



## MEMORANDUM

DATE: June 9, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SS*  
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for June 22, 2023.

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220230380 R. Holt Easley's Subdivision of Silver Spring**

**220230420 PSTA**

**220230750 – 220230760 West Side at Shady Grove Metro**

**Plat Name: R. Holt Easley's Subdivision of Silver Spring**

**Plat #: 220230380**

Location: Located on the north side of Sligo Avenue, 175 west of Ritchie Avenue

Master Plan: East Silver Spring Master Plan

Plat Details: CRT zone; 1 lot

Owner: Sligo Apartments, LLC and Sligo 102, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120220110 (MCPB Resolution No. 22-072), and with Site Plan No. 820220170 (Certified Site Plan dated March 29, 2023), 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.**

**OWNER'S CERTIFICATE**

We, Sligo Apartments, LLC and Sligo 102, LLC, owners of the property shown herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines and dedicate the streets to public use. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-4.3.6(1)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision, except certain deeds of trust and the parties in interest thereto have affixed their signatures herein indicating their assent to this plat of subdivision.

Sligo Apartments, LLC

By: Sligo Apartments MM, LLC,  
a Maryland limited liability company,  
its Sole Member

By: MARG Rural LLC,  
a West Virginia limited liability company,  
its Manager

*Robert B. Margolis*  
Robert B. Margolis, Manager

Sligo 102, LLC

By: MARG Rural LLC,  
a West Virginia limited liability company,  
its Sole Member

*Robert B. Margolis*  
Robert B. Margolis,  
Manager

As beneficiary under that certain deed of Trust, Assignment and Security Agreement and Fixture Filing recorded at Book 38441 and Page 234, as modified by that certain increase, Modification and Spreader Agreement recorded at Book 64078 and Page 65, we hereby assent to this plat of subdivision.

EAGLEBANK

*5/16/23*  
Date

*Ryan Riel*  
Ryan Riel, Executive Vice-President  
EVP, CHIEF REAL ESTATE  
LENDING OFFICER

LINE	BEARING	DISTANCE
L1	S 02°09'27" E	11.92'
L2	N 02°09'27" W	11.71'

PLAT TABULATION  
 Lots = 1  
 Area of Lots = 50,359 sq. ft.  
 Area of Street Dedication = 27,125 sq. ft.  
 TOTAL Area = 77,484 sq. ft.  
 or 1,205.34 acres

20230380  
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

CHAIR \_\_\_\_\_ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *5-31-2023*

*Robert B. Margolis*  
DIRECTOR

DATE: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

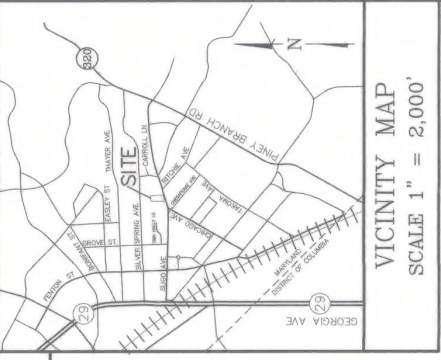
**SURVEYOR'S CERTIFICATE**

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown herein is correct; that it is a resubdivision of all of the land conveyed by 713 Sligo, LLC, a Maryland limited liability company to SJ00 102, LLC by deed dated September 2, 2021 and recorded among the Land Records of Montgomery County, Maryland, Book 64078, Page 65, and that the plat is a subdivision of the land conveyed by Abraham Mekonnen, Sabie Lamma and 715 TO 719 Sligo, LLC a Maryland limited liability company to Sligo Apartments, LLC by deed dated December 8, 2017 and recorded among the Land Records of Montgomery County, Maryland, in Book 50499 at Page 101, and that the plat is a subdivision of the land conveyed by the deed of subdivision entitled "R. HOLT EASLEY'S SUBDIVISION OF SILVER SPRING" as recorded among said Land Records as Plat No. 21509. I further certify that once engaged as described in the owner's certification herein, all monuments and all property markers and lines shown on this plat are the result of a survey conducted by me or under my responsible charge. The total area included on this plat is 52,505 square feet or 1,205.34 acres. The total area of street dedication for public road purposes included on this plat is 2,137 square feet or 0.04860 acres.

*Wayne F. Albertin*  
 Wayne F. Albertin, L.L.S.  
 M.O. Plat No. 171320  
 License Expires: January 7, 2025

*5/16/23*  
 Date

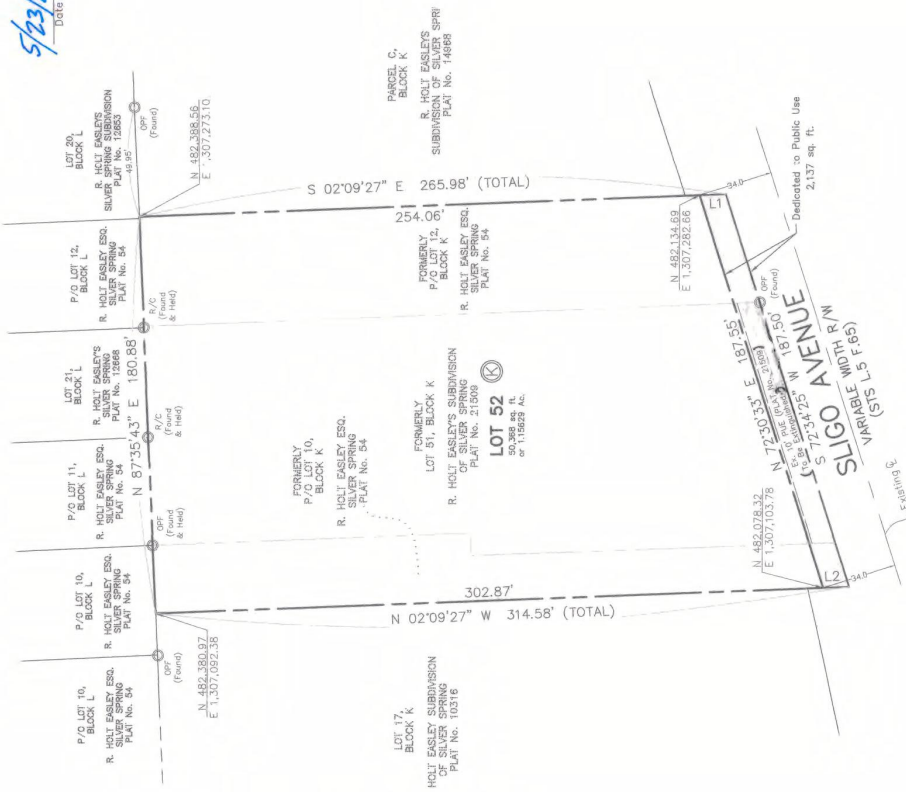
Macris, Hendricks & Glascock, P.A.  
 By: Wayne F. Albertin  
 M.O. Plat No. 171320  
 License Expires: January 7, 2025



**LEGEND:**

- DPF = Open Pipe Found
- PUC = Public Utility Easement
- DP = Ditch
- R/W = Right-of-Way

- Note:**
- This property shown herein is currently zoned ORN-0.75, C-0.75, R-0.25, H-35.
  - The property is served by public water and sewer systems only.
  - 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan or project of this project are hereby incorporated by reference into this subdivision record plat. The project is subject to the terms and conditions of the preliminary plan or project as approved by the Montgomery County Planning Board and not be extinguished by the recordation 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.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 12022010 and Site Plan No. 820220170 entitled "Sligo Apartments".
  - A review of title for the subject property has demonstrated that the easterly 10' wide perpetual right of way shown upon Lot 51 (Plat No. 21509) was mistakenly platted and therefore is not depicted herein.
  - The property shown herein is subject to the terms and conditions set forth in a Declaration of Covenants for the operation and maintenance of private streets, private storm drain systems, and/or open space areas, recorded on October 8, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 58288 at Page 42.



**SUBDIVISION RECORD PLAT**  
**LOT 52, BLOCK K**  
**R. HOLT EASLEY'S SUBDIVISION**  
**OF SILVER SPRING**

BEING A RESUBDIVISION OF  
 PART OF LOT 10 & 12, BLOCK K  
 & ALL OF LOT 51, BLOCK K  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' MAY, 2023

**MHG**  
 Macris, Hendricks & Glascock, P.A.  
 Landscape Architects • Surveyors  
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