

Plat Name: United Therapeutics Addition to Silver Spring

Plat #: 220220490

Location: Located in the southwest quadrant of the intersection of Colesville Road (US 29) and Spring Street

Master Plan: Silver Spring Downtown and Adjacent Communities Master Plan

Plat Details: CR zone; 1 lot

Owner: United Therapeutics Corporation

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.D.** of the Subdivision Regulations, which states:

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
 2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
 3. all land in the original subdivision lot is included in the plat; and
 4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.D. and supports this minor subdivision record plat.

PLAT No.



TAX MAP No. JN343

1. = 84,776 sq. ft.
= 1.94619 acres

PLAT TABULATION

LINE	BEARING	SLOPE DIST.
1	N. 81°53'45" W.	5.00'
2	S. 28°05'23" E.	69.91'
3	N. 81°53'45" W.	5.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.87'	1849.86'	356.96'	33.9303°	S. 28°15'52" W.	117.85'

OWNER'S CERTIFICATE

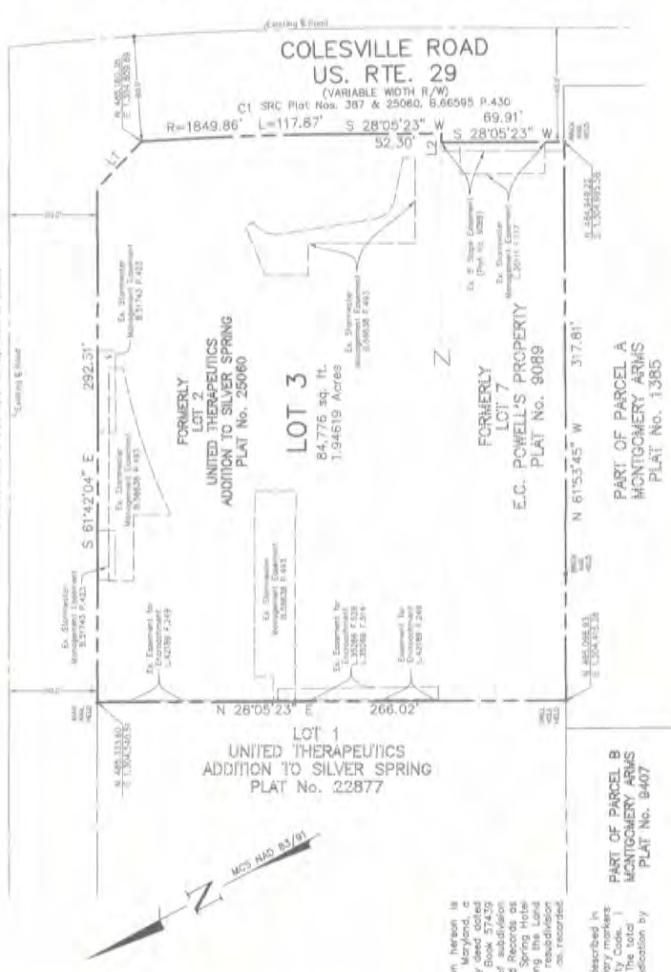
We, United Therapeutics Corporation, a Delaware corporation, owners of the property shown herein, hereby adopt this plat of subdivision. As owners of this subdivision, we do hereby certify that the information contained herein is true and correct and that we have taken all necessary steps to comply with the provisions of the Subdivision Control Act, Chapter 50-43.0 of the Montgomery County Code.

There are no liens, taxes, mortgages, or trusts, affecting the property included in this plat of subdivision.

5 July 2023
 [Signature]
 Thomas Kaufman, Owner's Representative

SPRING STREET

(VARIABLE WIDTH) R/W
 L: 1963 F.475, L: 2291 F.115,
 L: 2291 F.117 & Plat. Nos. 1072, 3178 & 25060



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 subdivision of part of the land conveyed by Montgomery County, Maryland, a body corporate and politic, to United Therapeutics Corporation, a Delaware corporation, by deed dated April 3, 2023, and recorded among the Land Records of Montgomery County, Maryland, in Book 57425P of the Land Records of Montgomery County, Maryland, at Page 642003, and that the subdivision shown herein is in accordance with the plat entitled "UNITED THERAPEUTICS ADDITION TO SILVER SPRING" as recorded among said Land Records as Plat No. 25060, also being a resubdivision of all of the land conveyed by Premium Silver Spring Hotel of Montgomery County, Maryland, in Book 64200 at Page 164, and also being a resubdivision of all of Lot 7, as delineated in a plat of subdivision entitled "E.C. POWELL'S PROPERTY" as recorded among said Land Records as Plat No. 9089.

I hereby certify, on behalf of Macris, Hendricks & Glascock, P.A., that, unless engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-43.0 of the Montgomery County Code. The area included on this plat is 84,776 square feet or 1.94619 acres. There is no street dedication by this plat.

6/29/2023
 [Signature]
 Date

Macris, Hendricks & Glascock, P.A.
 By: [Signature]
 MD. Reg. No. 12133
 License Expires: January 7, 2025

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

APPROVED: 7-10-2023
 [Signature]
 DIRECTOR

CHAIR: _____
 SECRETARY: _____
 TREASURER: _____

M.N.C.P. & P.C. RECORD FILE No. _____

NOTES:

- This property is zoned CR-3.0, C-2.0, R-2.75, H-307.
- The property is served by public water and sewer.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 120130194A, Site Plan No. 820140110, & 82014001A, entitled Lot 4, United Therapeutics Addition to Silver Spring Hotel, Plat No. 25060, and Preliminary Plan No. 820130030, Site Plan No. 820130030, entitled Lot 7, Colesville Road Hilton. Any additional development must be authorized by the Montgomery County Planning Board.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Flood Forest Conservation Plan and appropriate agreements prior to issuance of a treatment control permit.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any easements, covenants, or other interests affecting the property, including but not limited to the easements, covenants, or other interests affecting this property, approved by the Montgomery County Planning Board are intended to survive and not be antedated by the recordation of this plat. The effect of public laws for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of this or to affect or take effect in relation to any other Plat.
- Under an Order Not from an equity case dated August 3, 1987, and dated August 3, 1987, the property shown herein was determined to be dedicated as a public right of way having a width of 30 feet, but no dedication has been found.
- The property shown herein is subject to a Declaration of Covenants for Inspection / Subdivision of Stormwater Management Facility that is recorded among the Land Records of Montgomery County, Maryland in Liber 25111 at Page 123.
- The property shown herein is subject to a Declaration of Restorative Covenants (for Private Roads, Private Ponds, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland in Book 28285 at Page 42.
- The purpose of this plat is to consolidate Lot 2, an arched on Plat No. 25060, with the property shown herein, and to record the record plat Subdivision to reflect ownership.
- No additional development allowed by this Plat unless authorized by the Montgomery County Planning Board.
- Coordinates shown herein are based on the Maryland State NAD 83/91 datum. Stationing is shown in feet and inches. The coordinates of the corners are No. GAIT with grid coordinates of North 234457.88 feet and East 1248951.23 feet and No. 000E, with coordinates of North 403840.00 feet and East 1361533.03 feet. The combined scale factor for this site is 0.99991855.

SUBMISSION RECORD PLAT
 LOT 3
 UNITED THERAPEUTICS
 ADDITION TO
 SILVER SPRING
 ELECTION DISTRICT No. 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'
 JUNE, 2023

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

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