

Plat Name: Nebel -MHP Property

Plat #: 220230630

Location: Located at the intersection of Old Georgetown Road (MD 187) and Nebel Street

Master Plan: White Flint Sector Plan

Plat Details: CR zone; 2 parcels

Owner: Montouri Property, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200090 (MCPB Resolution No. 22-074) and Site Plan No. 820220150 (Certified Site Plan dated September 1, 2023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.

PLAT NO.

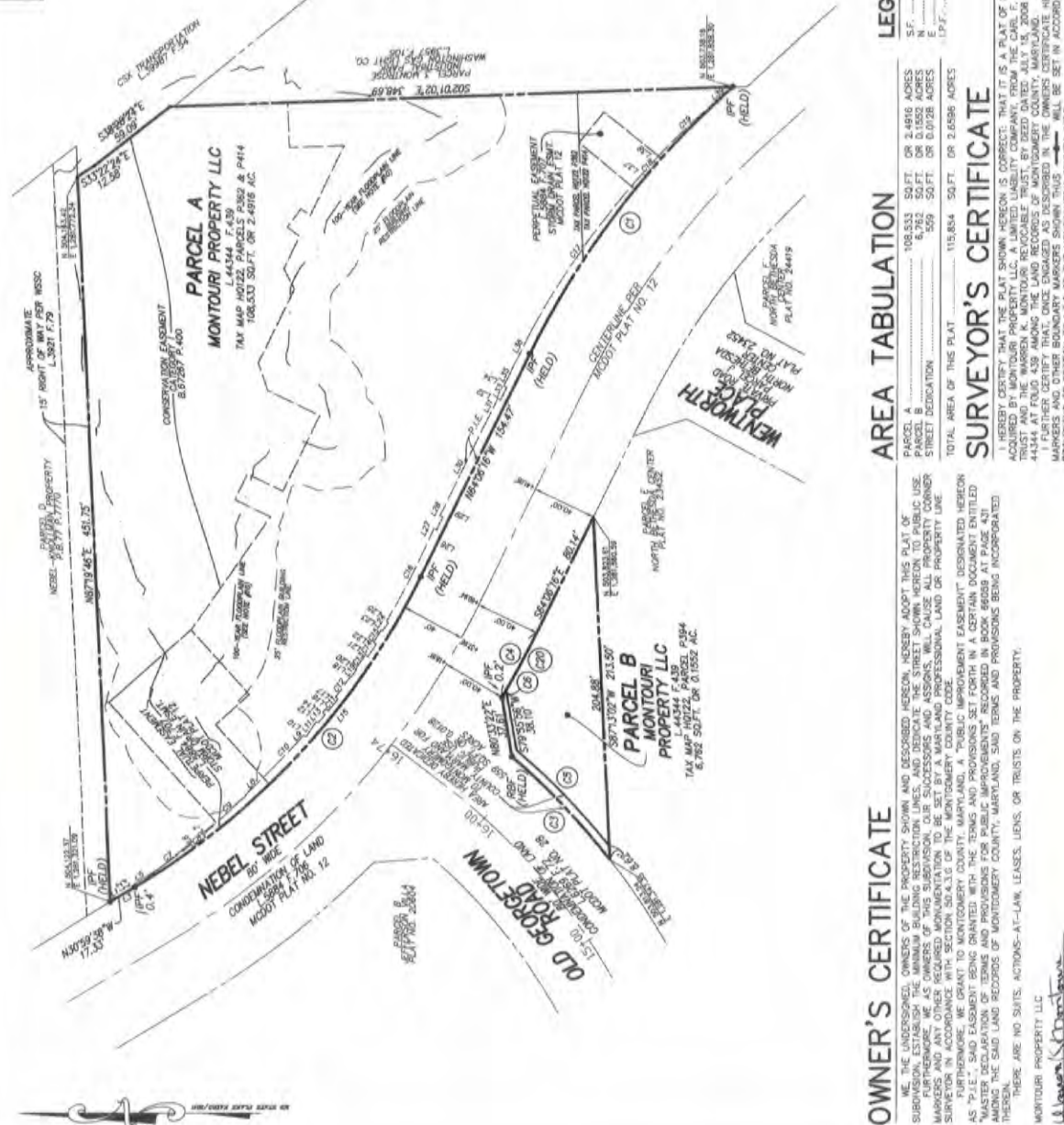
LINE NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S33°22'20"E	3.21	L21	S39°50'44"W	3.02
L2	S56°31'40"W	1.05	L22	N37°17'00"E	1.99
L3	S30°59'58"E	12.24	L23	S32°55'05"W	0.93
L4	N65°16'20"E	1.58	L24	S56°16'16"E	6.67
L5	S33°22'20"E	11.97	L25	N33°53'44"E	1.28
L6	S51°07'45"W	1.99	L26	S28°42'27"W	1.27
L7	N51°07'41"E	1.98	L27	S65°10'42"E	2.21
L8	S44°44'43"E	40.19	L28	S63°51'29"E	6.62
L9	S49°55'25"E	6.10	L29	N26°42'27"E	2.07
L10	S33°53'44"W	1.97	L30	S63°54'15"E	65.56
L11	S50°09'16"E	11.33	L31	S84°18'14"E	75.37
L12	S33°56'54"W	1.40	L32	S25°41'46"W	2.00
L13	S33°56'54"W	6.07	L33	S68°16'45"E	9.00
L14	N33°56'54"E	3.38	L34	S68°16'45"E	9.00
L15	S50°07'03"E	1.99	L35	S84°18'14"E	13.84
L16	S41°23'06"W	1.99	L36	S63°13'47"E	26.50
L17	N38°22'17"E	1.99	L37	S39°43'13"W	1.99
L18	S32°10'00"W	0.56	L38	N40°03'50"E	1.99
L19	S55°19'29"E	5.67	L39	S41°12'28"E	6.10
L20	N34°31'35"E	0.52			

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. H0222 AND IS ZONED CR-30, C-1.5, R-2.5, AND A-2000 PARCEL.
- 2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE MAD 83/2011.
- 3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING MATTER AFFECTING THE OWNERSHIP AND USE HEREON TO BE MADE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE IS NOT INTENDED.
- 4.) THE SOURCE OF THIS PLAT IS THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.C.P.C. PRELIMINARY PLAN #20220050 AND SITE PLAN #20220050 ENTITLED "MAP NEBEL STREET", AS MAY BE AMENDED.
- 7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL CONSERVATION PLAN NO. 82022010, AS MAY BE AMENDED. CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF CAT CONSERVATION EASEMENT RECORDED IN BOOK 6187 AT PAGE 400 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, FOR THE OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEMS, RECORDED IN BOOK 67536 AT PAGE 140.
- 9.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, FOR THE OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEMS, RECORDED IN BOOK 67536 AT PAGE 140.
- 10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, FOR THE OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEMS, RECORDED IN BOOK 67536 AT PAGE 140.
- 11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, FOR THE OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEMS, RECORDED IN BOOK 67536 AT PAGE 140.
- 12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS, FOR THE OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEMS, RECORDED IN BOOK 67536 AT PAGE 140.

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	DELTA
C1	540.00'	208.86'	105.97'	N53°07'02"W	207.69'	22°10'20"
C2	480.00'	265.03'	132.74'	N43°52'52"W	262.15'	33°08'40"
C3	480.00'	45.50'	22.75'	N61°41'45"W	45.49'	04°09'40"
C4	445.00'	82.81'	41.42'	N46°00'55"E	82.49'	10°28'00"
C5	540.00'	53.07'	26.54'	S59°13'04"E	53.07'	00°12'17"
C6	321.67'	10.00'	5.00'	N43°49'30"W	10.00'	08°58'59"
C7	321.67'	10.00'	5.00'	N43°49'30"W	10.00'	07°46'53"
C8	361.29'	21.63'	10.97'	N42°13'20"W	21.63'	03°28'39"
C9	1236.98'	19.35'	9.68'	N46°45'42"W	19.35'	00°53'43"
C10	281.46'	9.43'	4.72'	N50°21'32"W	9.43'	07°55'14"
C11	650.64'	15.72'	7.86'	N09°18'10"W	15.72'	01°22'03"
C12	552.15'	10.72'	5.36'	N09°13'10"W	10.72'	01°08'46"
C13	616.35'	9.33'	4.66'	N57°25'21"W	9.33'	00°52'02"
C14	511.56'	6.77'	3.39'	N59°12'16"W	6.77'	00°58'31"
C15	504.73'	64.76'	32.42'	N63°09'16"W	64.76'	07°21'05"
C16	524.73'	56.42'	28.22'	N63°09'16"W	56.42'	07°21'05"
C17	524.73'	56.42'	28.22'	N63°09'16"W	56.42'	07°21'05"
C18	524.73'	56.42'	28.22'	N63°09'16"W	56.42'	07°21'05"
C19	524.73'	56.42'	28.22'	N63°09'16"W	56.42'	07°21'05"
C20	540.00'	40.43'	20.22'	S61°59'54"E	40.43'	04°47'23"



SUBDIVISION RECORD PLAT

NEBEL-MHP PROPERTY
PARCELS A AND B
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' DATE: NOVEMBER 17, 2023

VISA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.816.4100 | vika.com

Vika
 Our Site Set on the Future.

LEGEND

S.F. SQUARE FEET
 N. NORTHING
 E. EASTING
 L.P.F. IRON PIPE FOUND

AREA TABULATION

PARCEL A 108,533 SQ. FT. OR 2.4816 ACRES
 PARCEL B 108,533 SQ. FT. OR 2.4816 ACRES
 TOTAL AREA OF THIS PLAT 115,854 SQ. FT. OR 2.6598 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PART OF PART OF THE PROPERTY ACQUIRED BY MONTGOMERY PROPERTY LLC, A LIMITED LIABILITY COMPANY, FROM THE CARL F. MONTGOMERY TRUST AND THE WAREEN K. MONTGOMERY TRUST, BY DEED DATED JULY 15, 2008 AND RECORDED IN LIBER 11878 AT PAGE 100 OF THE RECORDS OF THE MONTGOMERY COUNTY CLERK. I FURTHER CERTIFY THAT THE BOUNDARY MARKERS SHOWN ON THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4-3.0 OF THE MONTGOMERY COUNTY CODE. I HAVE REVIEWED THE PLAT AND THE RECORDS OF THE MONTGOMERY COUNTY CLERK AND HAVE FOUND THAT THE SQUARE FEET OR 0.0128 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 11/30/2023

GRAPHIC SCALE
 1 inch = 50 ft.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND HEREBY AUTHORIZE THE SURVEYOR TO SET THE BOUNDARY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4-3.0 OF THE MONTGOMERY COUNTY CODE. WE HEREBY CERTIFY THAT THE BOUNDARY MARKERS SHOWN ON THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4-3.0 OF THE MONTGOMERY COUNTY CODE. WE HAVE REVIEWED THE PLAT AND THE RECORDS OF THE MONTGOMERY COUNTY CLERK AND HAVE FOUND THAT THE SQUARE FEET OR 0.0128 ACRES IS DEDICATED TO PUBLIC USE.

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND HEREBY AUTHORIZE THE SURVEYOR TO SET THE BOUNDARY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4-3.0 OF THE MONTGOMERY COUNTY CODE. WE HEREBY CERTIFY THAT THE BOUNDARY MARKERS SHOWN ON THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4-3.0 OF THE MONTGOMERY COUNTY CODE. WE HAVE REVIEWED THE PLAT AND THE RECORDS OF THE MONTGOMERY COUNTY CLERK AND HAVE FOUND THAT THE SQUARE FEET OR 0.0128 ACRES IS DEDICATED TO PUBLIC USE.

NAME: WARREN K. MONTGOMERY
 TITLE: MANAGER
 DATE: NOV 17 2023

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature] DIRECTOR

CHAIR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

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

