

Plat Name: Bloom Montgomery Village
Plat #: 220210220, 220210230 & 220210280 - 220210300

Location: Located on the western side of Montgomery Village Avenue opposite from the intersection of Stewartown Road

Master Plan: Montgomery Village Master Plan

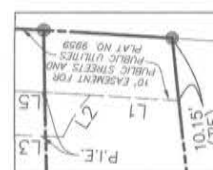
Plat Details: TLD zone; 19 lots and 10 parcels

Owner: Green Bloom MV Development, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170150 (MCPB Resolution No. 17-110) and with Site Plan No. 82017013B (Certified Site Plan dated January 26, 2021), 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.



VICINITY MAP
SCALE: 1" = 2000'



DETAIL
NOT TO SCALE

LEGEND
SF. SQUARE FEET
N. NORTHING
E. EASTING
P.U. PUBLIC UTILITY EASEMENT
P. PUBLIC RIGHT OF WAY

AREA TABULATION
LOTS 1-6, 18, 19, 20, 21, 22, 23, 24
PARCELS 1-6, 18, 19, 20, 21, 22, 23, 24
TOTAL AREA OF THIS PLAT 107,047 SQ.FT. OR 2,457.6 ACRES

NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NOS. FUSEE2 & FJ342 AND IS TO BE RECORDED IN BOOK 5328 AT PAGE 33.
2. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.
3. THIS SUBDIVISION RECORDING PLAT IS INTENDED TO SHOW EASY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORDING PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
4. ALL TERMS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT, ENCUMBRANCE, OR RESTRICTION APPLICABLE TO THE PROPERTY, INCLUDING ANY RESTRICTIONS, SHALL BE APPLICABLE TO THE PROPERTY. THE PROPERTY IS SUBJECT TO THE "COMMON" OPEN SPACE COVENANT WITH ANY RESTRICTIONS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT, ENCUMBRANCE, OR RESTRICTION APPLICABLE TO THE PROPERTY. THE PROPERTY IS SUBJECT TO THE "COMMON" OPEN SPACE COVENANT WITH ANY RESTRICTIONS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT, ENCUMBRANCE, OR RESTRICTION APPLICABLE TO THE PROPERTY.
5. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
6. THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.U.C.P. & P.C. PRELIMINARY MAP NOS. FUSEE2 & FJ342 AND SITE PLAN PROVISIONS ENTITLED "BLOOM VILLAGE 1-1", AS MAY BE AMENDED.
7. THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PAVES AND/OR OTHER PRIVATE OPEN SPACES, INCLUDING ANY RESTRICTIONS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS APPLICABLE TO THE PROPERTY. THE PROPERTY IS SUBJECT TO THE "COMMON" OPEN SPACE COVENANT WITH ANY RESTRICTIONS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT, ENCUMBRANCE, OR RESTRICTION APPLICABLE TO THE PROPERTY.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON" OPEN SPACE COVENANT WITH ANY RESTRICTIONS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS APPLICABLE TO THE PROPERTY. THE PROPERTY IS SUBJECT TO THE "COMMON" OPEN SPACE COVENANT WITH ANY RESTRICTIONS, CONDITIONS, IMPROVEMENTS, LIMITATIONS, AND REQUIREMENTS APPLICABLE TO THE PROPERTY.
9. PARCEL A, BLOCK G (CHERYL FOREST COURT) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE PAVES RECORDED IN BOOK 54082 AT PAGE 338.
10. PARCELS A, B, & D, BLOCK G ARE TO BE CONNECTED TO THE HOMEOWNERS' ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 1000070750 AND SITE PLAN PROVISIONS ENTITLED "BLOOM VILLAGE 1-1", AS MAY BE AMENDED.
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 5328 AT PAGE 33 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT NO.



PI.E. LINE AND CURVE TABLE

NO.	BEARING	DISTANCE	CHORD	BEARING	DELTA
L1	R-180°56'28"	L-14.14'	14.14'	180°56'28"	0.344949°
L2	CE-165°10'13"W	CD-8.05'	8.05'	165°10'13"	0.447702°
L3	R-21°8'4"	L-8.10'	8.10'	21°8'4"	0.17277°
L4	CE-166°53'49"E	CD-8.02'	8.02'	166°53'49"	0.447702°
L5	R-231°00'	L-8.06'	8.06'	231°00'	0.447702°
L6	R-180°56'28"	L-14.14'	14.14'	180°56'28"	0.344949°
L7	R-180°56'28"	L-14.14'	14.14'	180°56'28"	0.344949°

CURVE TABLE

NO.	RADIUS	LENGTH	FACTOR	CHORD	BEARING	DELTA
C1	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C2	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C3	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C4	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C5	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C6	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C7	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°
C8	1906.26'	126.88'	63.87'	502.02047°W	126.88'	0.344949°

SURVEYOR'S CERTIFICATE

I, JOSHUA G. PRICE, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT SHOWS ACCURATELY THE LOCATION AND BOUNDARIES OF THE PROPERTY SHOWN HEREON, AS SHOWN BY THE GREEN BLOOM VILLAGE DEVELOPMENT LLC FROM 1582 MR. MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2018 AND RECORDED IN BOOK 57529 AT PAGE 34, A MARYLAND STATUTORY TRUST, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE OWNERS' COUNTERPARTS, MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-2-0.1 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 107,047 SQUARE FEET OR 2,457.6 ACRES OF LAND, NONE OF WHICH IS RESERVED TO PUBLIC USE.

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2022



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION, TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY CERTIFY THAT THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE ACCURATE AND CORRECTLY DESCRIBE THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY CERTIFY THAT THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE ACCURATE AND CORRECTLY DESCRIBE THE PROPERTY SHOWN AND DESCRIBED HEREON. WE HEREBY CERTIFY THAT THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ARE ACCURATE AND CORRECTLY DESCRIBE THE PROPERTY SHOWN AND DESCRIBED HEREON.

TRUSTEE FOR TRUSTEES
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 7/28/2021

TRUSTEE FOR FIDUCIARY
NAME: Jackie Marshall-Eaton
TITLE: TRUSTEE
DATE: 8/5/2021

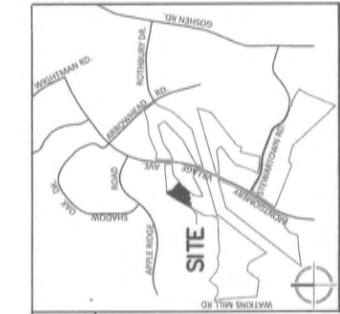
APPROVED: Lisa M. McCulley
FOR: Jackie Marshall-Eaton
DIRECTOR

PLAT NO. 18-18-2021
DATE: 8-18-2021

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: Lisa M. McCulley
FOR: Jackie Marshall-Eaton
DIRECTOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: Lisa M. McCulley
FOR: Jackie Marshall-Eaton
DIRECTOR

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



PLAT NO.

NOTES

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. F0542 AND IS ZONED T1D.
- THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND USUALLY RECORDED BY THE PROPERTY OWNER'S ATTORNEY. IT IS THE RESPONSIBILITY OF THE OWNER TO INVESTIGATE AND DETERMINE THE STATUS OF THE PROPERTY AND TO TAKE NECESSARY ACTION TO CORRECT ANY DEFICIENCIES AFFECTING TITLE OR TO DEFEND AGAINST ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PREVIOUSLY RECORDED PLAT, DEED, OR OTHER INSTRUMENT, INCLUDING BUT NOT LIMITED TO, RESTRICTIVE COVENANTS, EASEMENTS, AND ENCUMBRANCES, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. UNLESS EXPRESSLY STATED OTHERWISE, THIS PLAT SHALL NOT BE CONSIDERED TO SUPERSEDE OR MODIFY ANY SUCH INSTRUMENTS OR AGREEMENTS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #20170150 AND SITE PLAN #20170130B, ENTITLED "BLOOM VY AREAS 1-17", AS MAY BE AMENDED.
- THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO "DECLARATION OF COVENANTS" FOR "MONTGOMERY VILLAGE" AND "DECLARATION OF COVENANTS" FOR "CHERRY FOREST COURT" AND "DECLARATION OF COVENANTS" FOR "GREEN BLOOM VY DEVELOPMENT LLC" AS RECORDED IN BOOK 58265 AT PAGE 42.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH RESTRICTIVE COVENANT FOR PRIVATE ROADS" RECORDED IN BOOK 54062 AT PAGE 338.
- PARCELS C AND E, BLOCK G (CHERRY FOREST COURT) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.
- PARCELS C AND E, BLOCK G ARE TO BE CONVERTED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS RECORDED IN BOOK 58265 AT PAGE 42.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 8207013A, FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 63318 AT PAGE 195 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CHORD TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
(1)	395.00'	32.98'	16.50'	S59°54'58"W	32.97'	04°47'02"
(2)	55.00'	96.10'	65.67'	N75°07'21"W	84.33'	100°06'33"
(3)	355.00'	34.85'	341.15'	S51°35'03"W	69.37'	112°48'
(4)	1180.00'	290.85'	146.17'	S39°14'59"W	290.11'	147°21'
(5)	15.00'	16.10'	8.92'	S07°26'35"W	15.33'	61°28'48"
(6)	55.00'	287.95'	---	N59°18'06"W	55.02'	299°58'44"
(7)	15.00'	15.34'	8.41'	N57°23'45"W	14.68'	141°22'5"
(8)	1220.00'	302.51'	152.03'	N39°12'27"E	307.73'	147°25'
(9)	395.00'	77.30'	38.78'	N51°55'03"E	77.18'	112°47'



AREA TABULATION

LOTS	ACRES
13, 14, 15, 16, 17	133,908 SO.FT. OR 3,074.10 ACRES
PARCELS	33,927 SO.FT. OR 0.77888 ACRES
TOTAL AREA OF THIS PLAT	167,835 SO.FT. OR 3.85298 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, AND ASSUMPTIONS, WHICH WILL CAUSE ALL PROPERTY CORNER SURVEYING, RECORDING, AND RECORDS TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.15 OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPO, WASHINGTON, GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, ASSIGNORS, AND LICENSEES, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE. THERE ARE NO SUITS, ACTIONS, OR CLAIMS, EITHER REAL OR PERSONAL, PENDING IN ANY COURT OF RECORD, IN OR OUT OF THE STATE OF MARYLAND, WHICH AFFECT THE TITLE TO ANY PART OF THE PROPERTY SHOWN ON THIS PLAT, RECORDED IN BOOK 57529 AT PAGE 158, BOOK 57529 AT PAGE 184, & DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM VY DEVELOPMENT LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: Lisa M. McCullery, ITS AUTHORIZED AGENT

NAME: Lisa M. McCullery
TITLE: TRUSTEE
DATE: 7/28/2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM VY DEVELOPMENT LLC FROM US12 MR. MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND LIMITED LIABILITY COMPANY, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS RECORDED IN BOOK 58265 AT PAGE 42, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS RECORDED IN BOOK 63318 AT PAGE 195, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE FURTHER CERTIFIED THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING STANDARDS AND PRACTICES OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 167,835 SO.FT. OR 3.85298 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 7-26-2021

LEGEND

S.F. SQUARE FEET
E EASTING
L.P.F. IRON PIPE FOUND

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, AND ASSUMPTIONS, WHICH WILL CAUSE ALL PROPERTY CORNER SURVEYING, RECORDING, AND RECORDS TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.15 OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPO, WASHINGTON, GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, ASSIGNORS, AND LICENSEES, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE. THERE ARE NO SUITS, ACTIONS, OR CLAIMS, EITHER REAL OR PERSONAL, PENDING IN ANY COURT OF RECORD, IN OR OUT OF THE STATE OF MARYLAND, WHICH AFFECT THE TITLE TO ANY PART OF THE PROPERTY SHOWN ON THIS PLAT, RECORDED IN BOOK 57529 AT PAGE 158, BOOK 57529 AT PAGE 184, & DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM VY DEVELOPMENT LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: Jackie Marbell Edson, ITS AUTHORIZED AGENT

NAME: Jackie Marbell Edson
TITLE: TRUSTEE
DATE: 8/2/21

SUBDIVISION RECORD PLAT

PLAT 566
BLOOM MONTGOMERY VILLAGE
LOTS 7-17, PARCELS C AND E, BLOCK G
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: JULY 20, 2021

VIRGA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PLAT NO. _____ DATE: _____
APPROVED: Lisa M. McCullery
DIRECTOR

PLAT NO. _____ DATE: _____
APPROVED: Jackie Marbell Edson
DIRECTOR

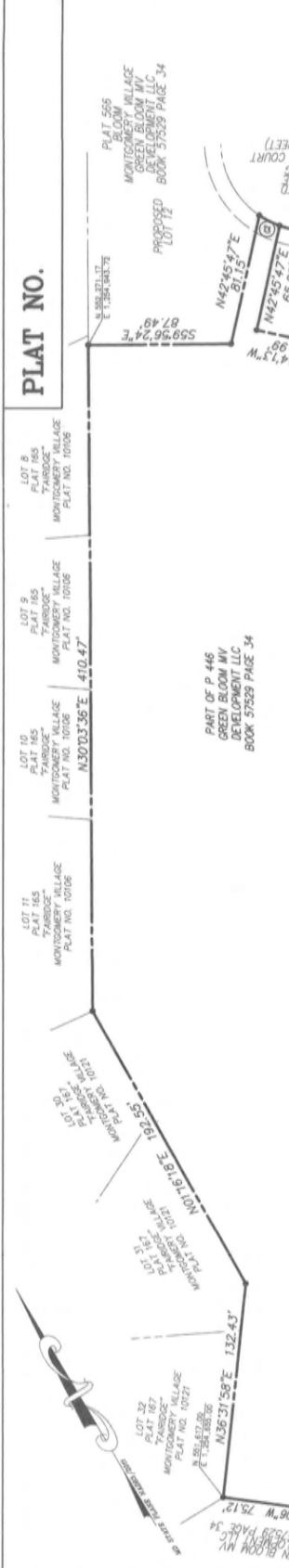
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____
SECRETARY - TREASURER

CHAIRMAN SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____



VICINITY MAP
SCALE: 1" = 2000'



PLAT NO. 410.47

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 11.3.42 AND IS ZONED R-10.
- 2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.
- 3.) THIS SUBDIVISION BEARING IS NOT INTENDED TO SHOW EVERY EXISTING AND PROPOSED EASEMENT AND USE OF THE PROPERTY. THE SUBDIVISION BEARINGS AND DISTANCES ARE TO BE CONSIDERED AS A SUMMARY OF THE BEARINGS AND DISTANCES ON ALL MATTERS AFFECTING THE PROPERTY.
- 4.) ALL USES AND OCCUPANCIES OF THE PROPERTY SHALL BE SUBJECT TO THE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PREVIOUSLY FILED SITE PLAN, PROPOSED PLAN OR ANY OTHER PERMITTING AGENCIES. THE SUBDIVISION BEARINGS AND DISTANCES ARE TO BE CONSIDERED AS A SUMMARY OF THE BEARINGS AND DISTANCES ON ALL MATTERS AFFECTING THE PROPERTY.
- 5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6.) THIS PLAT IS SUBJECT TO THE 1955 AND 1959 ORDINANCES, AS AMENDED, ENTITLED "BLOOM VILLAGE", WHICH ARE ON FILE WITH THE CLERK OF COURTS, MONTGOMERY COUNTY, MARYLAND.
- 7.) THE PROPERTY IS SUBJECT TO A DECLARATION OF CONSERVATION PLAN NO. 8207013A, FOREST CONSERVATION REQUIREMENTS, RECORDED IN BOOK 63318 AT PAGE 196 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 66243 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 9.) PARCELS F AND G, BLOCK G IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.
- 10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 66243 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 8207013A, FOREST CONSERVATION REQUIREMENTS, RECORDED IN BOOK 63318 AT PAGE 196 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 66243 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LEGEND

SF SQUARE FEET
N NORTHING
E EASTING

AREA TABULATION

PARCEL F 161,814 SQ.FT. OR 3.71474 ACRES
PARCEL G 81,056 SQ.FT. OR 1.86079 ACRES
TOTAL AREA OF THIS PLAT 242,870 SQ.FT. OR 5.57553 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, AND ASSUMPTIONS, WHICH WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR. WE HEREBY WARRANT TO THE SURVEYOR AND TO OUR SUCCESSORS AND ASSIGNS, THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS OUR OWN AND WE HAVE FULL AND COMPLETE TITLE TO THE SAME. WE HEREBY WARRANT TO THE SURVEYOR AND TO OUR SUCCESSORS AND ASSIGNS, THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT SUBJECT TO ANY EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3814 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE. WE HEREBY WARRANT TO THE SURVEYOR AND TO OUR SUCCESSORS AND ASSIGNS, THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT SUBJECT TO ANY DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 15A, BOOK 57529 AT PAGE 15B, BOOK 57529 AT PAGE 18A, & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

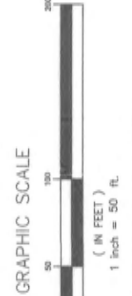
HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUAINTED WITH AND DESCRIBED IN BOOK 57529 AT PAGE 15A, 15B, 18A, 52, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34, A MARYLAND STATUTORY TRUST, AS DESCRIBED IN THE OWNERS CERTIFICATE HEREOF, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS ENGAGED AND DESCRIBED IN THE OWNERS CERTIFICATE HEREOF, ALL PROPERTY PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT, BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT, OF SUBDIVISION IS 242,870 SQ.FT. OR 5.57553 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 7/28/2021
SIGNATURE: Lisa M. McCullley
TITLE: TRUSTEE

DATE: 8/18/2021
SIGNATURE: For Mitra Redorum
TITLE: DIRECTOR

CURVE TABLE

CHORD BEARING	CHORD	DELTA
S74°32'39"E	84.33'	100°05'19"
S74°32'39"E	74.01'	14°38'12"
S82°28'27"E	74.65'	85°28'27"
N01°19'19"W	42.45'	04°51'59"
N01°19'19"W	42.45'	43°32'59"
N02°33'40"W	39.64'	46°42'41"
N08°01'40"E	186.38'	62°53'22"
N21°27'04"E	31.77'	37°02'33"



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUAINTED WITH AND DESCRIBED IN BOOK 57529 AT PAGE 15A, 15B, 18A, 52, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34, A MARYLAND STATUTORY TRUST, AS DESCRIBED IN THE OWNERS CERTIFICATE HEREOF, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS ENGAGED AND DESCRIBED IN THE OWNERS CERTIFICATE HEREOF, ALL PROPERTY PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT, BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT, OF SUBDIVISION IS 242,870 SQ.FT. OR 5.57553 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 7/28/2021
SIGNATURE: Lisa M. McCullley
TITLE: TRUSTEE

DATE: 8-18-2021
SIGNATURE: For Mitra Redorum
TITLE: DIRECTOR

PLAT NO.	410.47
DATE	7/28/2021
DEPARTMENT OF PERMITTING SERVICES	MONTGOMERY COUNTY, MARYLAND
APPROVED:	For Mitra Redorum DIRECTOR
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION	MONTGOMERY COUNTY PLANNING BOARD
APPROVED:	
CHAIRMAN	SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.:	



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

S.F. = SQUARE FEET
N = NORTHING
E = EASTING
F. = FOOT

--- = FOREST CONSERVATION EASEMENT AREA
- - - = EASEMENT AREA

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. F042 AND WSSC GRID 22/N/MD, ZONED TLD.
- 2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.
- 3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE. NOR IS IT INTENDED TO REFLECT IN AN EXAMINATION OF TITLE OR TO DEPORT ALL MATTERS AFFECTING TITLE.
- 4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROPOSED PLAN, OR OTHER INSTRUMENT OF THE PRESENT RECORD PLAT ARE INCORPORATED BY REFERENCE INTO THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAT AS APPLICABLE TO THE INSTRUMENTS. THE INSTRUMENTS OF THIS PLAT ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. THE INSTRUMENTS OF THIS PLAT ARE SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
- 5.) THE INSTRUMENTS OF THIS PLAT ARE SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
- 6.) THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE "FOREST CONSERVATION EASEMENT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
- 7.) PARCEL B, BLOCK H ARE TO BE CONVEYED TO THE MONTGOMERY VILLAGE FOUNDATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.
- 8.) THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE "FOREST CONSERVATION EASEMENT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
- 9.) THE "PUBLIC ACCESS COVENANT" IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND."
- 10.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 11.) THE SOURCE OF THE 100-YEAR FLOOD ELEVATION SHOWN HEREIN WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY A REFERENCED FLOODING AND STUDY NUMBER 58374.
- 12.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58288 AT PAGE 42.
- 13.) THE PROPERTY SHOWN HEREIN IS SUBJECT TO A "DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM" RECORDED IN BOOK 51461 AT PAGE 315 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND CERTIFY THAT THE SAME IS ACCURATE AND CORRECT IN ALL RESPECTS AND THAT WE HAVE FULL AND COMPLETE TITLE TO THE LAND SHOWN AND DESCRIBED HEREON AND THAT WE ARE NOT PROVIDING ANY OTHER INSTRUMENTS TO THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, THAT AFFECT THE PROPERTY SHOWN AND DESCRIBED HEREON. WE CHOOSE ALL LAND OR PROPERTY INTERESTS TO BE DIVIDED INTO LOTS AND BLOCKS AND TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PLAT. WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO THE "FOREST CONSERVATION EASEMENT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND." WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 57 AND TO THE "LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND." WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO THE "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58288 AT PAGE 42.

GREEN BLOOM MV DEVELOPMENT LLC
A MARYLAND LIMITED LIABILITY COMPANY
BY: *[Signature]* AUTHORIZED AGENT
TITLE: **TRUSTEE FOR FV BANK**
NAME: **F. RUSSELL HINES**
DATE: **6/19/21**
TRUSTEE FOR FV BANK:
[Signature]
NAME: **Lisa M. McCulley**
DATE: **7/19/2021**

GREEN BLOOM MV PARK LLC
A MARYLAND LIMITED LIABILITY COMPANY
BY: *[Signature]* AUTHORIZED AGENT
TITLE: **TRUSTEE FOR FV BANK**
NAME: **Jackie Marshall-Edson**
DATE: **6/19/21**
TRUSTEE FOR FV BANK:
[Signature]
NAME: **Jackie Marshall-Edson**
DATE: **7/20/2021**

SURVEYOR'S CERTIFICATE

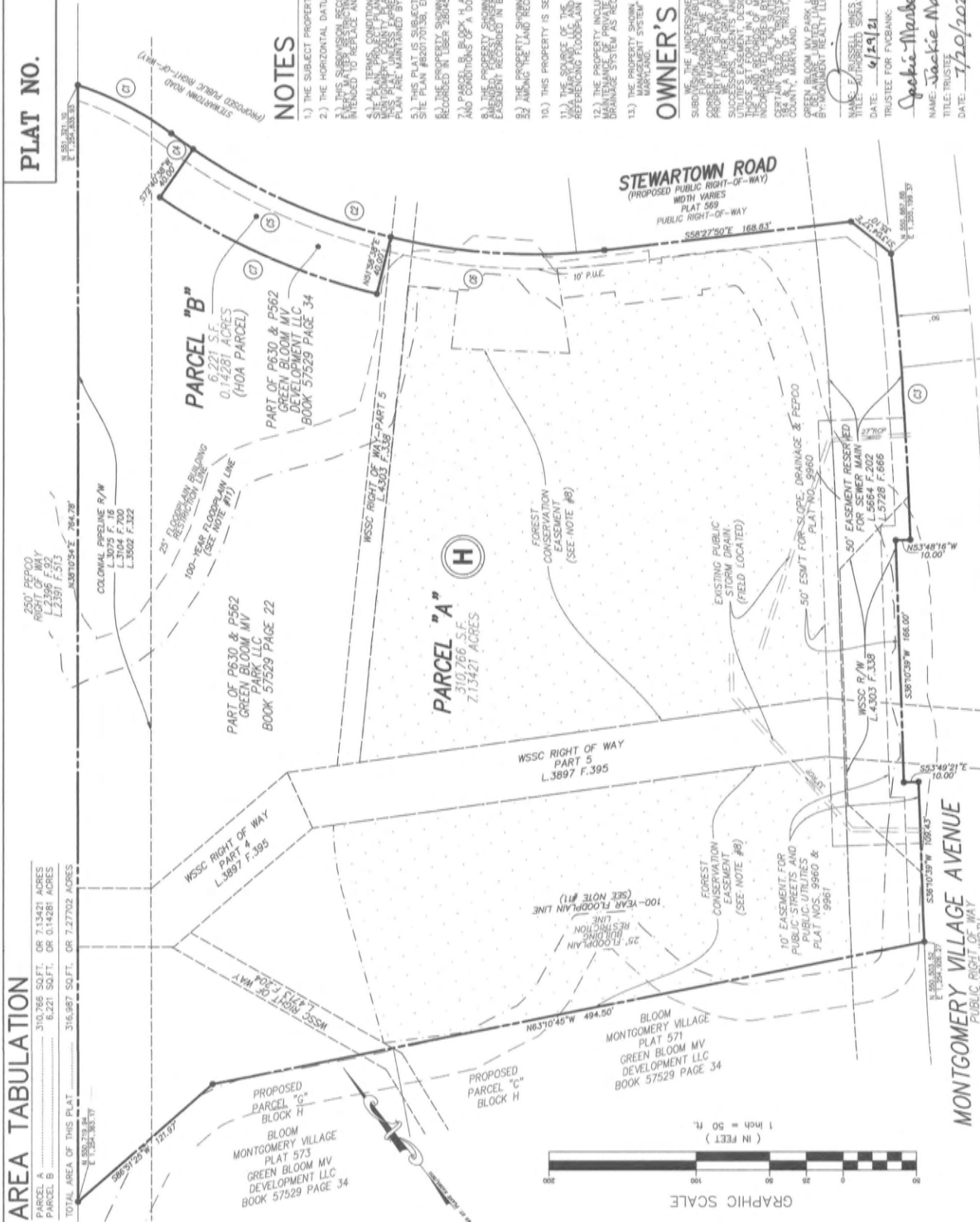
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, BY DEED DATED APRIL 23, 2019, AND RECORDED IN BOOK 57529 AT PAGE 22, AND PART OF THE PROPERTY ACQUIRED BY GREEN BLOOM MV DEVELOPMENT FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND LIMITED LIABILITY TRUST, BY DEED DATED APRIL 23, 2019, AND RECORDED IN BOOK 57529 AT PAGE 24. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 310,267 SQUARE FEET OR 7.27702 ACRES OF LAND.

[Signature]
JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: MAY 31, 2022
DATE: 7-26-2021

PLAT NO.

AREA TABULATION

PARCEL A: 310,746 SQ.FT. OR 7.13421 ACRES
PARCEL B: 8,221 SQ.FT. OR 0.18881 ACRES
TOTAL AREA OF THIS PLAT: 318,967 SQ.FT. OR 7.27702 ACRES



CURVE TABLE

CHORD	TANGENT	CHORD BEARING	CHORD	DELTA	
61	279.50'	72.04'	36.35'	S24°09'42"E	18°40'13"
62	410.50'	164.63'	524.09'42"E	71.71'	43°42'19"
63	3762.44'	96.19'	536.36'45"E	305.99'	03°11'37"
64	410.50'	148.31'	524.09'42"E	186.15'	03°11'37"
65	410.50'	146.46'	524.09'42"E	186.15'	03°11'37"
66	450.50'	162.76'	524.09'42"E	202.65'50"	20°42'02"
67	450.50'	162.76'	82.28'	N27°40'22"W	161.68'

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: *[Signature]*
N. P. C. P. DIRECTOR
DATE: 7-26-2021

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____ SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.: _____
CHAIRMAN: _____
DATE: 7-26-2021
DIRECTOR: *[Signature]*



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Greenmont, MD 20634
301.916.4100 | vika.com
Our Site Set on the Future.

PLAT NO.

NOTES

- 1. THE MONEY AND WEISS IS LOCATED ON THE ADJACENT MAP TO THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLATE NO. 83/2011.
- 2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE INTERESTS AND RIGHTS OF THE PROPERTY IN THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ALL MATTERS AFFECTING THE TITLE OR TO DEPOSIT OR NOTE.
- 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS OF ANY KIND OR CHARACTER, INCLUDING COVENANTS, CONDITIONS, EASEMENTS, RIGHTS OF FIRST REFUSAL, RIGHTS OF FIRST OFFER, RIGHTS OF FIRST REFUSAL TO PURCHASE, RIGHTS OF FIRST REFUSAL TO SELL, RIGHTS OF FIRST REFUSAL TO BUY, RIGHTS OF FIRST REFUSAL TO LEASE, AND RIGHTS OF FIRST REFUSAL TO ASSIGN, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
- 4. THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE U.S.C. & P.C. PRELIMINARY PLAT FOR 207,705.00 AND SITE DEVELOPMENT, ENTITLED "BLOOM" IN THE COMMON OPEN SPACE COVENANT WITH THE MONTGOMERY VILLAGE FOUNDATION AND SUBJECT TO THE TERMS AND CONDITIONS TO BE DOCUMENTED TO THE MONTGOMERY VILLAGE FOUNDATION.
- 5. THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE DEVELOPMENT AND MANAGEMENT OF THE COMMON OPEN SPACE AREAS AND INCLUDING ANY REVISIONS TO THE COVENANTS SYSTEM AS RECORDED IN BOOK 57529 AT PAGE 34.
- 6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 7. THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY DATED APRIL 12, 2018, REFERENCED FLOODPLAIN STUDY NUMBER 18-0017 AS MAY BE VIEWED AT THE MONTGOMERY COUNTY ENGINEERING DEPARTMENT PLANS NO. 18070123 AS MAY BE VIEWED AT THE MONTGOMERY COUNTY ENGINEERING DEPARTMENT PLANS NO. 18070123.
- 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "ZONING AND ACCESS COVENANT" RECORDED IN BOOK 58235 AT PAGE 32 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF COVENANTS" RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

- LEGEND**
- S.F. SQUARE FEET
 - E. EASTING
 - L. LATERAL
 - F.O.D. FLOOD ZONE
 - H.O.A. HOME OWNERS ASSOCIATION

PLAT 574
BLOOM
MONTGOMERY VILLAGE
PARCEL Q
BOOK 57529 PAGE 34

PLAT 574
BLOOM
MONTGOMERY VILLAGE
PARCEL Q
BOOK 57529 PAGE 34

PLAT 574
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MONTGOMERY VILLAGE
PARCEL Q
BOOK 57529 PAGE 34

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PLAT 574
BLOOM
MONTGOMERY VILLAGE
PARCEL Q
BOOK 57529 PAGE 34



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT AND CERTIFY THAT THE SAME IS ACCURATE AND CORRECT AND THAT WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 5-301 OF THE ANNOTATED AND CODE OF MARYLAND. THERE ARE NO SITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 160, BOOK 57529 AT PAGE 161, BOOK 57529 AT PAGE 162, BOOK 57529 AT PAGE 163, BOOK 57529 AT PAGE 164, BOOK 57529 AT PAGE 165, BOOK 57529 AT PAGE 166, BOOK 57529 AT PAGE 167, BOOK 57529 AT PAGE 168, BOOK 57529 AT PAGE 169, BOOK 57529 AT PAGE 170, BOOK 57529 AT PAGE 171, BOOK 57529 AT PAGE 172, BOOK 57529 AT PAGE 173, BOOK 57529 AT PAGE 174, BOOK 57529 AT PAGE 175, BOOK 57529 AT PAGE 176, BOOK 57529 AT PAGE 177, BOOK 57529 AT PAGE 178, BOOK 57529 AT PAGE 179, BOOK 57529 AT PAGE 180, BOOK 57529 AT PAGE 181, BOOK 57529 AT PAGE 182, BOOK 57529 AT PAGE 183, BOOK 57529 AT PAGE 184, BOOK 57529 AT PAGE 185, BOOK 57529 AT PAGE 186, BOOK 57529 AT PAGE 187, BOOK 57529 AT PAGE 188, BOOK 57529 AT PAGE 189, BOOK 57529 AT PAGE 190, BOOK 57529 AT PAGE 191, BOOK 57529 AT PAGE 192, BOOK 57529 AT PAGE 193, BOOK 57529 AT PAGE 194, BOOK 57529 AT PAGE 195, BOOK 57529 AT PAGE 196, BOOK 57529 AT PAGE 197, BOOK 57529 AT PAGE 198, BOOK 57529 AT PAGE 199, BOOK 57529 AT PAGE 200.

TRUSTEE FOR HW
Armc Cull
NAME: Armc Cull
TITLE: TRUSTEE
DATE: 7/9/2021

TRUSTEE FOR FVQBANK
Jackie Marshall-Edson
NAME: Jackie Marshall-Edson
TITLE: TRUSTEE
DATE: 7/20/2021

SURVEYOR'S CERTIFICATE

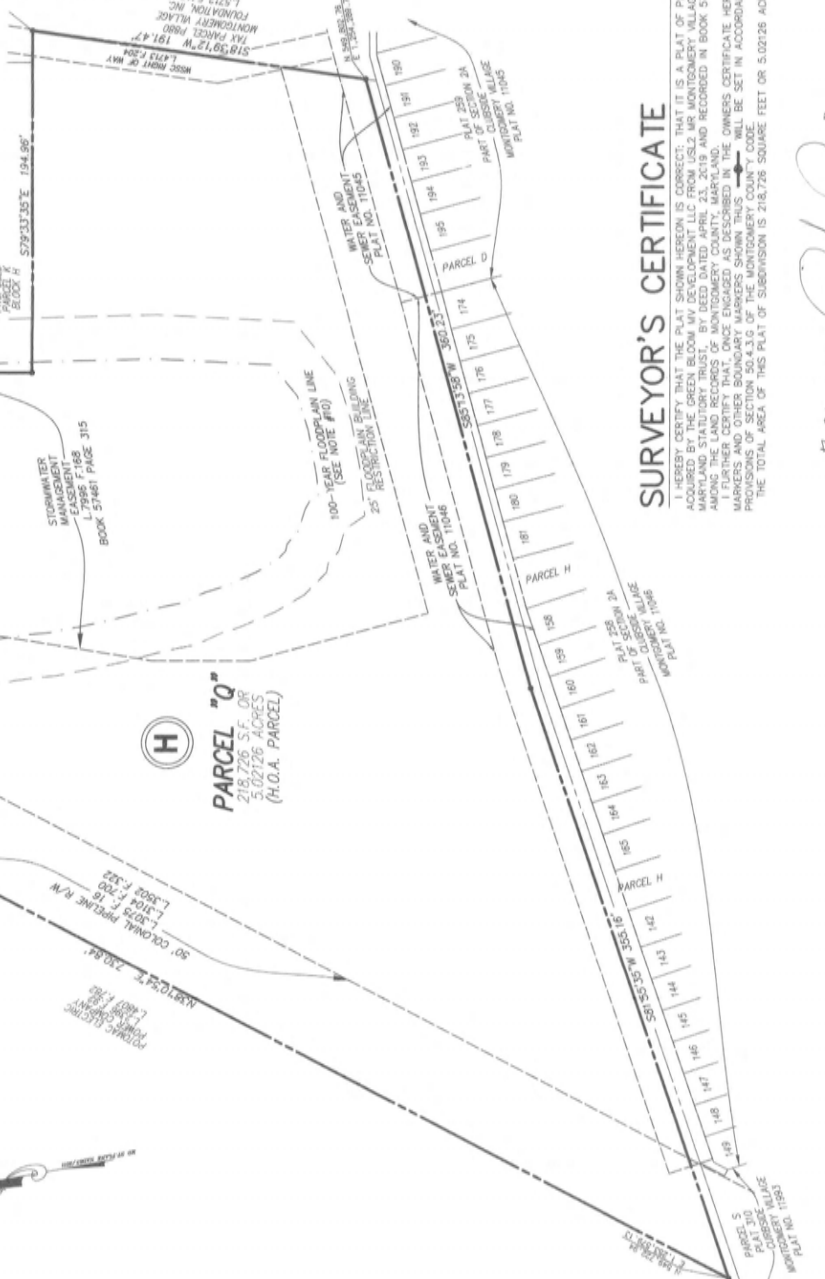
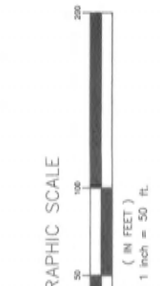
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM WY DEVELOPMENT, LLC FROM US21 WY MONTGOMERY VILLAGE BUSINESS TRUST, A PROFESSIONAL LIMITED LIABILITY COMPANY, INCORPORATED IN MARYLAND, AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN HEREON WILL BE SET IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AS SET FORTH IN THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT, TITLE 14, SUBTITLE 20, OF THE MARYLAND CODE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 218,726 SQUARE FEET OR 5.02126 ACRES OF LAND.

DATE: 7-26-2021
JOHN G. PRIDE
PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: MAY 31, 2022

AREA TABULATION

PARCEL Q 218,726 SQ.FT. OR 5.02126 ACRES

TOTAL AREA OF THIS PLAT 218,726 SQ.FT. OR 5.02126 ACRES



MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	
APPROVED: <u>Alissa Pederson</u> DIRECTOR	PLAT NO. _____
APPROVED: _____ CHAIRMAN	DATE: _____
APPROVED: _____ SECRETARY - TREASURER	PLAT NO. _____
APPROVED: _____ M.N.C.P. & P.C. RECORD TITLE NO.:	DATE: _____

SUBDIVISION RECORD PLAT

PLAT 575
BLOOM
MONTGOMERY VILLAGE
PARCEL Q, BLOCK H
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JUNE 29, 2021

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future

