

Plat Name: Rock Spring Park
Plat #: 220230670 & 220230680

Location: Located immediately south of the intersection of Rockledge Drive and Fernwood Road
Master Plan: Rock Spring Sector Plan
Plat Details: CRF zone; 2 parcels
Owner: The Grandview, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210040 (MCPB Resolution No. 21-074), and with Site Plan No. 820210190 (Certified Site Plan dated December 21, 2022), 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.

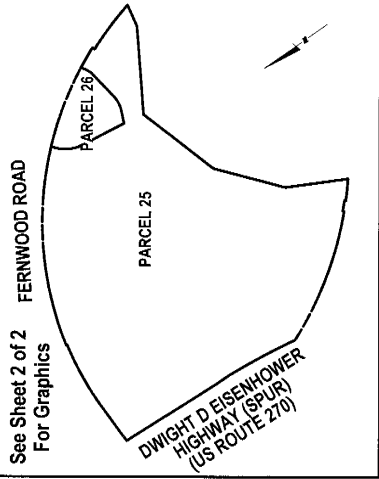
PLAT NO.

See Sheet 2 of 2
For Graphics

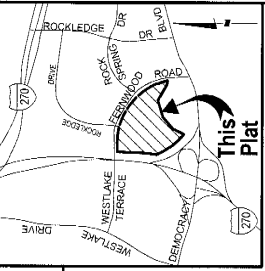
LINE NO.	STARTING POINT	ENDING POINT	BEARING	DISTANCE	AREA
1	S 61°10'24" E	26.807			
2	S 81°37'10" W	136.36			
3	S 66°46'29" E	6.00			
4	N 20°53'44" E	129.48			
5	S 22°19'21" W	79.53			
6	S 64°48'35" W	47.15			
7	S 89°20'33" W	74.42			
8	S 82°27'03" W	45.32			
9	S 00°39'27" E	5.98			
10	S 72°27'04" W	154.58			
11	S 09°53'45" E	417.33			
12	S 39°06'37" E	328.08			
13	S 84°06'16" E	112.76			
14	S 37°46'54" W	95.54			
15	N 84°09'15" W	671.14			

NO.	DETA.	STATION	BEARING	DIST.	CHORD BEARINGS & DIST.
1	137157	136.36	S 81°37'10" W	136.36	S 81°37'10" W 136.36
2	137157	136.36	S 66°46'29" E	6.00	S 66°46'29" E 6.00
3	137157	142.36	N 20°53'44" E	129.48	N 20°53'44" E 129.48
4	137157	262.84	S 22°19'21" W	79.53	S 22°19'21" W 79.53
5	137157	342.37	S 64°48'35" W	47.15	S 64°48'35" W 47.15
6	137157	419.52	S 89°20'33" W	74.42	S 89°20'33" W 74.42
7	137157	493.94	S 82°27'03" W	45.32	S 82°27'03" W 45.32
8	137157	543.92	S 00°39'27" E	5.98	S 00°39'27" E 5.98
9	137157	603.90	S 72°27'04" W	154.58	S 72°27'04" W 154.58
10	137157	758.48	S 09°53'45" E	417.33	S 09°53'45" E 417.33
11	137157	1175.81	S 39°06'37" E	328.08	S 39°06'37" E 328.08
12	137157	1503.89	S 84°06'16" E	112.76	S 84°06'16" E 112.76
13	137157	1616.65	S 37°46'54" W	95.54	S 37°46'54" W 95.54
14	137157	1712.19	N 84°09'15" W	671.14	N 84°09'15" W 671.14

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KEY MAP
SCALE: 1" = 250'



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "P.I.E." hereon with the terms and provisions of such a grant being those set forth in a certain document entitled "Master Declaration of Terms and Provisions for Public Improvements Easements" recorded among the aforesaid Land Records, in Book 6629 at Page 451, which said terms and provisions are hereby incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.6 of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

THE GRANDVIEW, LLC, a Maryland limited liability company, (formerly ELP BETHESDA, LLC)

By: Christina Sweater, Chief Financial Officer
Date: 6/29/2023
Witnessed by: Cynthia A. Pugh
Date: 6/29/2023

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 part of Parcel 6 and part of Parcel 12, as shown on the following two (2) subdivision record plats respectively, the first (1st) being title "PARCEL 6, ROCK SPRING PARK" and recorded in Plat Book 101 as Plat 11448; and the second being titled "PARCEL 12, ROCK SPRING PARK" and recorded in Plat Book 141 as Plat 16290; said part of Parcel 6 and part of Parcel 12 being all the property described in a conveyance from THE GRANDVIEW, LLC, a Maryland limited liability company, formerly known as ELP BETHESDA, LLC, a Maryland limited liability company, to THE GRANDVIEW, LLC, a Maryland limited liability company, by Confirmatory Deed dated February 7, 2023, and recorded in Book 6608 at Page 162, all among the Land Records of Montgomery County, Maryland.

And that once engaged as the Owner's Certificate hereon, all property corner markers shown thus: — will be set in accordance with the provisions of Section 50.4.3.C of the Montgomery County Code.

The total area included in this subdivision record plat is 1,465.504 square feet or 33.64334 acres of land. There is no dedication by this plat.

Timothy F. Lee
Montgomery County Land Surveyor
Maryland Record No. 21509
License Expires: 07/13/2025
Date: June 27, 2023

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 part of Parcel 6 and part of Parcel 12, as shown on the following two (2) subdivision record plats respectively, the first (1st) being title "PARCEL 6, ROCK SPRING PARK" and recorded in Plat Book 101 as Plat 11448; and the second being titled "PARCEL 12, ROCK SPRING PARK" and recorded in Plat Book 141 as Plat 16290; said part of Parcel 6 and part of Parcel 12 being all the property described in a conveyance from THE GRANDVIEW, LLC, a Maryland limited liability company, formerly known as ELP BETHESDA, LLC, a Maryland limited liability company, to THE GRANDVIEW, LLC, a Maryland limited liability company, by Confirmatory Deed dated February 7, 2023, and recorded in Book 6608 at Page 162, all among the Land Records of Montgomery County, Maryland.

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Timothy F. Lee
Montgomery County Land Surveyor
Maryland Record No. 21509
License Expires: 07/13/2025
Date: June 27, 2023

SUBDIVISION RECORD PLAT SHEET 1 OF 2 (COVER SHEET)

PARCEL 25 AND PARCEL 26 ROCK SPRING PARK (Being a resubdivision of part of Parcel 6 and part of Parcel 12, Rock Spring Park)

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: AS NOTED DATE: JUNE 2023



SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100, Rockville, MD 20850 P: 301-948-2750 F: 301-948-9667
www.soltesz.com
Engineering & Surveying / Planning / Environmental Sciences

NOTES:

- 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 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 subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter respecting the meaning 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.
- This property is subject to the terms and conditions of Preliminary Plan No. 120210040 titled "ELP BETHESDA ROCK SPRING", Site Plan No. 820210190 titled "ELP BETHESDA ROCK SPRING PHASE 1A", and Site Plan No. 820220120, titled "ELP BETHESDA ROCK SPRING PHASE 1B", as amended.
- The property shown hereon is subject to a Declaration of Restorative 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 58268 at Page 42.
- Private Roads (Thomas Spring Way, Rockledge Drive, and Rock Spring Drive) shown hereon is subject to the terms and provisions of a Declaration of Restorative Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338.
- The property shown hereon is subject to Public Access Covenant recorded among the Land Records of Montgomery County, Maryland, in Book 67095 at Page 162.
- Parcel 26 is to be dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC).
- The property shown hereon is subject to a Declaration of Covenants recorded in Liber 8869 at Folio 148, Liber 7826 at Folio 743 and Book 60062 at Page 464, all among the Land Records of Montgomery County, Maryland.
- The property shown hereon is subject to an Agreement recorded among the Land Records of Montgomery County, Maryland, in Liber 8294 at Folio 134.
- The property shown hereon is subject to a Washington Gas Easement recorded among the Land Records of Montgomery County, Maryland, in Book 65936 Page 312.
- The source of the 100-year floodplain shown hereon was taken from floodplain study by FEMA per data in Community Panel Number 24031C0345D with an Effective Date: September 29, 2006.
- The Property shown hereon appears on Tax Map GP343 and GP563. WSSC-Grd 214 NW 06 & 07.
- This property is served by public water and sewer systems only.
- The property shown hereon is Zoned: CRF 1.5, C-0.75, R-1.5, H-150.

HORIZONTAL CONTROL NOTE:

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations:

Base Station Used	North	East
AJ4467 HAG2 HAGERSTOWN 2 CORS ARP	1,110,970.52	687,952.28
AP5522 GAIT GAITHERSBURG CORS ARP	534,457.86	1,246,951.23
AJ4426 ANP1 ANNAPOLIS 1 CORS ARP	489,565.01	1,423,386.92

Project Combined Grid Factor = 1.0

Bearings are NAD 83/91 based upon the above listed monuments.

Distances are "ground" distances.

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

APPROVED - 6-30-2023
DATE
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

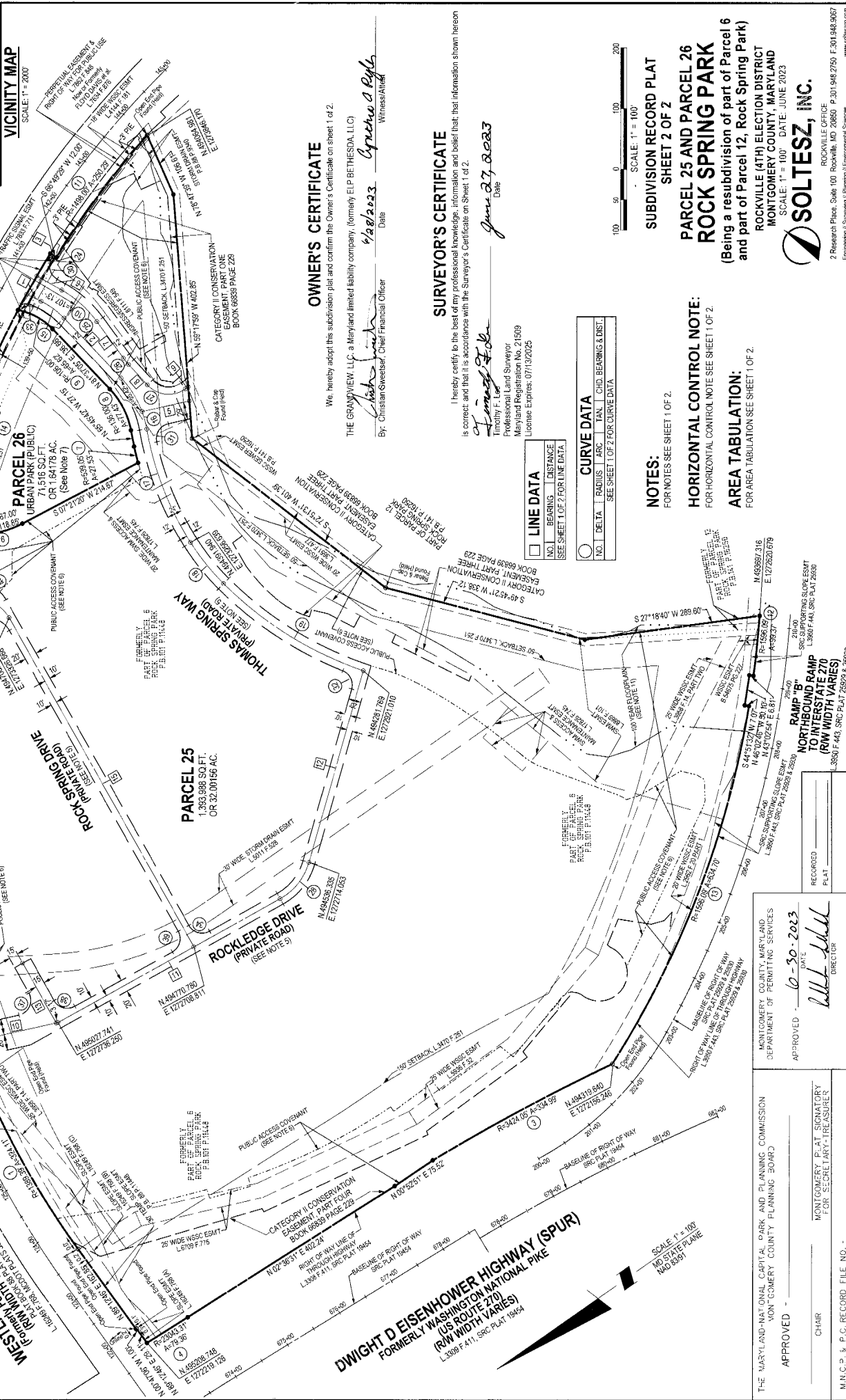
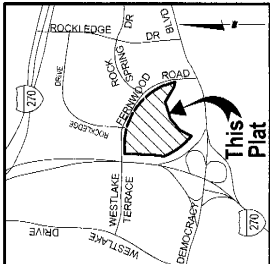
RECORDED
PLAT

APPROVED - _____
DATE
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

CHAIR
MONTGOMERY COUNTY PLANNING BOARD
FOR SECRETARY/TREASURER

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

PLAT NO.



OWNER'S CERTIFICATE

We hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 2.
 THE GRANVIEW, LLC, a Maryland limited liability company, (formerly E.P. BETHESDA, LLC)
 By: *Christina Sweetser* Date: *4/28/2023*
 Witness: *Attest*

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is accordance with the Surveyor's Certificate on Sheet 1 of 2.
Timothy F. Lee Date: *June 27, 2023*
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21939
 License Expires: 07/31/2025

LINE DATA		CURVE DATA	
NO.	BEARING & DISTANCE	NO.	RADIUS, ARC TAN, CHD, BEARING & DIST.
SEE SHEET 1 OF 2 FOR LINE DATA		SEE SHEET 1 OF 2 FOR CURVE DATA	

- NOTES:**
 FOR NOTES SEE SHEET 1 OF 2.
HORIZONTAL CONTROL NOTE:
 FOR HORIZONTAL CONTROL NOTE SEE SHEET 1 OF 2.
AREA TABULATION:
 FOR AREA TABULATION SEE SHEET 1 OF 2.



SUBDIVISION RECORD PLAT
SHEET 2 OF 2

PARCEL 25 AND PARCEL 26
ROCK SPRING PARK
 (Being a resubdivision of part of Parcel 6
 and part of Parcel 12, Rock Spring Park)
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: JUNE 2023



APPROVED *[Signature]* DATE: *6-30-2023*
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 DIRECTOR

APPROVED _____ CHAIR
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED _____ MONTGOMERY COUNTY PLANNING BOARD
 MONTGOMERY COUNTY SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. _____

