

Plat Name: West Side at Shady Grove Metro

Plat #: 220230750 - 220230760

Location: Located on the north side of Flatbush Street and Front Street, respectively, west of Columbus Avenue

Master Plan: Shady Grove Minor Master Plan Amendment Area

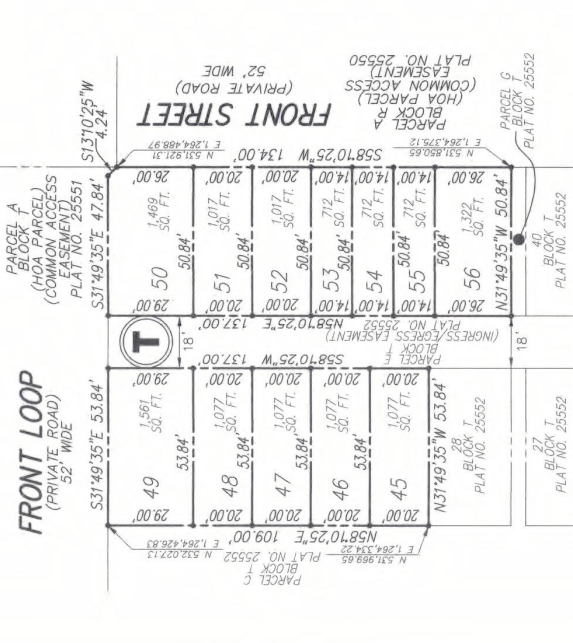
Plat Details: CRT zone; 37 lots, 3 parcels

Owner: Montgomery County, MD and EYA/CSP Associates, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12012008G (MCPB Resolution No. 23-052), and with Site Plan No. 82013022H (Certified Site Plan dated June 5, 2023), 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:

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED CRT-1.0, C-0.25, H-0.75, AND H-30 AS OF DATE OF RECORDATION OF THIS PLAT.
 - ALL INFORMATION SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING BASE STATIONS LISTED:
- | PID | DESIGNATION | NORTHING | EASTING |
|---------|----------------------------------|-------------|---------------|
| DF9217 | ZDC1 DC WAS 1 CURS ARP | 523,040.704 | 1,158,310.928 |
| AF9646 | 000E 000DARD SPACE CTR CURS ARP | 483,540.708 | 1,261,533.087 |
| AF7403 | USNO U.S. NAVAL OBSERV. CURS ARP | 456,073.551 | 1,294,482.335 |
| TRV 907 | VKA TRAVERSE STATION | 530,825.597 | 1,286,450.330 |
- DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).
 - 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 BEYOND OR NOTE ALL MATTERS AFFECTING TITLE.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED IN THE PLAT OF SHADY GROVE METRO, RECORDED AS PLAT NO. 25552, AND BEING ALL OF LOTS 29 THROUGH 39, BLOCK T, WEST SIDE AT SHADY GROVE METRO, RECORDED AS PLAT NO. 25552, ALL ALONG 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 THIS PLAT 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 PLAT OF SUBDIVISION IS 12,829 SQUARE FEET OR 0.29451 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.



May 9, 2023
DATE

Joseph A. G. Price
JOSEPH A. G. PRICE
PROFESSIONAL SURVEYOR
LICENSE EXPIRES: MAY 31, 2024
EMAIL: jprice@vika.com

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR: _____

MONTGOMERY PLAT SIGNATORY FOR SECRETARY: _____

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: *Ruth Stull*
6-6-2023
DIRECTOR

PLAT NO. _____

DATE: _____

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

PLAT NO.

AREA TABULATION

12 LOTS 12,829 SQ.FT. OR 0.29451 ACRES
TOTAL AREA OF THIS PLAT 12,829 SQ.FT. OR 0.29451 ACRES

LEGEND

L LIBER
F FOLD



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

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

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS ON THE PROPERTY.

Jane Weissmann
JANE WEISSMANN
DEPUTY CHIEF ADMINISTRATIVE OFFICER
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND PUBLIC

5/18/23
DATE

WITNESS

SUBDIVISION RECORD PLAT

**LOTS 45-56, BLOCK T
WEST SIDE AT
SHADY GROVE METRO**
(BEING A SUBDIVISION OF LOTS 29-39, BLOCK T,
WEST SIDE AT SHADY GROVE METRO)
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: MAY 9, 2023

Vika Maryland, LLC
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Germantown, MD 20874
301.916.4100 | vika.com

