

Plat Name: **Montgomery Village Center**

Plat #: **220220520 - 220220530**

Location: Located on the west side of Montgomery Village Avenue, opposite Centerway Road

Master Plan: Montgomery Village Master Plan

Plat Details: CRT zone; 46 lots and 11 parcels

Owner: W-ARC VII, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180010 (MCPB Resolution No. 18-037), and with Site Plan No. 82018002D (Certified Site Plan dated November 9, 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.

NOTES

1. THE SUBJECT PROPERTY (ACCOUNT NUMBER 02854665) IS CURRENTLY ZONED ORF-1.5 (C-0.75, R-1.0, H-1.5) AND IS LOCATED ON TAX MAP PU 34.
2. THE HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID NORTH (NAD83/91).
3. THIS SUBDIVISION SHOWN HEREON IS NOT INTENDED TO SHOW EASY MATTER AFFECTING OWNERSHIP AND USE, NOR EASY MATTER RESTRICTING THE OWNERSHIP 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. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M-400CP", RECORDED IN LIBER 28404 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
6. ALL TERMS, CONDITIONS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENTS, COVENANTS, OR OTHER INSTRUMENTS AFFECTING THE PROPERTY ARE INCORPORATED BY REFERENCE INTO THIS PLAT. ANY SUCH INSTRUMENTS ARE INTENDED TO SURVIVE AND BE ENFORCED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE BOARD OF ZONING ADJUSTMENTS. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 10010000, ENTITLED "MONTGOMERY VILLAGE CENTER" AND THE SITE PLAN NO. 80010000, ENTITLED "MONTGOMERY VILLAGE CENTER", AS AMENDED TO DATE.
8. BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY WMA ASSOCIATES, DATED AUGUST 12, 2015 AND LAST REVISED DECEMBER 7, 2015.
9. THIS PLAT IS SUBJECT TO A PUBLIC ACCESS COVENANT RECORDED IN BOOK 57359 AT PAGE 444 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
10. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS REGARDING PERPETUAL MAINTENANCE AND UTILITY OF PRIVATE PARKS, PRIVATE OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND DRAINAGE SYSTEM RECORDED IN BOOK 57311 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
11. PARCELS 9 (VILLAGE CLUB ALLEY) AND PARCELS 12 (HARPER VALE ROAD) ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 54082 AT PAGE 338.
12. THIS PLAT IS SUBJECT TO A PARTIAL TERMINATION OF INTEREST & EGRESS EASEMENT RECORDED IN BOOK 55872 AT PAGE 387 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
13. VACATION OF STORM DRAIN EASEMENT SHALL OCCUR PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR LOTS 25, 26, AND 32 SHOWN HEREON.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH AN INGRESS/EGRESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 20-49 SHOWN HEREON, AND A STORM DRAIN EASEMENT FOR THE USE AND BENEFIT OF LOT 1, VILLAGE CENTER, MONTGOMERY VILLAGE AS SHOWN ON PLAT 13342.

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 SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTIES INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT THOSE CERTAIN DEEDS OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34132 AT FOLIO 249 AND IN BOOK 57225 AT PAGE 339 AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THE RIGHT.

W-ARC MY OWNER W. LLC

NAME: *Arden A. Henson*
TITLE: *Vice President*
WITNESS: *[Signature]*

07/07/2022
DATE

MANUFACTURERS AND TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION
TRUSTEE:

NAME: *Debra C. Brown*
TITLE: *Debra C. Brown, Trustee*
WITNESS: *[Signature]*

7/13/2022
DATE

NAME: *[Signature]*
TITLE: *[Signature]*
WITNESS: *[Signature]*

NAME: *[Signature]*
TITLE: *[Signature]*
WITNESS: *[Signature]*

APPROVED: _____
CHAIR

APPROVED: *7/13/2022*
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

APPROVED: *Arden A. Henson*
M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: *7/13/2022*
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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE MONTGOMERY VILLAGE CENTER AS DESCRIBED IN THE FOLLOWING: COMMENCED FROM WASHINGTON REAL ESTATE INVESTMENT TRUST TO W-ARC MY OWNER W. LLC BY DEED DATED DECEMBER 14, 2015 AND INVESTMENT TRUST 51432 AT FOLIO 240, AS CONFIRMED IN BOOK 57870 AT PAGE 19 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 HAVE BEEN FOUND OR WILL BE SET AS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 79,510 SQUARE FEET OR 1.82530 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

KEVIN F. STENHALBER
MARTLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88
EXPIRATION DATE: 03-07-2024

DATE: *07/13/2022*

CURVE DATA

CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH	TANGENT
C1	23.56	15.00	90.00	0.00	0.00	0.00	S31°02'02"E	21.21	15.00
C2	144.51	275.00	507.96	33.00	328.55	15.15	S28°55'15"W	142.86	73.97
C3	86.63	175.00	287.49	49.00	529.47	46.75	S85°17'35"W	44.22	44.22
C4	14.99	25.00	51.52	28.00	51.52	28.00	S1°32'28"W	7.73	45.00
C5	14.99	25.00	51.52	28.00	51.52	28.00	S1°32'28"W	7.73	45.00
C6	10.06	50.00	90.00	0.00	0.00	0.00	S1°08'02"E	35.36	25.00
C7	10.06	50.00	90.00	0.00	0.00	0.00	S1°08'02"E	35.36	25.00
C8	9.86	5.00	112.57	55.00	570.20	55.00	S70°20'55"W	8.34	7.55
C9	7.86	5.00	90.00	0.00	0.00	0.00	S31°04'59"W	7.08	5.01
C10	23.87	15.00	91.11	0.00	0.00	0.00	S30°32'32"W	21.43	15.31
C11	31.42	20.00	90.00	0.00	0.00	0.00	S58°51'58"W	28.28	20.00
C12	33.24	32.34	58.53	28.00	529.31	32.34	S29°31'32"E	31.80	18.26
C13	10.10	175.00	318.26	37.00	519.05	37.00	S19°05'37"W	10.10	5.05

LINE DATA

LINE	BEARING	DISTANCE
L1	S13°51'58"W	39.50
L2	S13°51'58"W	12.41
L3	S13°51'58"W	12.41
L4	S13°51'58"W	12.41
L5	S13°51'58"W	12.41
L6	S13°51'58"W	12.41
L7	S13°51'58"W	12.41
L8	S13°51'58"W	12.41
L9	S13°51'58"W	12.41
L10	S13°51'58"W	12.41
L11	S13°51'58"W	12.41
L12	S13°51'58"W	12.41
L13	S13°51'58"W	12.41
L14	S13°51'58"W	12.41
L15	S13°51'58"W	12.41
L16	S13°51'58"W	12.41
L17	S13°51'58"W	12.41
L18	S13°51'58"W	12.41

PLAT NO.

LEGEND

- + PROPERTY MARKER TO BE SET
- P.B. PLAT BOOK
- NO. NUMBER
- ESMT EASEMENT
- EX. EXISTING

VICINITY MAP
1" = 1000'

1" = 40 FEET

SUBDIVISION RECORD PLAT
MONTGOMERY VILLAGE
CENTER

PARCELS 9, 9A, 9B, 9C, & 12
& LOTS 20-49

A RESUBDIVISION OF PART OF LOT 25
VILLAGE CENTER, MONTGOMERY VILLAGE
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
DATE: JANUARY 15, 2020

AREA TABULATION
5 PARCELS
30 LOTS
TOTAL AREA THIS PLAT
- 44,034 SF OR 1.01088 ACRES
35,476 SF OR 0.81442 ACRES
79,510 SF OR 1.82530 ACRES

PLAT:
RECORDED DATE:

APPROVED: *7/13/2022*
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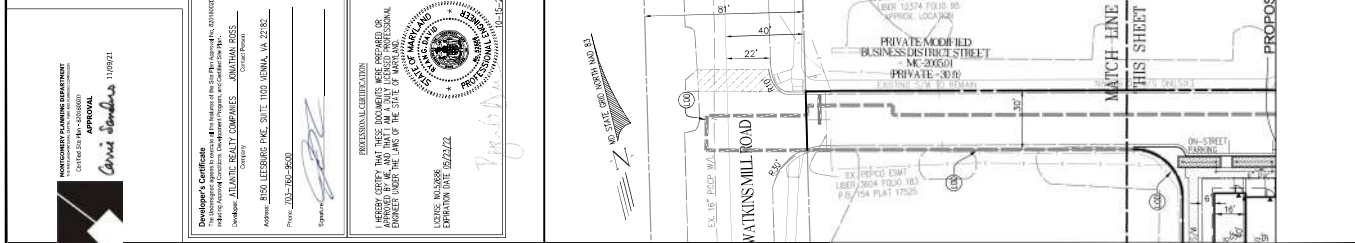
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APPROVED: _____
CHAIR

APPROVED:



EX. ADDRESS/ADDRESS LINE
LIBR 5878 FOLIO RI
LIBR 9001 FOLIO 171
P.B. 103 PLAT 11692
P.B. 160 PLAT 18201
103 PLAT 11692



M:\JOBS\MontgomeryVillage\Site Plan Amendment 4 (1B)\2267-1B-05-05A-GEO.dwg