

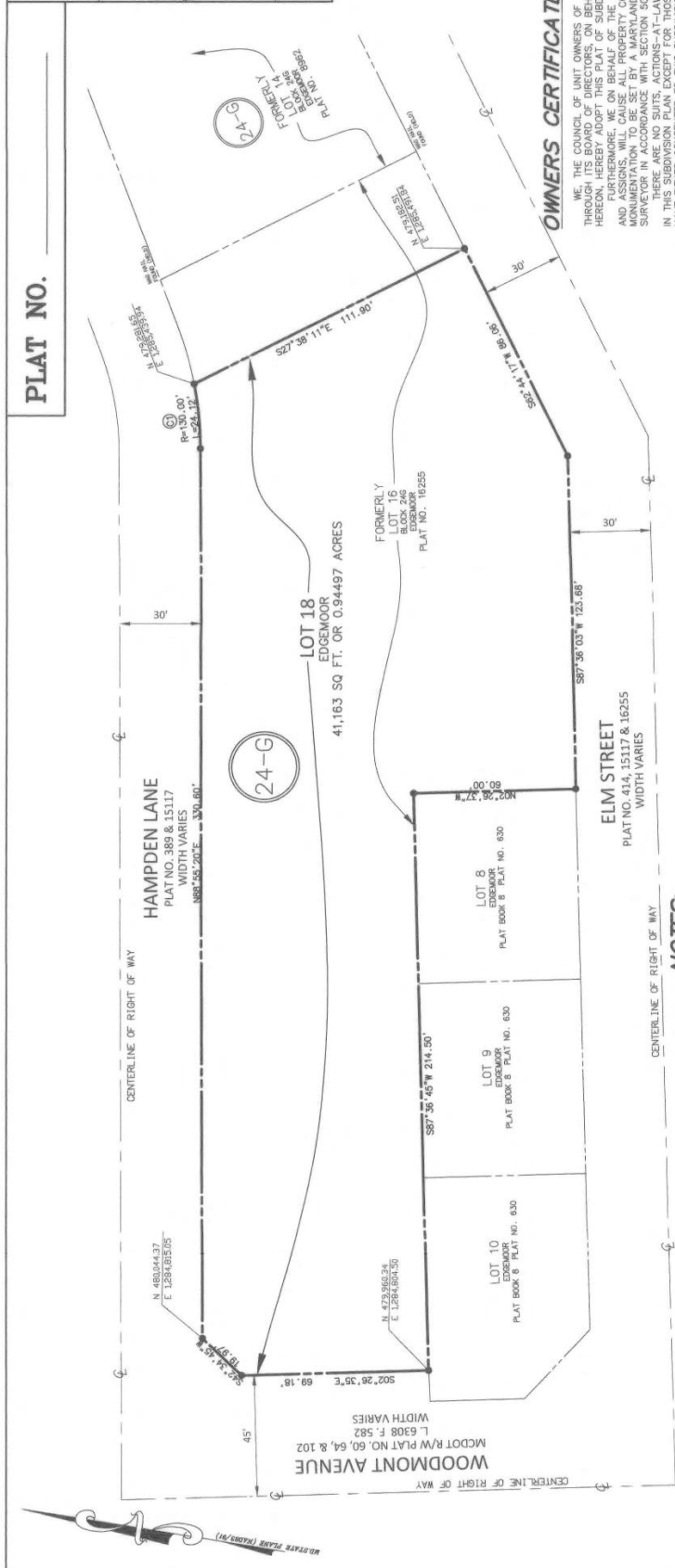
Plat Name: Edgemoor
Plat #: 220200750 - 220200760

Location: Located in the southeast quadrant of the intersection of Woodmont Avenue and Hampden Lane.
Master Plan: Bethesda Downtown Plan
Plat Details: CR zone; 2 lots
Owners: 7316 Wisconsin LLC and Council of Unit Owners of One Bethesda Center

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190190 (MCPB Resolution No. 19-085) and with Site Plan No. 82019011A (Certified Site Plan dated September 9, 2020) and Site Plan No. 81984006B (Certified Site Plan dated August 27, 2020) respectively, 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 plans.



VICINITY MAP
SCALE: 1" = 2000



NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HW122 AND IS ZONED "OR-5.0, C-4.0, R-4.75, H-175".
2. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE (NAD83/91).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR TO PRECLUDE THE RECORDING AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, SKETCH PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. DEVELOPMENT OF PORTIONS OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS OF THE FOLLOWING APPROVAL OF THE MONTGOMERY COUNTY PLANNING BOARD, TO THE EXTENT APPLICABLE AND AS SUCH APPROVALS MAY BE AMENDED: (1) SKETCH PLAN NO. 320190050 ENTITLED "METRO TOWER"; (2) PRELIMINARY PLAN NO. 120180190 ENTITLED "METRO TOWER"; (3) PROJECT PLAN AMENDMENT NO. 919630058 ENTITLED "ONE BETHESDA CENTER"; (4) SITE PLAN AMENDMENT NO. 819640068 ENTITLED "ONE BETHESDA CENTER"; (5) SITE PLAN NO. 820190010 ENTITLED "METRO TOWER" AND (6) SITE PLAN AMENDMENT NO. 82019001A ENTITLED "METRO TOWER".
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
7. THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "PLAZA EASEMENT AGREEMENT" RECORDED IN BOOK 58186 AT PAGE 467.
8. THIS PROPERTY IS SUBJECT TO A "DECLARATION OF RESTRICTIVE COVENANTS" RECORDED IN BOOK 58268 AT PAGE 42.

AREA TABULATION

LOT 18	41,163 SQ. FT. OR 0.94497 ACRES
TOTAL AREA OF THIS PLAT	41,163 SQ. FT. OR 0.94497 ACRES

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
1	130.00'	24.12'	11.65'	N78°33'10"E	23.22'	107.430°

APPROVED: _____
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO.: _____

APPROVED: *April Pedersen*
ASST. SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: *April Pedersen*
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY DESCRIBED IN THE DECLARATION OF CONDOMINIUM ENTITLED "ONE BETHESDA CENTER, A CONDOMINIUM DEVELOPMENT" RECORDED IN BOOK 58186 AT PAGE 467, AND BEING PART OF SAID ONE BETHESDA CENTER, A CONDOMINIUM DEVELOPMENT, AS SHOWN ON THE PLAT OF THE SUBDIVISION OF SAID ONE BETHESDA CENTER, A CONDOMINIUM DEVELOPMENT, RECORDED AS PLAT NO. 16255, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROCEEDINGS AND ACTIONS OF THE SURVEYOR SHALL BE CONSIDERED TO BE DONE AND TAKEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 41,163 SQUARE FEET OR 0.94497 ACRES OF LAND.

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12345
EXPIRES: MAY 31, 2022
EMAIL: jprice@delco.com

2-8-2021
DATE

OWNERS CERTIFICATE

WE, THE BOARD OF UNIT OWNERS OF ONE BETHESDA CENTER, A CONDOMINIUM, BY AND THROUGH ITS BOARD OF DIRECTORS, ON BEHALF OF THE OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHERMORE, WE, THE BOARD OF UNIT OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, DO HEREBY WAIVE ALL PROPERTY CORNER, CORNER, AND CORNER, AND MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE. WE AGREE TO WAIVE ALL RIGHTS, INCLUDING AT-LAW, EQUITABLE, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION, EXCEPT FOR THE RIGHTS OF THE UNIT OWNERS OF THE PROPERTY, TO HAVE CERTAIN EIGHTH PART OF TRUST REDEEMED BY JOINING IN THE EXECUTION OF THAT LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

COUNCIL OF UNIT OWNERS OF ONE BETHESDA CENTER, A CONDOMINIUM

Eliot Spitzer, Member of Board of Directors, Commercial Association
3/12/2021
Miguel Lopez, Member of Board of Directors, Commercial Association
3/12/2021
Surrey Spitzer, 3/3/21
Surrey C. Bailey, Member of Board of Directors, Residential Association

CONSENT OF LENDER SECURED BY UNIT C-1:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE
OF THE DEUTSCHE BANK TRUST COMPANY AMERICAS, AS GROUP
COMMERCIAL MORTGAGE TRUST 2016-P5, COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2016-P5
By: LNR Partners, LLC, a Florida limited liability company, as attorney in fact

By: *Brett Mann*
Name: Brett Mann
Title: Vice President

SUBDIVISION RECORD PLAT

LOT 18, BLOCK 24-G
EDGEMOOR

(BEING A RESUBDIVISION OF PART OF LOT 16)
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 8, 2021



