

**Plat Name:** E. Brooke Lee's Second Addition to Silver Spring  
**Plat #:** 220230080

**Location:** Located in the eastern quadrant of Fenwick Lane and Second Avenue  
**Master Plan:** Silver Spring Downtown and Adjacent Communities Plan  
**Plat Details:** CR zone; 1 lot  
**Owner:** Fenwick Silver Spring, LLC

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210120, as approved by the Director on May 17, 2021, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



VICINITY MAP  
SCALE 1" = 2,000'

TAX MAP No. JN 123  
WSSC MAP 210NW02

**OWNER'S CERTIFICATE**

I, Fenwick Silver Spring LLC, owner of the property shown hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, dedicate the streets to public use, Fenwick Silver Spring LLC, establishes and dedicates to Montgomery County, Maryland, the easements, rights, and interests shown hereon, and agrees to execute and assign, all cases of property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-43.0 of the Montgomery County Code.

There are no suits or actions at law, in equity, liens, mortgages or trusts affecting the property shown hereon except for a certain debt of trust recorded in Book 58156 at Page 246, a ground lease document recorded in Book 58156 at Page 270, and a deed relating to said ground lease conveying any present and future improvements on said property to Fenwick Silver Spring LLC, a Maryland limited liability company, to Housing Opportunities Commission of Montgomery County, Maryland, recorded in Book 66059 at Page 431. All owners of the subdivision, including the owners of the property shown hereon, the Land Records of Montgomery County, Maryland in Book 66059 at Page 431, and the parties in interest therein have indicated their assent herein.

12/15/2023 Date  
12/19/23 Date

Richard L. Ehringer, Managing Member, Fenwick Silver Spring, LLC  
Robert J. Adams, Executive Director, Housing Opportunities Commission of Montgomery County  
Housing Opportunities Commission

**OWNER'S CERTIFICATE**

I further certify that, once engaged as described in the owner's certification herein, of monuments and the property shown hereon, and the improvements thereon, all as set forth herein, I have caused the same to be recorded in the Land Records of Montgomery County, Maryland, in Book 66059 at Page 431, and the parties in interest therein have indicated their assent herein.

1/17/24 Date  
By: Wayne F. Auerbach  
Professional Engineer  
No. 21320  
License Expires: January 7, 2025

1320 RESIDENCIES, LLC  
L-48975 F-468  
PLAT No. 11430

LOT 14  
SILVER SPRING  
PLAT No. 6898

LOT 36  
SILVER SPRING LLC  
FORMERLY LOT 36  
P/O LOT 34  
SILVER SPRING  
PLAT No. 237

FORMERLY LOT 33  
P/O LOT 33

FORMERLY LOT 34  
SILVER SPRING  
PLAT No. 237

FORMERLY LOT 35  
P/O LOT 35

**LEGEND:**  
PE = Public Improvement Easement  
R/C = Right-of-Care  
R/W = Right-of-Way

**PLAT TABULATION:**  
Lots  
Area of Lots = 15,923 sq. ft.  
Area of Street, Dedication = 455 sq. ft.  
Total Area = 16,378 square feet  
or 0.37596 acres

LINE	BEARING	DISTANCE
PIE L1 S	S 38°35'29" E	9.02'
PIE L2 S	S 51°24'31" W	7.22'
PIE L3 S	S 00°04'10" W	2.09'
PIE L4 S	S 38°35'29" E	9.35'
PIE L5 N	N 51°24'31" E	8.52'
PIE L6 S	S 38°35'29" E	15.81'
PIE L8 S	S 38°35'29" E	118.87'
PIE L9 S	S 44°18'05" W	4.00'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	440.00'	45.55'	59°55'3"	22.80'	N 39°33'02" W	45.53'



**APPROVED:** 1-19-2024

Montgomery County, Maryland  
Department of Permitting Services  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature]  
CHAIR

Montgomery County, Maryland  
Department of Permitting Services  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature]  
DIRECTOR

M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLAT No.: \_\_\_\_\_

