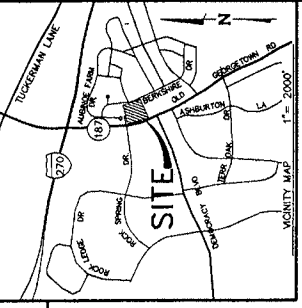


Plat Name: Wildwood Manor Shopping Center
Plat #: 220091030

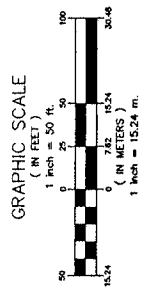
Location: Located on the east side of Old Georgetown Road , approximately 1,400 feet north of Cheshire Drive
Master Plan: North Bethesda/Garrett Park
Plat Details: O-M zone; 1 parcel
Community Water, Community Sewer
Applicant: Wildwood Medical Center

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 11989271A (MCPB Resolution No. 09-11) and with Site Plan No. 820080240 (MCPB Resolution No. 09-12), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.



TAX MAP No. GP563

- NOTES:
- This property is zoned O-M.
 - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
 - This plat is limited to uses and conditions as required by Site Plan No. 820080240 and Preliminary Plan No. 11989271A entitled "WILDWOOD MANOR SHOPPING CENTER".
 - The purpose of this resubdivision is to Dedicate Right-of-way. Access is denied along Old Georgetown Road, MD Rte. 187, except at approved entrances.
 - The property shown hereon is exempt from the requirements of Chapter 22A of the Montgomery County Code, Section 22-202, by exemption letter dated October 30, 2008 No. 42009065E.
 - Unless expressly contemplated by this plan as approved, all terms, conditions, covenants, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, zoning development, of this property are intended to survive and not be extinguished by the recordation of this plat. The official public files for this plat shall be maintained in accordance with the provisions of the public review during normal business hours.
 - This plat is not intended to show every matter affecting or restricting the title to the property shown hereon. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 - This plat is subject to a Declaration of Covenants recorded in Liber _____ at Folio _____.
 - Vehicle access is denied along Old Georgetown Road per plat no. 17744.



**SUBDIVISION RECORD PLAT
PARCEL C
WILDWOOD MANOR
SHOPPING CENTER
ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
JULY, 2009**

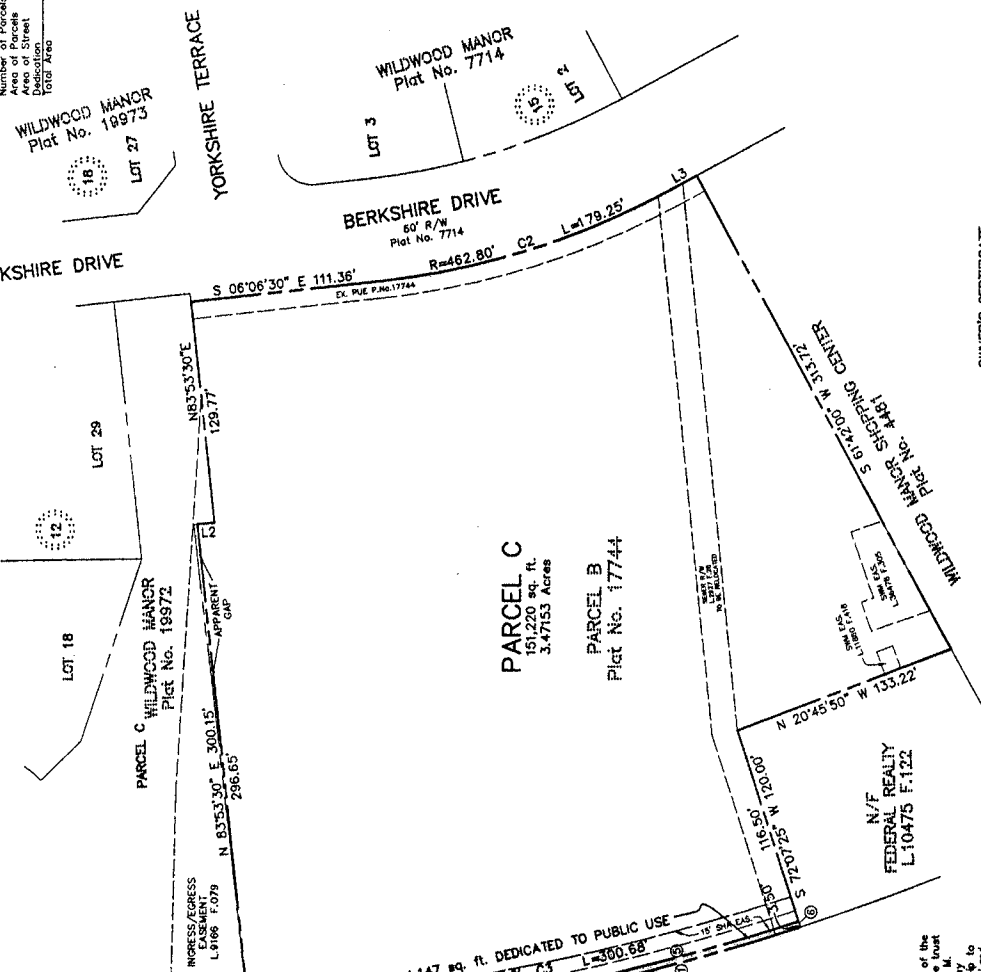
MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
Phone: 301.670.0600
Fax: 301.670.0603
www.mhgpa.com

04.314.12

PLAT No.

PLAT LABELLATION

Number of Parcels	= 1
Area of Parcels	= 151,220 sq. ft.
Area of Street	= 1,147 sq. ft.
Dedication	= 1,147 sq. ft.
TOTAL AREA	= 152,367 square feet
	or 3,478.66 acres



OWNER'S CERTIFICATE

Wildwood Medical Center, L.L.C., a Maryland corporation, owner of the property shown hereon, hereby certifies that this plat of resubdivision, dedication of streets to public use, establish the SHA Easement as shown hereon for the use and benefit of the State Highway Administration for the maintenance of the sidewalk. As owners of this subdivision, we, our successors and assigns, will defend, maintain, protect, and preserve the title to the property shown hereon and the plat of resubdivision and Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no liens, taxes, mortgages, or trusts, affecting the property included in this plat of resubdivision.

Wildwood Medical Center, L.L.C.
Alvin L. Aubrice, Managing General Partner

7/10/2009

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1382.40	301.45	127.33	N. 1137.46° W.	300.65	
C2	462.80	179.25	271.79	S. 1719.15° E.	178.13	
C3	1378.90	300.65	127.33	N. 1137.46° W.	300.08	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N. 052229° E.	26.68
L2	S. 034410° E.	10.00
L3	S. 281800° E.	17.17
L4	N. 052229° W.	26.73

AREA RETURNED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

LINE	COURSE	DISTANCE
1	R-1000.00' L=79.45'	79.45'
2	M. 052537° W. 26.68'	26.68'
3	M. 052537° E. 26.68'	26.68'
4	S. 082307° E. 38.72'	38.72'
5	R-1000.00' L=79.45'	79.45'
6	S. 700725° W. 33.97'	33.97'

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Dorothy A. Shelton, Alvin L. Aubrice, III, Trustee of an unrecorded revocable trust known as the Alvin L. Aubrice III Trust No. 3, Victoria L. Aubrice, Scot M. Aubrice, Amanda M. Griffith Shelton Family Trust, all of the above said Wildwood Medical Center General Partnership to Wildwood Medical Center, L.L.C. by deed dated December 23, 2003 and recorded among the Land Records of Montgomery County, Maryland, in Liber 25237 of Folio 001; and also being a MAJOR SHOPPING CENTER as recorded among the said Land Records on Plat No. 17744. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. The total area included on this plat is 152,367 square feet or 3,478.66 acres, including 1,147 square feet of street dedication.

7/10/09
Dorothy A. Shelton
Victoria L. Aubrice, III
By: Professional Land Surveyor
Md. Reg. No. 10712

FOR PUBLIC WATER AND SEWER ONLY
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY-TREASURER
APPROVED: _____ DIRECTOR
DATE: 7/10/09
PLAT No. 209103

M.N.C.P. & P.C. RECORD FILE No.

RECORD PLAT REVIEW SHEET

Plat Name: Wildwood Manor Shopping Ctr Plat Number: 220091030
 Plan Name: Wildwood Manor Shopping Ctr Plan Number: 11989271A
 Plat Submission Date: 4-28-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: NB Date 7/17/09

Initial DRD Review:

Signed Preliminary Plan - Date 3-25-09 Checked: Initial SJS Date 5-21-09
 Planning Board Opinion - Date 2-5-09 Checked: Initial SJS Date 5-21-09
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Wildwood Manor Shopping Ctr Site Plan Number: 820080240
 Planning Board Opinion - Date 2-5-09 Checked: Initial SJS Date 5/21/09
 Site Plan Signature Set - Date 6-8-09 Checked: Initial SJS Date 9-1-09
 Site Plan Reviewer Plat Approval: Checked: Initial Sh Date 9/9/09

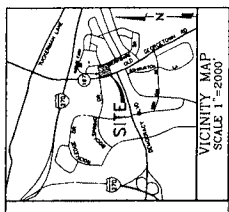
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates OK Plan # OK Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4-29-09</u>	<u>5-15-09</u>	<u>5-15-09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>			<u>4-30-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>5-20-09</u>	<u>Address Plan / Change</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SJS</u>	<u>9/1/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>5-20-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>7/14/09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>9/17/09</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____



Legend

EXISTING	PROPOSED
Property	Property
City & Utility	City & Utility
Site	Site
Utility Pole	Utility Pole
Lamp Post	Lamp Post
Foot or Blot	Foot or Blot
Tree	Tree
Electric	Electric
Overhead Wire	Overhead Wire
Sanitary Sewer	Sanitary Sewer
Storm Drain	Storm Drain
Water Line	Water Line
Fire Hydrant	Fire Hydrant
Gas	Gas
Telephone	Telephone
Building	Building
Corner	Corner
Spot Elevation	Spot Elevation
Contour	Contour



DEVELOPER INFORMATION

PROJECT NAME: WILDWOOD MANOR SHOPPING CENTER
 PROJECT NO.: 1987-11
 SHEET NO.: 1 OF 1

OWNER/APPLICANT

ALVIN L. AUBINCE, INC.
 7507 ARLINGTON ROAD
 SUITE 200
 PRINCE GEORGES, MD 21776
 PHONE: 301-986-5070

DESIGNER

EMHC
 7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 Merrill, Henderson & Glasscock, P.A.
 Landscape Architects • Surveyors
 10000 Rockledge Drive
 Suite 100
 Rockledge, MD 21785
 Phone: 301-986-5070

THIS PRELIMINARY PLAN IS TO AMEND PRELIMINARY PLAN #1987-11, APPROVED 1-18-87, TO CHANGE THE BUILDING USES AND AREAS.

NOTES:
 1. BUILDING ELEMENTS OF THE EXISTING DEVELOPMENT PLAN ARE APPROVED.
 2. THE BUILDING ELEMENTS OF THIS DEVELOPMENT PLAN ARE APPROVED.
 3. THE BUILDING ELEMENTS OF THIS DEVELOPMENT PLAN ARE APPROVED.
 4. THE BUILDING ELEMENTS OF THIS DEVELOPMENT PLAN ARE APPROVED.

NO.	DATE	DESCRIPTION	BY

OWNER/APPLICANT:
 ALVIN L. AUBINCE, INC.
 7507 ARLINGTON ROAD
 SUITE 200
 PRINCE GEORGES, MD 21776
 PHONE: 301-986-5070

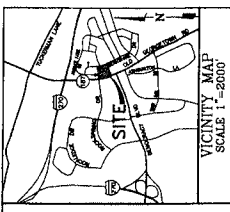
DESIGNER:
 EMHC
 7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 Merrill, Henderson & Glasscock, P.A.
 Landscape Architects • Surveyors
 10000 Rockledge Drive
 Suite 100
 Rockledge, MD 21785
 Phone: 301-986-5070

GRAPHIC SCALE
 1" = 100' 0"

PARCEL 3
 PLAT 1006E
 ROCK SPRING PARK

EMHC
 7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 Merrill, Henderson & Glasscock, P.A.
 Landscape Architects • Surveyors
 10000 Rockledge Drive
 Suite 100
 Rockledge, MD 21785
 Phone: 301-986-5070

Call "Miss Utility" at 1-800-257-7777.
 48 hours prior to the start of any excavation.
 In the case of an emergency, call 911. Excavation shall be in accordance with the requirements of Chapter 36A of the Montgomery County Code.



Legend

EXISTING	PROPOSED

DEVELOPER CERTIFICATE
I hereby certify that the information on this site plan is true and correct, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 18729, Expiration Date: 10/31/10.
Date: 6-8-09
Signature: [Signature]
Professional Engineer
Montgomery County Planning Department
The National Capital Area Planning Commission
Professional Certificate No. [Number]

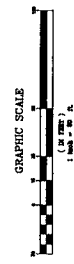
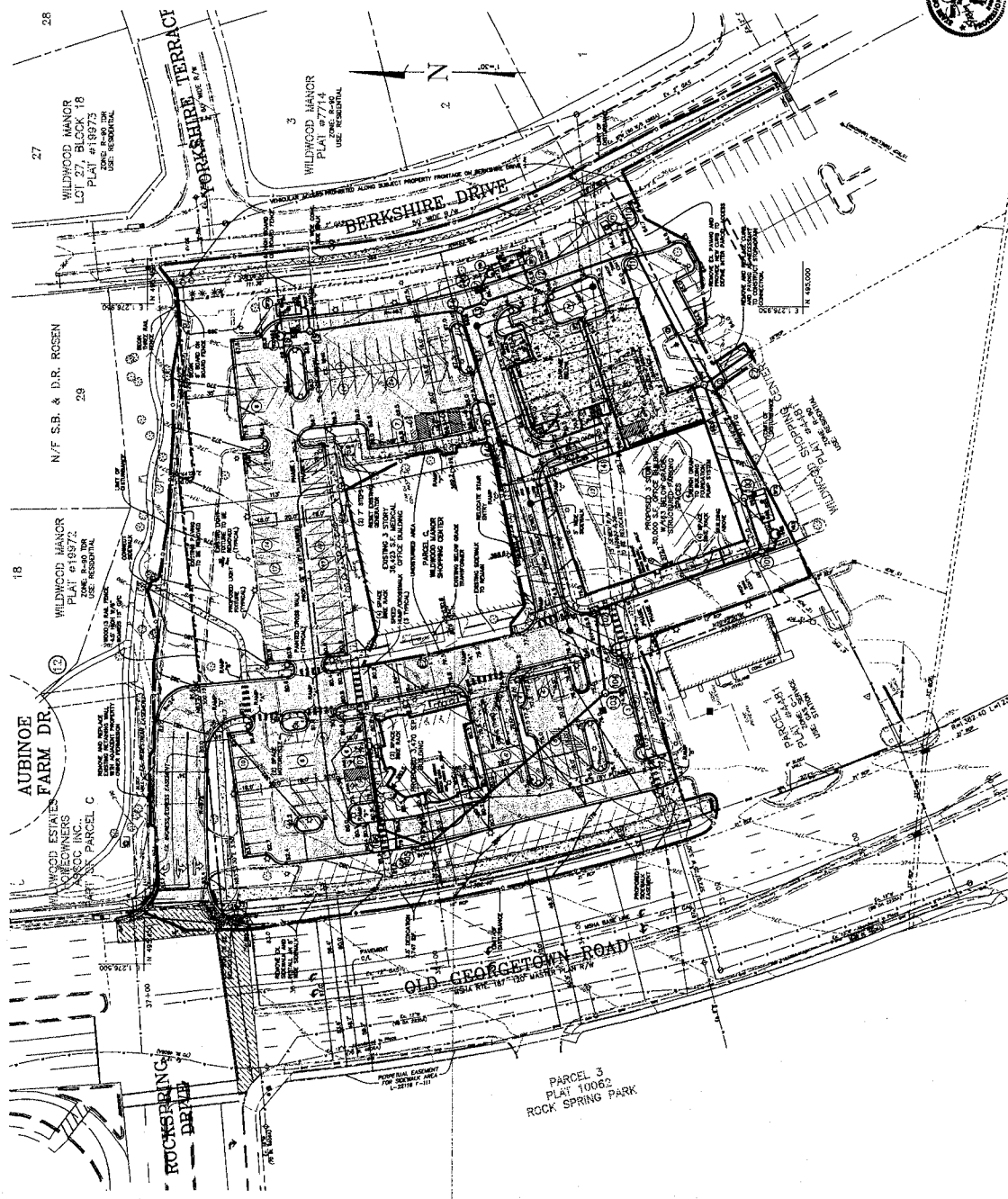
NO-IMPACT APPROVAL STAMP
Certified Site Plan
File No. 00000000
Montgomery County Planning Board
Date: 6-8-09
Signature: [Signature]
Chairman of Planning
Montgomery County Planning Department
The National Capital Area Planning Commission
Professional Certificate No. [Number]

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 18729, Expiration Date: 10/31/10.
Date: 6-8-09
Signature: [Signature]
Professional Engineer
Montgomery County Planning Department
The National Capital Area Planning Commission
Professional Certificate No. [Number]

SITE PLAN APPROVAL NO. SP-3
SITE PLAN - OVERALL
PARCEL "C"
WILDWOOD MANOR SHOPPING CENTER
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
Project No. 00000000
Date: 6-8-09
Project No. 00000000
Scale: 1" = 200'

MHG
MONTGOMERY COUNTY PLANNING DEPARTMENT
1200 MONTGOMERY BLVD, SUITE 100
BETHESDA, MD 20814
PHONE: 301-986-9070

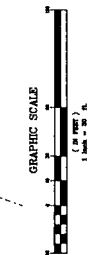
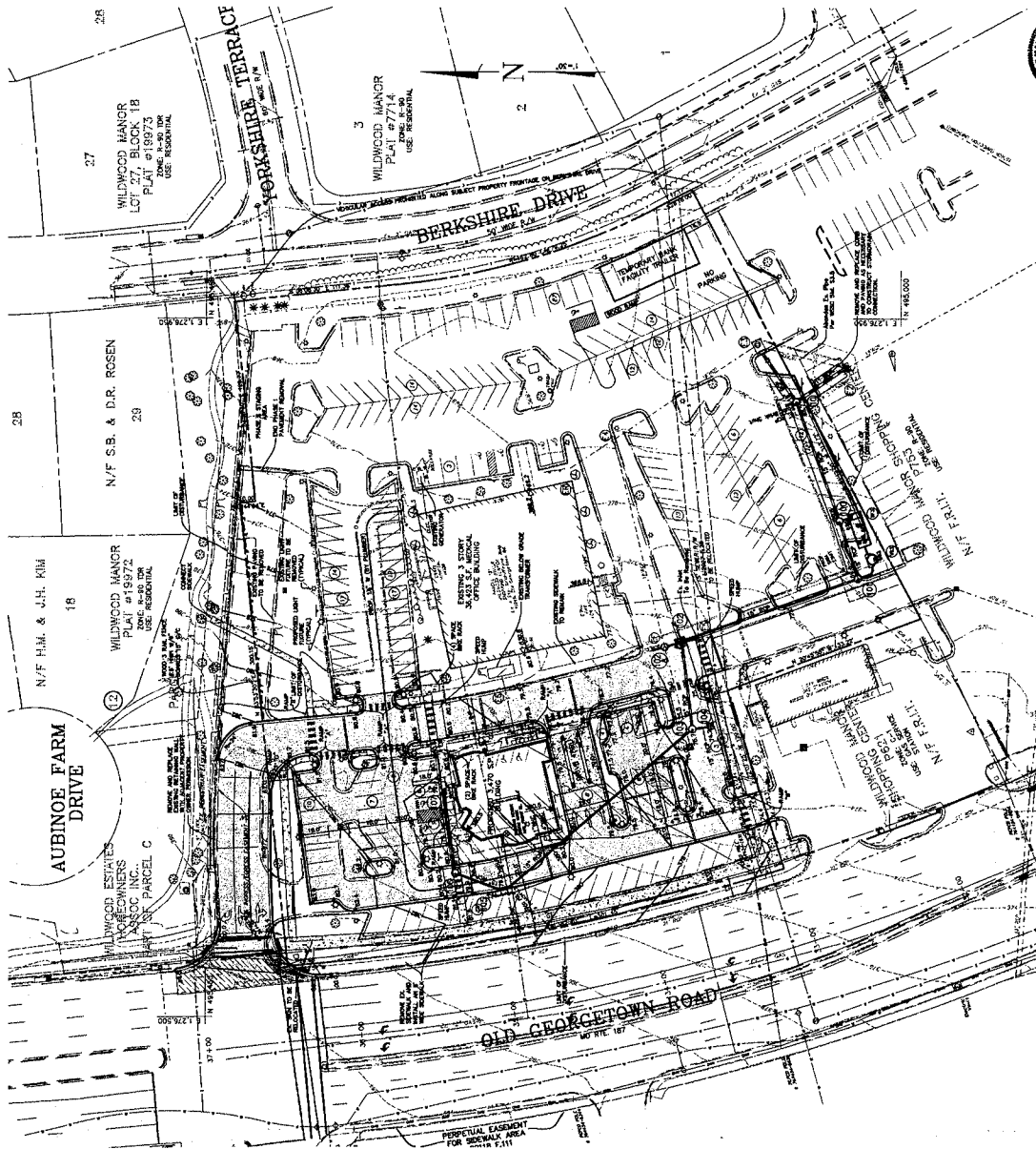
OWNER/APPLICANT:
AUBINOE ESTATES FARM DR.
7507 ARLINGTON ROAD
BETHESDA, MD 20814
PHONE: 301-986-9070



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. In the case of proposed excavation and tree removal, the utility location shall be verified by the utility company with measurements to Chapter 301 of the Montgomery County Code.

NO.	DATE	REVISIONS

DEVELOPMENT REVIEW



PREPARED BY:
 The undersigned certifies that the information shown on this site plan was prepared by the undersigned or under the supervision of the undersigned and that the undersigned is a duly licensed Professional Engineer under the laws of the State of Maryland. The undersigned is duly licensed under the laws of the State of Maryland. The undersigned is duly licensed under the laws of the State of Maryland.

PROFESSIONAL CERTIFICATION:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. The undersigned is duly licensed under the laws of the State of Maryland.

APPROVED:
 [Signature]
 6-8-09
 DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MONTGOMERY COUNTY PLANNING DEPARTMENT
 1000 WOODBURN ROAD, SUITE 100
 ROCKVILLE, MARYLAND 20850

M-10076 APPROVAL STAMP
 Certified Site Plan
 File No. 000000
 Montgomery County Planning Board
 [Signature]
 6-8-09
 DATE

WILDWOOD MANOR SHOPPING CENTER
 7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 PLAT 17744

FMHG
 FREDERICKS MOUNTAIN HOME GROUP
 1000 WOODBURN ROAD, SUITE 100
 ROCKVILLE, MARYLAND 20850
 301-771-1279

RECEIVED
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 1000 WOODBURN ROAD, SUITE 100
 ROCKVILLE, MARYLAND 20850
 06-27-09 10:30 AM

DEVELOPMENT REVIEW

NO.	DATE	DESCRIPTION	BY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. In the event of proposed excavation and these facilities located by this utility are to be disturbed, please contact the appropriate utility company in accordance with the requirements of Chapter 20A of the Montgomery County Code.