

**MEMORANDUM**

DATE: September 27, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SSS*Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for October 10, 2024

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220240490 thru 220240520 Polaris Square****220241160 Huntington, Section 4**

**Plat Name: Polaris Square**  
**Plat #: 220230490 thru 220240520**

Location: Located on the west side of East Jefferson Street, 400 feet south of Josiah Henson Parkway  
Master Plan: White Flint 2 Sector Plan  
Plat Details: CR zone; 86 lots, 22 parcels  
Owner: KL LB BUY 3, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120230100 (MCPB Resolution No. 23-104) and Site Plan No. 820230080 (Certified Site Plan dated March 21, 2024), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's approval of the aforesaid plans.



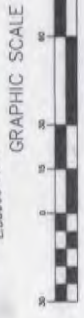
VICINITY MAP  
SCALE: 1" = 2000'

PLAT NO.

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	44.71'	71.00'	45.51'	N42°16'03"W	83.50'
2	44.71'	71.00'	45.51'	S42°16'03"E	83.50'
3	116.11'	48.81'	24.51'	N15°22'39"W	24.99' 43"
4	100.11'	49.11'	24.31'	S15°22'39"E	41.89' 04"



**LEGEND**  
 SQUARE FEET  
 N = NORTH  
 S = SOUTH  
 E = EASTING  
 W = WESTING  
 FLD = FLOOD



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY N.L.B. BUY 3, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FROM THE BOOK BEARING AT PAGE 500 AND BEING PART OF PARCEL L, WASHINGTON SCIENCE CENTER, RECORDED AS PLAT NO. 12783 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE BEEN INSTRUMENTED WITH ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON. THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5-41.3 OF THE MONTGOMERY COUNTY CODE. THE PLAT OF SUBDIVISION IS 58,032 SQUARE FEET OR 1,309.19 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 9/9/2024  
 NAME: Nathan Holt  
 MONTGOMERY COUNTY SURVEYOR  
 LICENSE NO. 12181  
 EXPIRES: MAY 31, 2026



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY N.L.B. BUY 3, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FROM THE BOOK BEARING AT PAGE 500 AND BEING PART OF PARCEL L, WASHINGTON SCIENCE CENTER, RECORDED AS PLAT NO. 12783 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE BEEN INSTRUMENTED WITH ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON. THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5-41.3 OF THE MONTGOMERY COUNTY CODE. THE PLAT OF SUBDIVISION IS 58,032 SQUARE FEET OR 1,309.19 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 9/6/2024  
 NAME: [Signature]  
 MONTGOMERY COUNTY SURVEYOR  
 LICENSE NO. 12181  
 EXPIRES: MAY 31, 2026

PLAT NO.	
DATE:	9-20-2024
APPROVED:	[Signature]
DIRECTOR	

DEPARTMENT OF PERMITTING SERVICES	MONTGOMERY COUNTY, MARYLAND
APPROVED:	[Signature]
CHAIR	MONTGOMERY PLANNING BOARD
M.N.C.P. & P.C. RECORD FILE NO.:	

AREA TABULATION

LOTS	26,589 ACRES
PARCELS	32,004 ACRES
TOTAL AREA OF THIS PLAT	58,032 ACRES

SUBDIVISION RECORD PLAT

**POLARIS SQUARE**  
 LOTS 66-86,  
 PARCELS A, B, C, D, E, F, G, H, & I  
 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: AUGUST 2024



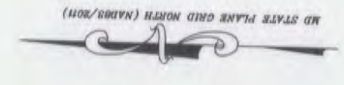
VIKA MARYLAND, LLC  
 20251 Century Blvd., Suite 400  
 Germantown, MD 20874  
 301.916.4100 | vika.com

Our Site Set on the Future.  
 PLAT 1  
 #220240460



PLAT NO.

NO.	BEARING	LENGTH
P1	N 89° 15' 00" E	15.00
P2	N 89° 15' 00" E	15.00
P3	N 89° 15' 00" E	15.00
P4	N 89° 15' 00" E	15.00
P5	N 89° 15' 00" E	15.00
P6	N 89° 15' 00" E	15.00
P7	N 89° 15' 00" E	15.00
P8	N 89° 15' 00" E	15.00
P9	N 89° 15' 00" E	15.00
P10	N 89° 15' 00" E	15.00
P11	N 89° 15' 00" E	15.00
P12	N 89° 15' 00" E	15.00
P13	N 89° 15' 00" E	15.00
P14	N 89° 15' 00" E	15.00
P15	N 89° 15' 00" E	15.00
P16	N 89° 15' 00" E	15.00
P17	N 89° 15' 00" E	15.00
P18	N 89° 15' 00" E	15.00
P19	N 89° 15' 00" E	15.00
P20	N 89° 15' 00" E	15.00
P21	N 89° 15' 00" E	15.00
P22	N 89° 15' 00" E	15.00
P23	N 89° 15' 00" E	15.00
P24	N 89° 15' 00" E	15.00
P25	N 89° 15' 00" E	15.00
P26	N 89° 15' 00" E	15.00
P27	N 89° 15' 00" E	15.00
P28	N 89° 15' 00" E	15.00
P29	N 89° 15' 00" E	15.00
P30	N 89° 15' 00" E	15.00
P31	N 89° 15' 00" E	15.00
P32	N 89° 15' 00" E	15.00
P33	N 89° 15' 00" E	15.00
P34	N 89° 15' 00" E	15.00
P35	N 89° 15' 00" E	15.00
P36	N 89° 15' 00" E	15.00
P37	N 89° 15' 00" E	15.00
P38	N 89° 15' 00" E	15.00
P39	N 89° 15' 00" E	15.00
P40	N 89° 15' 00" E	15.00
P41	N 89° 15' 00" E	15.00
P42	N 89° 15' 00" E	15.00
P43	N 89° 15' 00" E	15.00
P44	N 89° 15' 00" E	15.00
P45	N 89° 15' 00" E	15.00
P46	N 89° 15' 00" E	15.00
P47	N 89° 15' 00" E	15.00
P48	N 89° 15' 00" E	15.00
P49	N 89° 15' 00" E	15.00
P50	N 89° 15' 00" E	15.00
P51	N 89° 15' 00" E	15.00
P52	N 89° 15' 00" E	15.00
P53	N 89° 15' 00" E	15.00
P54	N 89° 15' 00" E	15.00
P55	N 89° 15' 00" E	15.00
P56	N 89° 15' 00" E	15.00
P57	N 89° 15' 00" E	15.00
P58	N 89° 15' 00" E	15.00
P59	N 89° 15' 00" E	15.00
P60	N 89° 15' 00" E	15.00
P61	N 89° 15' 00" E	15.00
P62	N 89° 15' 00" E	15.00
P63	N 89° 15' 00" E	15.00
P64	N 89° 15' 00" E	15.00
P65	N 89° 15' 00" E	15.00
P66	N 89° 15' 00" E	15.00
P67	N 89° 15' 00" E	15.00
P68	N 89° 15' 00" E	15.00
P69	N 89° 15' 00" E	15.00
P70	N 89° 15' 00" E	15.00
P71	N 89° 15' 00" E	15.00
P72	N 89° 15' 00" E	15.00
P73	N 89° 15' 00" E	15.00
P74	N 89° 15' 00" E	15.00
P75	N 89° 15' 00" E	15.00
P76	N 89° 15' 00" E	15.00
P77	N 89° 15' 00" E	15.00
P78	N 89° 15' 00" E	15.00
P79	N 89° 15' 00" E	15.00
P80	N 89° 15' 00" E	15.00
P81	N 89° 15' 00" E	15.00
P82	N 89° 15' 00" E	15.00
P83	N 89° 15' 00" E	15.00
P84	N 89° 15' 00" E	15.00
P85	N 89° 15' 00" E	15.00
P86	N 89° 15' 00" E	15.00
P87	N 89° 15' 00" E	15.00
P88	N 89° 15' 00" E	15.00
P89	N 89° 15' 00" E	15.00
P90	N 89° 15' 00" E	15.00
P91	N 89° 15' 00" E	15.00
P92	N 89° 15' 00" E	15.00
P93	N 89° 15' 00" E	15.00
P94	N 89° 15' 00" E	15.00
P95	N 89° 15' 00" E	15.00
P96	N 89° 15' 00" E	15.00
P97	N 89° 15' 00" E	15.00
P98	N 89° 15' 00" E	15.00
P99	N 89° 15' 00" E	15.00
P100	N 89° 15' 00" E	15.00



VICINITY MAP  
SCALE: 1" = 200'

NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 00962 WITH THE TAX ACCOUNT NO. 04-00962E.
- 2) THE JURISDICTION OF THIS PLAT IS THE TERRITORY BOUND BY OR-1.5, C-1.5, B-1, H-1007 PER THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 3) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 4) THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE LAND AND USE AND THE USER OF THIS PLAT SHOULD BE AWARE THAT THIS IS NOT INTENDED TO BE A COMPLETE LIST OF ALL MATTERS AFFECTING THE LAND.
- 5) ASSOCIATED WITH ANY SUBDIVISION, THERE ARE VARIOUS REQUIREMENTS AND RESTRICTIONS THAT MUST BE OBSERVED BY THE SUBDIVISION RECORD PLAT. THESE REQUIREMENTS ARE SET FORTH IN THE MARYLAND SUBDIVISION RECORD PLAT ACT AND REGULATIONS AND ARE AVAILABLE FOR PUBLIC VIEW AT THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR. THESE REQUIREMENTS ARE SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY. THESE REQUIREMENTS ARE SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
- 6) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
- 7) THE PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
- 8) THE PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
- 9) THE PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
- 10) THE PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE PLAT AND ARE NOT TO BE USED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
- 11) PARCELS J, K, AND L ARE SHOWN ON THIS PLAT ARE SUBJECT TO A DECLARATION OF RESTRICTIONS AND PRIVATE STORM DRAIN SYSTEMS, AS RECORDED IN BOOK 5626 AT PAGE 32.

AREA TABULATION

LOTS	30,084	SQ.FT. OR 0.68894 ACRES
PARCELS	17,944	SQ.FT. OR 0.41194 ACRES
TOTAL AREA OF THIS PLAT	47,998	SQ.FT. OR 1.10188 ACRES

SUBDIVISION RECORD PLAT

POLARIS SQUARE  
LOTS 12-35,  
PARCELS J, K, & L  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: AUGUST 2024



VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | vika.com

PLAT 2  
#2202-0000

SURVEYOR'S CERTIFICATE

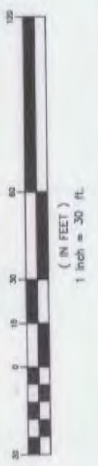
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PART OF THE PROPERTY ACQUIRED BY KL LB BUY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON JULY 31, 2024, AND RECORDED IN BOOK 5626 AT PAGE 32 AND BEING PART OF PARCEL L, WASHINGTON SCIENCE CENTER, RECORDED AS PLAT NO. 12782. ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ALL OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 80-A.3.0 OF THE MONTGOMERY COUNTY CODE. THE PLAT OF SUBDIVISION IS 47,998 SQUARE FEET OR 1.10188 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.



*J.P. Price*  
JOSEPH P. PRICE, SURVEYOR  
LICENSE NO. 21846  
EXPIRES: MAY 31, 2026

9/16/2024  
DATE

GRAPHIC SCALE



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND FURTHERMORE WE GRANT TO PRECO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT DECLARATION OF PUBLIC UTILITIES EASEMENTS, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 504 AT FOLIO 457, SAID TERMS BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ANY OTHER RECORDED INSTRUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-A.1.5. THESE TERMS, CONDITIONS, EASEMENTS, OR RESTRICTIONS AFFECTING THE PROPERTY SHOWN HEREON.

OWNER: KL LB BUY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
DATE: 9/16/2024

*Nathan Holt*  
NATHAN HOLT  
DIRECTOR

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED: <i>hlt</i> 9-20-2024	DATE:
CHAIR: MONTGOMERY COUNTY SECRETARY FOR SECRETARY-TREASURER	
DICTIONARY	
M.N.C.P. & P.C. RECORD FILE NO.:	



**PLAT NO.**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
P1	N87°16'03"E	245.29'	P21	N87°16'03"W	51.02'
P2	N02°43'57"W	2.00'	P22	S87°16'03"E	246.03'
P3	N87°16'03"E	2.00'	P23	N02°43'57"W	3.00'
P4	N87°16'03"E	2.00'	P24	N02°43'57"W	246.03'
P5	N87°16'03"E	2.00'	P25	N87°16'03"E	246.03'
P6	N87°16'03"E	2.00'	P26	N87°16'03"E	246.03'
P7	N87°16'03"E	2.00'	P27	N87°16'03"E	246.03'
P8	N87°16'03"E	2.00'	P28	N87°16'03"E	246.03'
P9	N87°16'03"E	2.00'	P29	N87°16'03"E	246.03'
P10	N87°16'03"E	2.00'	P30	N87°16'03"E	246.03'
P11	N87°16'03"E	2.00'	P31	N87°16'03"E	246.03'
P12	N87°16'03"E	2.00'	P32	N87°16'03"E	246.03'
P13	N87°16'03"E	2.00'	P33	N87°16'03"E	246.03'
P14	N87°16'03"E	2.00'	P34	N87°16'03"E	246.03'
P15	N87°16'03"E	2.00'	P35	N87°16'03"E	246.03'
P16	N87°16'03"E	2.00'	P36	N87°16'03"E	246.03'
P17	N87°16'03"E	2.00'	P37	N87°16'03"E	246.03'
P18	N87°16'03"E	2.00'	P38	N87°16'03"E	246.03'
P19	N87°16'03"E	2.00'	P39	N87°16'03"E	246.03'
P20	N87°16'03"E	2.00'	P40	N87°16'03"E	246.03'

**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTES**

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 00665 WITH THE TAX ACCOUNT NO. 04-01669932.
- 2) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "C-1-S, C-1-S, R-1, R-100" PER THE MONTGOMERY COUNTY USE ZONING MAP.
- 3) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIRMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ARE HEREBY INCORPORATED INTO THIS PLAT, UNLESS EXPRESSLY CONTINGENT 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.
- 6) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 7) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE M.N.C.P. AND IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 016.
- 8) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #2020100 AND SITE PLAN #2020100, ENTITLED "2115 EAST JEFFERSON", AS MAY BE AMENDED.
- 9) PARCELS M, N, O AND P ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION TO BE RECORDED HEREAFTER.
- 10) PARCELS Q, R (SEE PLAN) AND PARCELS VAS, W, X, Y, Z ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS RECORDED IN BOOK 3098 AT PAGE 33E.
- 11) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.

**AREA TABULATION**

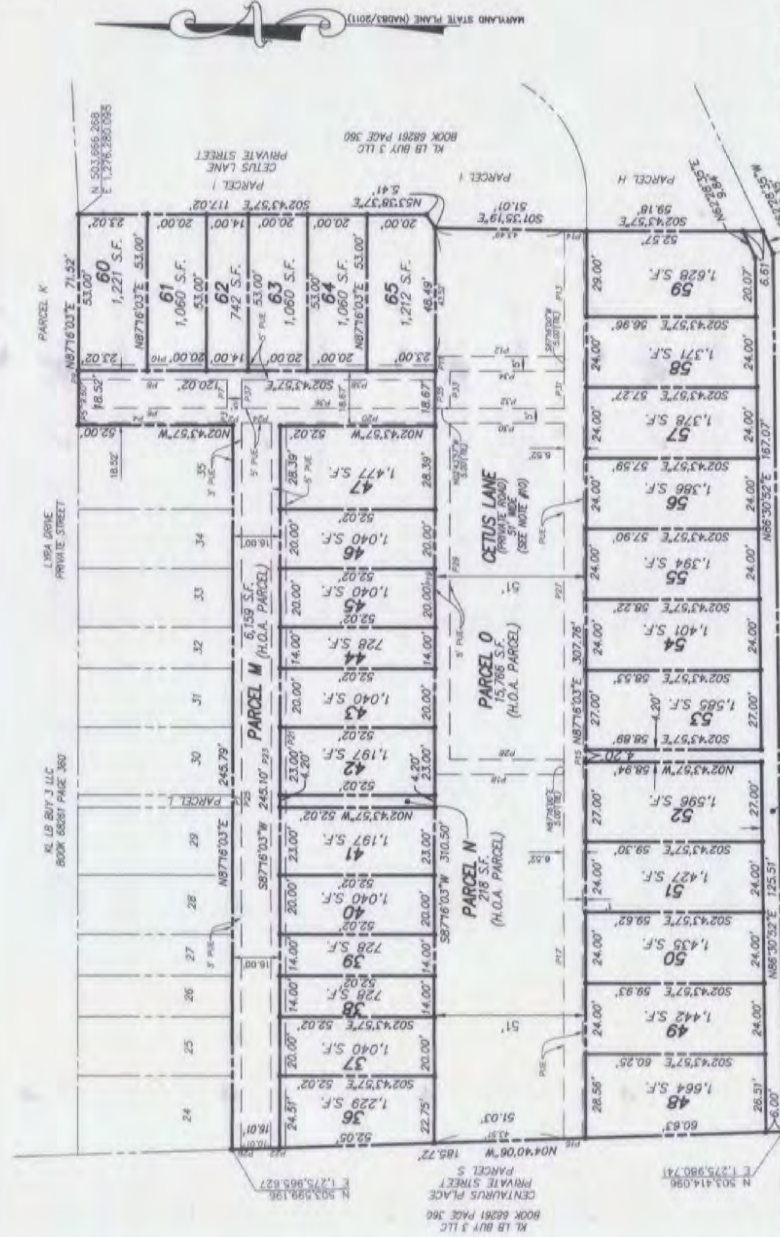
LOTS 36-548 SQ. FT. OR 0.136298 ACRES  
PARCELS 24,230 SQ. FT. OR 0.55624 ACRES  
TOTAL AREA OF THIS PLAT 60,776 SQ. FT. OR 1.39522 ACRES

**SUBDIVISION RECORD PLAT**

**POLARIS SQUARE**

LOTS 36-65,  
PARCELS M, N, O & P  
(BEING A RESUBDIVISION OF PARCEL L,  
WASHINGTON SCIENCE CENTER  
4TH ELECTION DISTRICT)  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: AUGUST 2024

**Vika**  
VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | vika.com  
Our Site Set on the Future.  
PLAT #22242610



**LEGEND**

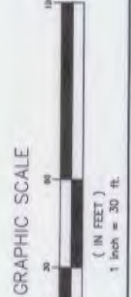
- SQ. FT.
- NUMBER
- EXISTING
- USUR
- PUBLIC UTILITY
- EASEMENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY K.L.B. BUY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM BOOK 66801 AT PAGE 360 IN THE MONTGOMERY COUNTY RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS RECORDED IN BOOK 3098 AT PAGE 33E OF THE MONTGOMERY COUNTY RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND AM NOT PROVIDING THIS CERTIFICATE AS GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PROPERTY MARKERS SHOWN ON THIS PLAT ARE TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR AND ACCORDING TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY CODE. THE PLAT IS TO BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-41.0 OF THE MONTGOMERY COUNTY CODE.

*[Signature]*  
C. PRICE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: 12895  
EXPIRES: MAY 31, 2026

9/6/2024  
DATE



**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES. WE HAVE CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND AM NOT PROVIDING THIS CERTIFICATE AS GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREON. WE HAVE SET THE PROPERTY MARKERS SHOWN ON THIS PLAT AND WE HAVE SET THEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY CODE. WE HAVE SET THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-41.0 OF THE MONTGOMERY COUNTY CODE. WE HAVE SET THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-41.0 OF THE MONTGOMERY COUNTY CODE. WE HAVE SET THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-41.0 OF THE MONTGOMERY COUNTY CODE.

OWNER: K.L.B. BUY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME: *Nathan Holt*  
NATHAN HOLT  
Authorized Signatory

DATE: 9/19/2024

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

CHAIR: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

TREASURER: \_\_\_\_\_

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND

APPROVED: *P. LO-9024*  
DIRECTOR

PLAT NO. \_\_\_\_\_

DATE: \_\_\_\_\_









