

Plat Name: Century XXI
Plat #: 220210090

Location: Located on the south side of Century Boulevard, 200 feet east Aircraft Drive.
Master Plan: Germantown Sector Plan
Plat Details: CR zone; 2 parcels
Owner: GTTCE OWNER, LLC

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

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
 2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
 3. all land in the original subdivision lot is included in the plat; and
 4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

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.D. and with Amended Site Plan No. 82018022B (Certified Plan dated February 11, 2021) and supports this minor subdivision record plat.

AREA TABULATION

Parcel Y.....89,772 Square Feet or 1.6017 Acres
Parcel Z.....189,428 Square Feet or 3.8895 Acres
Total by this plat.....239,198 Square Feet or 5.4912 Acres

PLAT NO.

HORIZONTAL CONTROL NOTE:

Horizontal Datum shown herein is Maryland State Plane Grid, NAD 83 and is based upon WSSC Station 20649 together with the following CORS Stations:

Base Station Used	North	East
AT4467 HAG2 HAGERSTOWN 2 CORS ARP	687,962.26	1,110,970.52
AT4622 GAT1 GAITHERSBURG CORS ARP	534,457.86	1,249,651.23
A4426 ANP1 ANNAPOLIS 1 CORS ARP	489,565.01	1,423,366.52
WSSC Station 20649	569,563.37	1,236,296.30

Project Combined Grid Factor = 1.000000000

NOTES:

- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing 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.
- 2) 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 title.
- 3) The property shown herein is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58288 at Page 42.
- 4) The property shown herein is subject to a Declaration of Restrictions, Covenants, and Easements recorded in Liber 18050 at Folio 302 and amended in Liber 41760 at Folio 238, and further amended in Liber 51727 at Folio 108. Also subject to a Covenant to Limit Stormwater Facilities Maintenance Fees recorded in Book 56397 Page 397, all among the Land Records of Montgomery County, Maryland.
- 5) This plat conforms with the requirements of section 50.7, of the Montgomery County Subdivision Regulations, being Chapter 50 of the code. This plat involves further subdivision of a commercial lot as provided for in section 50.7.1.D.
- 6) This property shown herein is zoned: CR-2.0 C-1-R-1.5 H-1451.
- 7) This plat is covered by preliminary plan nos. 1-78319, 1-79121 & 1-79122.
- 8) This property is subject to the terms and conditions of Site Plan No. 820180228 titled "FAIRCHILD" as amended, which modified in part Site Plan No. 819500010 (formerly 8-59001), and requirements therein.
- 9) The Property shown herein appears on Tax Map EU562, WSSC Grid 227 NW 12
- 10) This property is served by public water and sewer systems only.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code. There are no recorded suits actions at law, liens, leases, mortgages or other encumbrances affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest thereto have indicated their assent.

GTTCO OWNER, LLC a Delaware limited liability company

By: GTTCO Holdings, LLC, a Maryland limited liability company,
Its Managing Member

By: Matthew Wallers, Developer Associate
Witness/Attest

By: Amy Palacios
Witness/Attest

By: David Wegerick, Director of Wells Fargo Bank, N.A.,
Master Services Pursuant to that certain Pooling
Agreement dated as of April 1, 2016

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a resubdivision of Parcel V as shown on the subdivision record plat titled "PARCELS Y AND Z CENTURY XXI" and recorded as Plat 22590, said property being part of the property described in the Declaration of Restrictions, Covenants, and Easements recorded in Liber 18050 at Folio 302, and amended in Liber 41760 at Folio 238, and further amended in Liber 51727 at Folio 108, and recorded in a Delaware corporation, to GTTCO OWNER, LLC, a Delaware limited liability company, by deed dated March 2, 2016, and recorded in Liber 51727 at Folio 63, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate herein, all property corner 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 included in this subdivision record plat is 239,198 square feet or 5.4912 acres of land, there is no street dedication by this plat.

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/2022

CURVE DATA					
NO.	DELTA	RADIUS	ARC	TAN.	CHD BEARING & DIST.
1	18°30'00"	310.07'	100.09'	50.49'	N 67°48'12" E 99.66'
2	0°12'00"	11419.16'	40.99'	20.50'	S 89°12'04" W 40.99'
3	10°56'47"	25.00'	4.78'	2.40'	S 37°02'56" E 4.77'
4	41°48'37"	30.00'	21.89'	11.46'	S 10°40'14" E 21.41'
5	11°42'46"	460.00'	100.17'	50.26'	N 71°12'49" E 99.99'
6	0°20'53"	575.00'	3.49'	1.75'	S 84°30'08" W 3.49'

APPROVED - 3/5/2021

DATE

CHAIRMAN

SECRETARY

TREASURER

MONITOR

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

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

RECORDED

PLAT

DATE

3/5/2021

APPROVED

DATE

3/5/2021

APPROVED

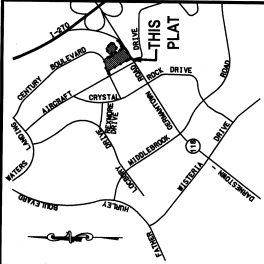
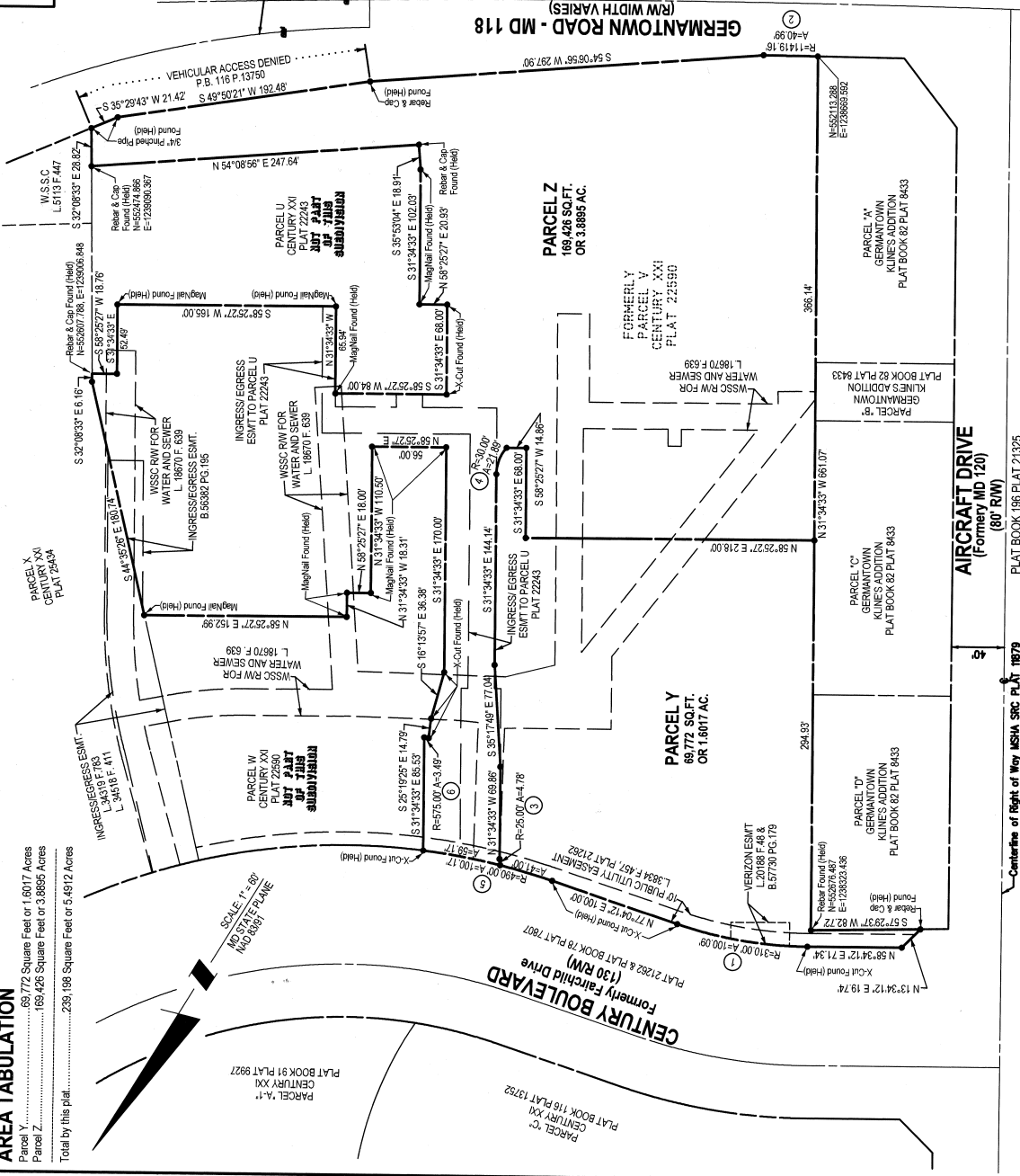
DATE

3/5/2021

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VICINITY MAP
SCALE 1" = 200'

