

**Plat Name:** West Side at Shady Grove Metro

**Plat #:** 220250190

Location: Located immediately south of the intersection of Columbus Avenue and Baxter Street

Master Plan Shady Grove Sector Plan

Plat Details: CRT zone; 3 parcels

Owner: EYA/CSP Associates, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12012008G (MCPB Resolution No. 23-052) and Site Plan No. 820130221 (Certified Site Plan dated July 22, 2024), 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.

**NOTES:**

- 1) INFORMATION ON THIS PLAN IS BASED ON THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025. THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025. THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 2) THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE CONVEYANCE AND USE, FOR EVERY PART OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE CONVEYANCE AND USE, FOR EVERY PART OF THE PROPERTY.
- 3) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 4) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
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- 15) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 16) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 17) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 18) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 19) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.
- 20) THE PROPERTY IS LOCATED IN THE 2024 ASSESSMENT MAP NO. 12-122 AND ZONED CITY (FORMERLY TDM-217/704) AS OF 01/15/2025.

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DESIGNATE THE SAME AS A SUBDIVISION RECORD PLAT. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DESIGNATE THE SAME AS A SUBDIVISION RECORD PLAT. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DESIGNATE THE SAME AS A SUBDIVISION RECORD PLAT.

DATE: 1/15/25 BY: *[Signature]*  
 TITLE: *[Title]*  
 ADDRESS: *[Address]*  
 DATE: 1/14/25 BY: *[Signature]*  
 TITLE: *[Title]*  
 ADDRESS: *[Address]*

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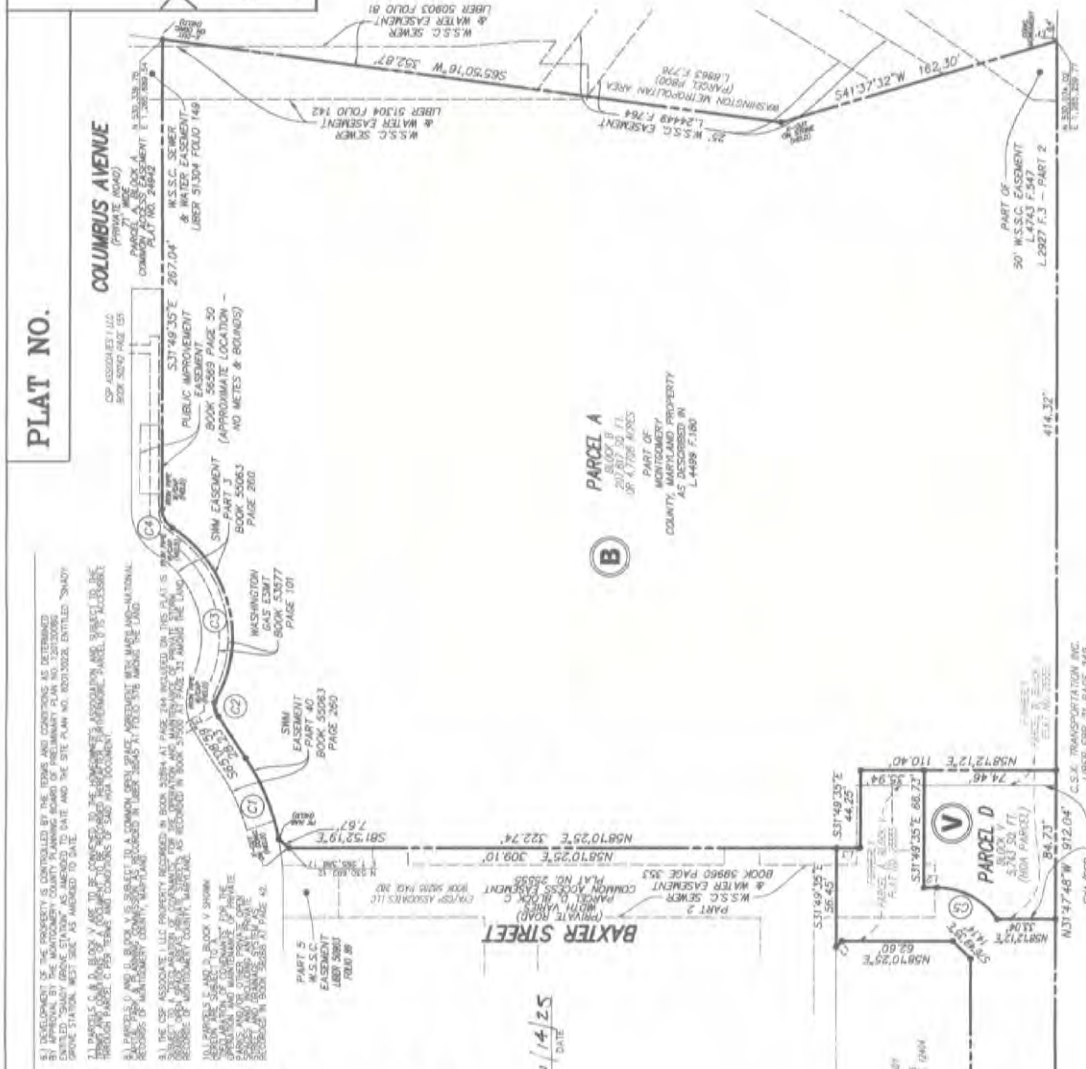
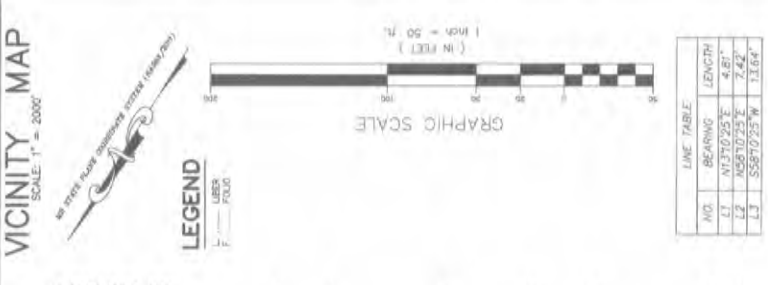
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 TITLE: *[Title]*  
 ADDRESS: *[Address]*



**AREA TABULATION**

PARCEL	AREA (ACRES)	AREA (SQ. FT.)
PARCEL A, BLOCK B	4.7778	207,817
PARCEL B, BLOCK V	0.6577	28,524
PARCEL C, BLOCK V	0.1318	5,743
TOTAL AREA OF THIS PLAT	5.5673	242,184

**AREA TABULATION**

NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD BEARING	DELTA
1	130.00'	50.21'	25.42'	54.05	04°E	48.90'	2207.46'
2	14.00'	8.47'	4.37'	5.74	19°E	6.34'	34.58
3	73.50'	112.53'	70.83'	545.74	10°E	101.85'	67.42
4	12.50'	12.49'	6.62'	560.77	19°E	17.98'	577.67
5	41.00'	40.01'	21.76'	895.07	25°E	38.44'	55.54

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HAVE EXAMINED THE ORIGINAL RECORDS AND THE FIELD NOTES OF THE SURVEY AND HAVE FOUND THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.

**DEPARTMENT OF PERMITTING SERVICES**

APPROVED: *[Signature]*  
 DATE: 1-24-2025  
 DIRECTOR

**DEPARTMENT OF PERMITTING SERVICES**

APPROVED: *[Signature]*  
 DATE: 1-24-2025  
 DIRECTOR

**DEPARTMENT OF PERMITTING SERVICES**

APPROVED: *[Signature]*  
 DATE: 1-24-2025  
 DIRECTOR

**DEPARTMENT OF PERMITTING SERVICES**

APPROVED: *[Signature]*  
 DATE: 1-24-2025  
 DIRECTOR

**SUBDIVISION RECORD PLAT**  
 PARCELS C & D, BLOCK V  
 PARCEL A, BLOCK B  
 WEST SIDE AT  
 SHADY GROVE METRO  
 (BEING A RESUBDIVISION OF ALL OF  
 PARCELS A & B, BLOCK V, PLAT NO. 25555)  
 9TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 DATE: JANUARY 3, 2025  
 VIKI MARYLAND, LLC  
 20251 Century Blvd., Suite 400  
 Germantown, MD 20874  
 301.816.4100 | vika.com

**OUR SITE SET ON THE FUTURE**

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: *[Signature]*  
 DATE: 1-24-2025  
 CHAIR: MONTGOMERY PLAT SUBMITTORY FOR SCOURTARY-THE ASSURER  
 J.H. C.P. & P.C. RECORD FILE NO.:  
 RECORDED PLAT NO. 111111 BY: 0000

