	309



NOTE: EXISTING TOWERS (NOT SHOWN) TO BE REMOVED

GRAPHIC SCALE

SHEET KEY

07-PREL-120160290-005
PRELIMINARY PLAN #120160290
WSSC MAP 212NW07, GRID B4-6, C4-6
TAX MAP GP 342, GRID GP42

PROFESSIONAL CERTIFICATION

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
TOLL BROS., INC.
7184 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MD 21046
PHONE: (410) 872-8105
CONTACT: MR. TOM MATEYA

WMAL BETHESDA

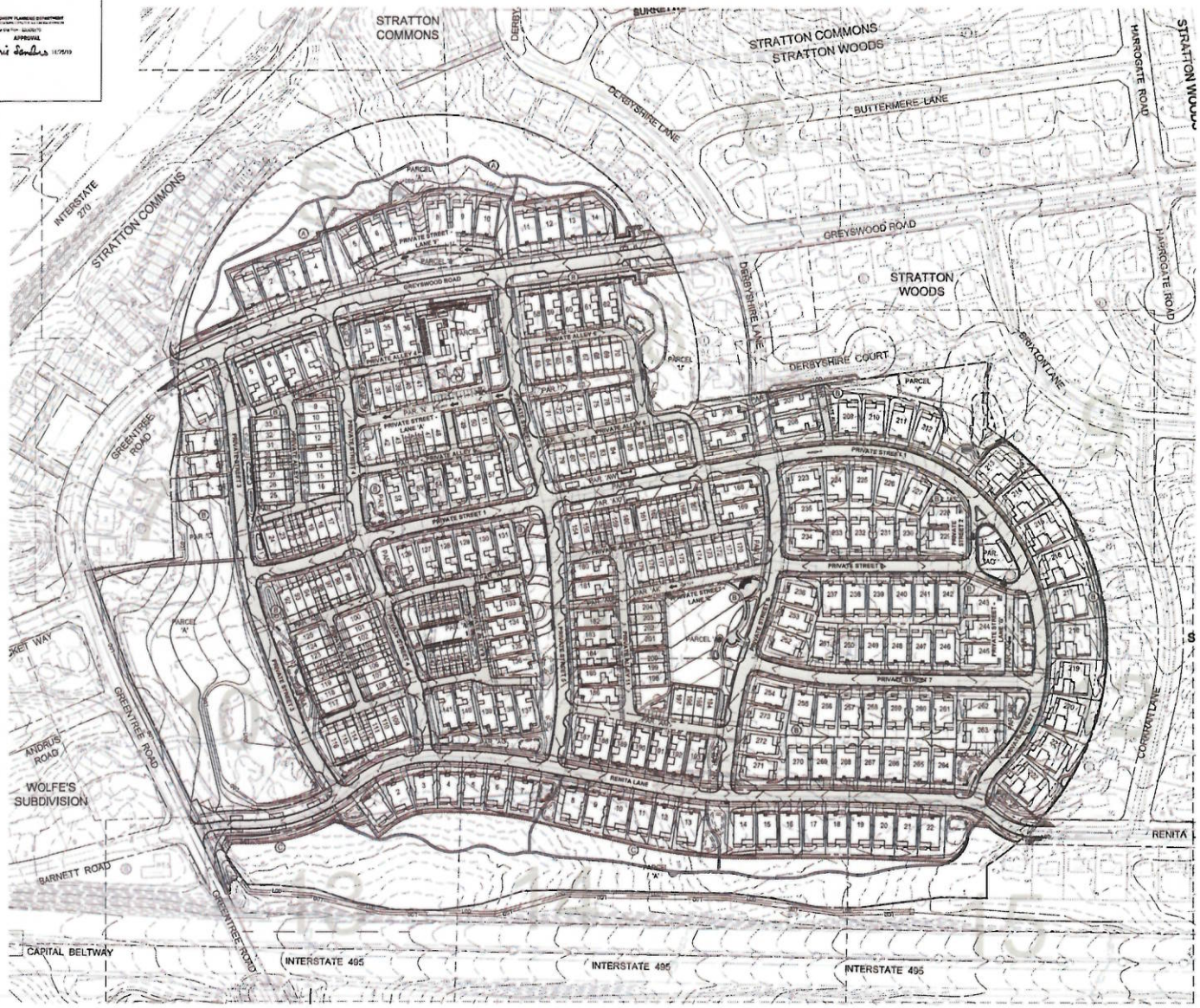
PARCEL N 495, PLAT 16552
L.34156 F.342
ELECTION DISTRICT No. 7
BETHESDA, MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING

RELEASE FOR

PRELIMINARY PLAN COMPOSITE

SCALE 1" = 100'
JOB No. 6950
DATE MAY, 2016
SHEET No. 5



SHEET INDEX

GRAPHIC SCALE

1 INCH = 100 FT

NOTE: 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 DEPARTMENT OF PERMITTING SERVICES.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approved No. 820170170, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: TOLL MD VI LIMITED PARTNERSHIP JOHN MARRIS
Company Signature

Address: 7164 COLUMBIA GATEWAY DRIVE, SUITE 230 COLUMBIA MD 21046

Phone: 410-872-9105

Signature:

07-SITE-820170170-004
SITE PLAN #820170170

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

REVISED:	DATE:	REVISED:	DATE:

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME
LICENSE NO.
4/5/2019
EXPIRATION DATE

STATE OF MARYLAND
MATTHEW J. MEYER
No. 19846
PROFESSIONAL ENGINEER
4/5/2019

APPLICANT:
TOLL MD VI LIMITED PARTNERSHIP
c/o TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
ATTN: MR. MATT CAPECE
PHONE: 410-872-9105
FAX: 410-872-9141

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REDESIGN TO THIS PLAN.

SHEET INDEX AND COMPOSITE PLAN
AMALYN BETHESDA

PARCEL N 495, PLAT 18552 L.34166 F.342
ELECTION DISTRICT NO. 7 BETHESDA, MONTGOMERY COUNTY, MARYLAND
WSSC MAP 212 NW 07, GRID B4-6 & C4-6
TAX MAP GP 342, GRID GP 42

DATE:	SEPTEMBER 2018
DESIGN:	DRAWN:
SCALE:	1" = 100'
JOB NO.:	3891
SHEET NO.:	04 OF 60

PRELIMINARY NOT FOR CONSTRUCTION