

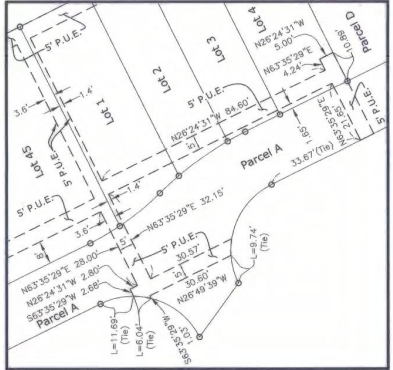
**Plat Name: PSTA**  
**Plat #: 220230420**

Location: Located in the southwest quadrant of the intersection of Great Seneca Highway (MD 119) and Key West Avenue (MD 28)  
Master Plan: Great Seneca Science Sector Plan  
Plat Details: CR zone; 12 lots, 2 parcels  
Owner: The Elms at PSTA, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12020001B (MCPB Resolution No. 22-104), and with Site Plan No. 820220050 (Certified Site Plan dated July 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.

Curve	Radius	Tangent	Chord	Bearing	Delta
C1	25.00'	39.27'	25.00'	N77°24'31"W	90°00'00"
C2	25.00'	39.27'	25.00'	N16°35'29"E	90°00'00"
C3	110.00'	35.80'	18.06'	N35°43'58"W	18°38'53"
C4	90.00'	29.29'	14.78'	N55°43'58"W	18°38'53"

Line	Bearing	Length
L1	N40°45'03"W	4.13'
L2	N12°03'58"W	4.13'
L3	N40°45'03"W	17.55'



**Detail 'A':**  
Scale: 1" = 30'

Area Tabulation	Area
12 Lot(s)	41296 sq.ft. or 0.94803 Acres
2 Parcel(s)	13531 sq.ft. or 0.31062 Acres
Dedication	N/A sq.ft. or N/A Acres
Total Area	54827 sq.ft. or 1.25865 Acres

**Owner's Certificate**

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision, and establish the minimum building restriction lines, Washington Gas, Verizon, and their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated herein as "P.U.E.", with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 3824 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, 5' Temporary Slope Easements adjacent, contiguous and parallel to all public street, right of way lines. Said Temporary Slope Easements shall be subject to the terms and conditions set forth in the Declaration of Terms and Provisions of Public Utility Easement recorded in Liber 3824 at folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner monuments to be set and placed in accordance with the Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Book 66013 at page 134 and the parties interest thereto have indicated their assent below.

*John M. Clarke*  
By: John M. Clarke, Vice President, ESOC II, Inc.,  
Manager of The Elms at PSTA, L.L.C.

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By: John M. Clarke, Vice President, ESOC II, Inc.,  
Manager of The Elms at PSTA, L.L.C.

Approved: \_\_\_\_\_  
Chair

Approved: \_\_\_\_\_  
Montgomery Planning Board

Approved: \_\_\_\_\_  
Montgomery Planning Board

Approved: \_\_\_\_\_  
Montgomery Planning Board

Approved: \_\_\_\_\_  
Montgomery Planning Board

**Plat No.**

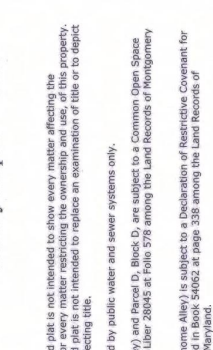
**Approvals/Information Chart**

Tax Map: FS34, WSSC Grid No.: Z20NW10
Zoning Category: CR-10, C-0.5, R-1.0, H-150
Approved Preliminary Plan File No.: Z20200100, Z2020010A & Z2020010B
Approved Site Plan File No.: 820220039
Approved Engineering Plan File No.: 820220039
Approved Forest Conservation Plan No.: 820220050

**Legend**

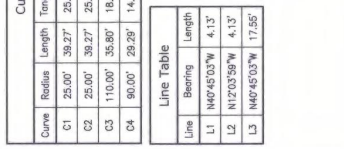
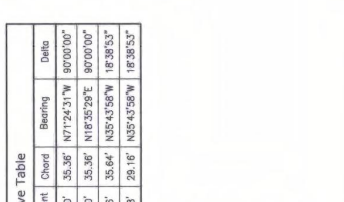
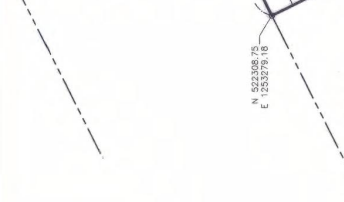
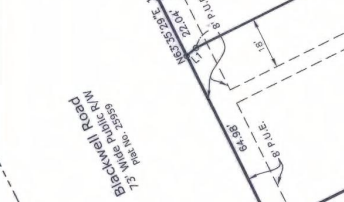
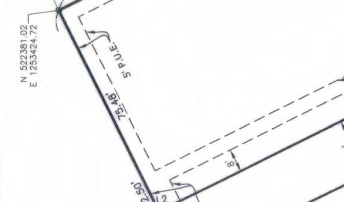
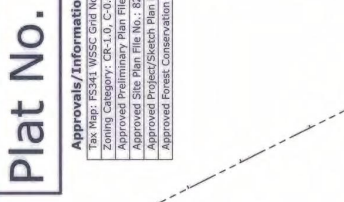
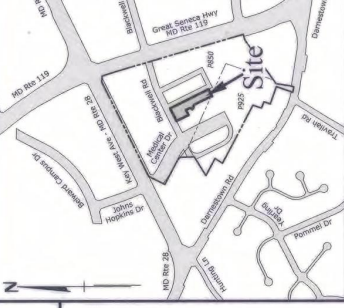
P.U.E.	Public Utility Easement
L # P #	Lot # Parcel #
R/W	Right of Way
Sq. Ft.	Square Feet

**Vicinity Map: 1" = 1000'**



**General Notes:**

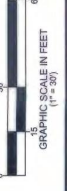
- This subdivision record plat is not intended to show every matter affecting the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- Parcel A (Genome Alley) and Parcel D, Block D, are subject to a Common Open Space Covenant recorded in Liber 28085 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block D (Genome Alley) is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062, at page 338 among the Land Records of Montgomery County, Maryland.
- Parcel A (Genome Alley) and Parcel D, Block D, shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 3828 at page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (NAD83(2011)), SPCS Zone 1900(MD), Geoid Height 10.000, Mean Sea Level Datum 1988, Vertical Datum 1988, and a vertical elevation scale factor for the site is 0.99994078.
- 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 the recording of this subdivision record plat. The official public files for such plans are maintained by the Planning Board and available for public review during normal business hours.



**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct, that it is a plat of part of the property of The Elms at PSTA, L.L.C., recorded in Liber 3824 at folio 457 among the Land Records of Montgomery County, Maryland, by a deed dated June 29, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 126; and I further certify that once engaged as described in the owner's certificate hereon, all information shown hereon is true and correct to the best of my knowledge and belief in accordance with the Montgomery County Code. The total area included on this plat is 54,827 square feet or 1.25865 acres of land, none of which is that responsible change and is in accordance with COMAR Title 09, Subtitle 19, Chapter 06, §19-06-02.

*Aaron Engle Worley*  
By: Aaron Engle Worley  
Professional Land Surveyor  
Maryland Registration No. 21539  
(License Expiration Date: 12-25-2023)



**RODGERS CONSULTING**  
1947 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph. 301.948.7000, Fax 301.948.6254, www.rodgers.com

Date: \_\_\_\_\_  
Plat No.: \_\_\_\_\_

Approved: \_\_\_\_\_  
Montgomery County Department of Permitting Services

Approved: \_\_\_\_\_  
The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_  
Montgomery Planning Board

Approved: \_\_\_\_\_  
Montgomery Planning Board

Subdivision Record Plat  
Lots 1-10, 44 & 45 and  
Parcels A & D, Block D  
PSTA  
Gaithersburg (9th) Election District  
Montgomery County, Maryland  
Scale: 1" = 30' September 2022

Plat No. 14  
RCL Job No.: 064312  
MNCPC File No. Z2020010



