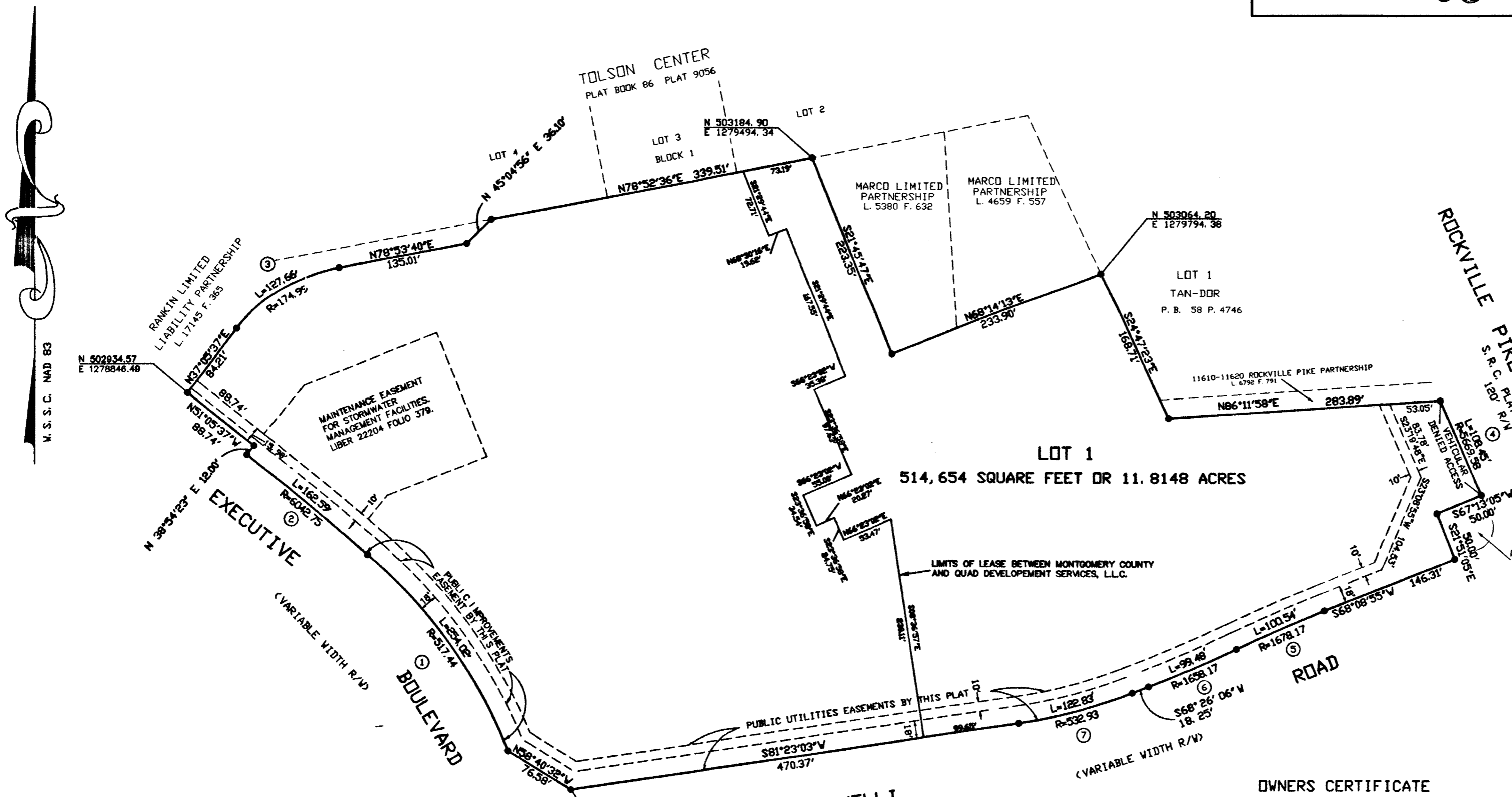
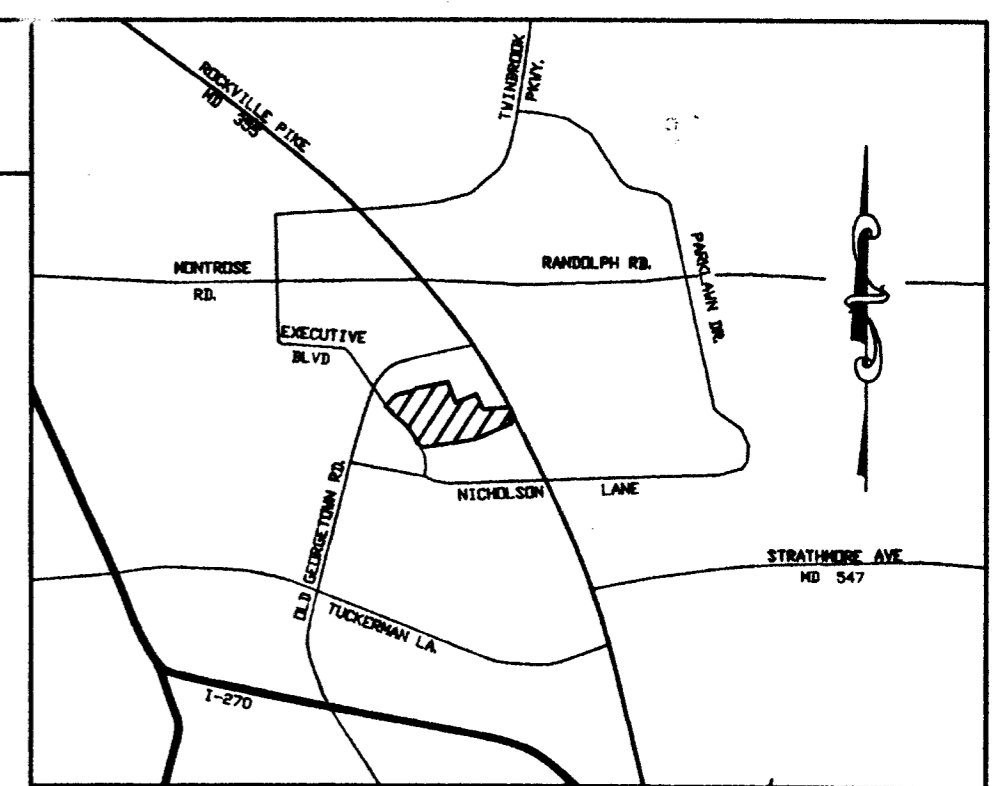


PLAT NO. **22385**



**NOTES**

- TOTAL AREA INCLUDED IN THIS PLAT IS 514,654 SQUARE FEET OR 11.8148 ACRES OF LAND.
- THIS PROPERTY IS CURRENTLY ZONED TS-R (TRANSIT STATION/RESIDENTIAL).
- COORDINATES AND DIMENSIONS SHOWN HEREON ARE BASED ON THE W.S.S.C. DATUM (NAD 83).
- THE PLAT OUTLINE SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY LÖDIERMAN ASSOCIATES, INC., DATED NOVEMBER 1, 1996.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THIS PLAT UNLESS EXPRESSLY STATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC SEWER AND WATER.
- THIS PROPERTY IS EXEMPT FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, EXEMPTION NO. 4-97081E.
- THE LOT SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 1-00087.
- TAX MAP LOCATION HQ122, W.S.S.C. 200 SHEET 215NVS.
- DEVELOPMENT IS SUBJECT TO THE TERMS OF SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (FILE NO. 8-00040).
- DEVELOPMENT IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
- DEVELOPMENT IS SUBJECT TO A TRAFFIC MITIGATION PROGRAM.
- SUBJECT TO STORMWATER MAINTENANCE EASEMENT RECORDED IN LIBER 22204 AT FOLIO 373 AND DECLARATION OF COVENANTS FOR MAINTENANCE RECORDED IN LIBER 22204 AT FOLIO 379.
- SUBJECT TO COVENANTS FOR MAINTENANCE AND LIABILITY RECORDED IN LIBER 22204 FOLIO 366.
- SUBJECT TO DECLARATION OF COVENANTS FOR OPEN SPACE/ STORM DRAINAGE RECORDED IN LIBER 22204 AT FOLIO 360.

**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE PROPERTY ACQUIRED BY THE OWNERS FROM THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY BY DEED DATED JUNE 30, 1999 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 17247 AT FOLIO 132. IRON PIPES SHOWN THUS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 514654 SQUARE FEET OR 11.8148 ACRES OF LAND WITH NO AREA DEDICATED TO PUBLIC USE.

November 21, 2002

DATE: \_\_\_\_\_ MERIDIAN SURVEYS, INC.  
STEPHEN J. VENTHOLD  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION No. 10767

\* FOR PUBLIC WATER AND SEWER ONLY 2021531000878 000400676075R

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED February 21, 2002  
  
CHAIRMAN ASST. SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MD.  
DATE November 26, 2002  
  
APPROVED DIRECTOR

**CURVE DATA**

Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	28° 07' 39"	517.44	254.02	129.62	N 35° 28' 04" W	251.48
2	1° 38' 30"	6042.75	162.59	81.30	N 50° 15' 42" W	162.59
3	41° 47' 55"	174.99	127.66	66.02	N 57° 59' 43" E	124.85
4	1° 05' 46"	5669.50	108.46	54.23	S 23° 19' 48" E	108.46
5	3° 25' 57"	1678.17	100.54	50.28	S 66° 25' 57" V	100.52
6	3° 26' 15"	1658.17	99.48	49.76	S 66° 30' 52" V	99.47
7	13° 12' 19"	532.93	122.83	61.69	S 74° 48' 47" V	122.56

**OWNERS CERTIFICATE**

WE, THE MONTGOMERY COUNTY REVENUE AUTHORITY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND HEREBY GRANT A PUBLIC UTILITIES EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, THEIR HEIRS AND ASSIGNS, THE PUBLIC IMPROVEMENTS EASEMENT (P.I.E.) AS SHOWN HEREON IN ACCORDANCE WITH THE TERMS AND PROVISIONS AS RECORDED IN LIBER 22204 AT FOLIO 385 AMONG THE AFORESAID LAND RECORDS. MANAGEMENT FACILITIES AS SHOWN HEREON. AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e)(2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR THE MONTGOMERY COUNTY REVENUE AUTHORITY  
  
WITNESS DATE 11/22/02  
MARC D. ATZ EXECUTIVE DIRECTOR DATE 11/22/02

FILED  
DEC - 6 2002

SUBDIVISION RECORD PLAT  
LOT 1  
MONTGOMERY COUNTY CONFERENCE CENTER  
ELECTION DISTRICT NO. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 100' SEPTEMBER, 2002

PREPARED BY  
MERIDIAN SURVEYS, INC.  
811 RUSSELL AVENUE  
SUITE 303  
GAITHERSBURG, MARYLAND 20879  
(301) 721-9400  
(301) 840-0334 (FAX)  
MSI NO. 02-4848

PRELIMINARY PLAN No. 1-00087

76803 619-39  
MSA SSU 1249-28249