

Plat Name: Westfarm Technology Park
Plat #: 220230090

Location: Located on the north side of Broadbirch Drive, 900 feet east of Tech Road
Master Plan: White Oak Science Gateway Master Plan
Plat Details: CRF zone; 1 parcel and 1 outlot
Owner: Agile Real Estate, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120220060 (MCPB Resolution No. 22-062), and with Site Plan No. 820220110 (Certified Site Plan dated October 12, 2022), 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.

PLAT NO.

CURVE DATA			
NO.	DELTA	RADIUS	ARC
1	28°46'42"	840.00	436.57
2	23°47'46"	850.00	353.02
3	6°17'52"	170.00	16.69

HORIZONTAL CONTROL

Horizontal Control Station is Maryland State Plane Grid, NAD 83 and is based upon the following COGS Stations

Base Station Used	North	East
PD 1000	111,480.25	37,874.33
PD 1001	111,480.25	37,874.33
AP5522 GAT GAITHERSBURG COGS APP	534,457.86	1,249,611.23
AP4425 ANF ANNAPOLIS 1 COGS APP	489,555.01	1,423,355.32

Project Combined Grid Factor = 1.000000000. Distances are "ground" distances

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide along the county street right-of-way lines of Broad Birch Drive shown hereon. There is no temporary slope easement along Longfield Drive said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 30-4.3.5 of the Montgomery County Code.

There are no easements, rights, claims or interests in the property described herein, other than those shown hereon, which are not shown hereon, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.

AGILE REAL ESTATE, a Maryland limited liability company

By: Thomas P. Rosato, Managing Member

We hereby assent to this plat of subdivision:

EAGLEBANK Purchase Money Deed of Trust and Security Agreement and Fixture Filing, Book 54794 Page 389, & Indemnity Deed of Trust, Security Agreement and Fixture Filing, Book 65682 Page 282

By: Agile Real Estate Trust

By: Steven Rabin, Substitute Trustee

WOOGLIN, LLC Second Lien Purchase Money Deed of Trust, Book 54794 Page 389

By: Christopher King, Member

By: Thomas P. Rosato, Managing Member

By: Steven Rabin, Substitute Trustee

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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, approved by the Montgomery County Planning Board are intended to survive and not be distinguished 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. This property is subject to the terms and conditions of Preliminary Plan No. 120220050 and Site Plan No. 820220110 both titled "WHITE OAK APARTMENTS", as amended.

4. The property shown hereon 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 82268 at Page 42.

5. The property shown hereon is subject to a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland, in Book 65090 at Page 327.

6. The Property shown hereon appears on Tax Map K343, WSSC Grid 216 NE 03.

7. This property is served by public water and sewer systems only.

8. The property shown hereon is Zoned: CRF-1.25, CO.25, R-1.25, H-85.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision of Parcel EEEE as shown on subdivision record plat titled "PARCEL EEEE AND PARCEL FFFF, WESTFARM TECHNOLOGY PARK" and recorded as Plat 21173, said being all of the property described in a conveyance from GANNETT SATELLITE INFORMATION NETWORK, LLC, a Delaware limited liability company, to AGILE REAL ESTATE, LLC, a Maryland limited liability company, by deed dated June 30, 2017, and recorded in Book 54794 at Page 367, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon will be set in accordance with the provisions of Section 30-4.3.5 of the Montgomery County Code.

The total area included in this subdivision record plat is 340,838 square feet or 7.82456 acres of land, the total area dedicated to public use is 44,287 square feet or 1.01669 acres of land.

Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 10509
License Expires 07/13/2023

Date

Date

Date

Date

Date

Date

Date

Date

AREA TABULATION

1 Parcel	295,712 Square Feet or 6.78861 Acres
1 Outlot	839 Square Feet or 0.01926 Acres
Street Dedication	44,287 Square Feet or 1.01669 Acres
Total by this plat	340,838 Square Feet or 7.82456 Acres

Parcel E
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel D
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel C
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel B
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel A
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel F
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel G
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel H
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel I
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel J
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel K
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

Parcel L
WESTFARM TECHNOLOGY PARK
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Parcel M
WESTFARM TECHNOLOGY PARK
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Parcel N
WESTFARM TECHNOLOGY PARK
PLAT BOOK 120 PLAT 14090

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

CHAIRMAN

SECRETARY

TREASURER

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

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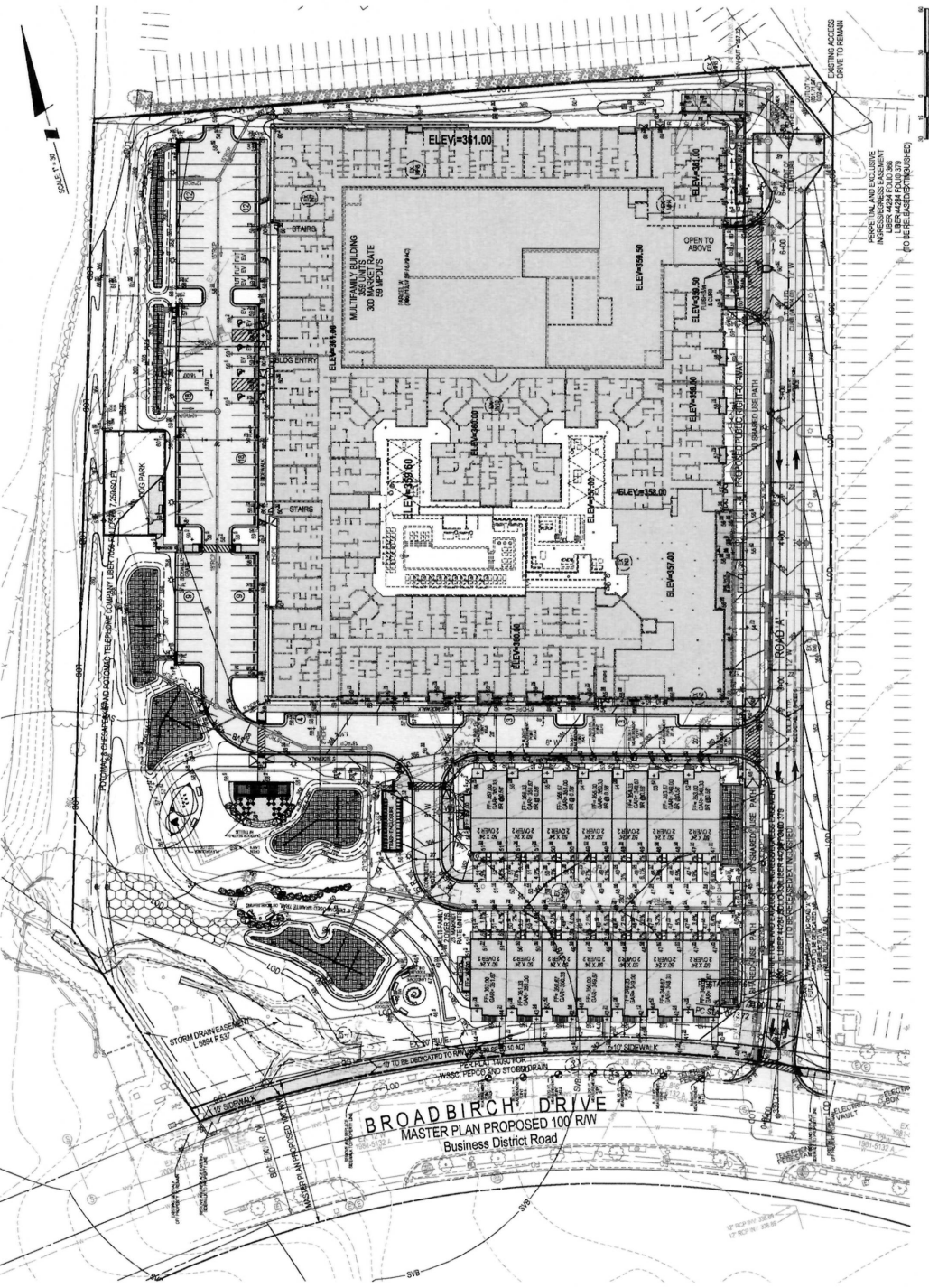
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ENGINEER'S CERTIFICATE
 IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of New York, at Albany, this 1st day of October, 1987.

DATE _____ TIME _____
 BY: JIMMATHY A. STEWART _____
 30287

COLESVILLE (5TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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