

Plat Name: Woodside
Plat #: 220121970

Location: Located in the southeast quadrant of the intersection of Second Avenue and Spring Street.

Master Plan: Silver Spring CBD

Plat Details: CBD-1 zone; 1 parcel
Community Water, Community Sewer

Applicant: Insight Silver Spring, LLC

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110400 (MCPB Resolution No. 11-106), and with Site Plan No. 820120080 (Certified Site Plan dated September 25, 2012), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

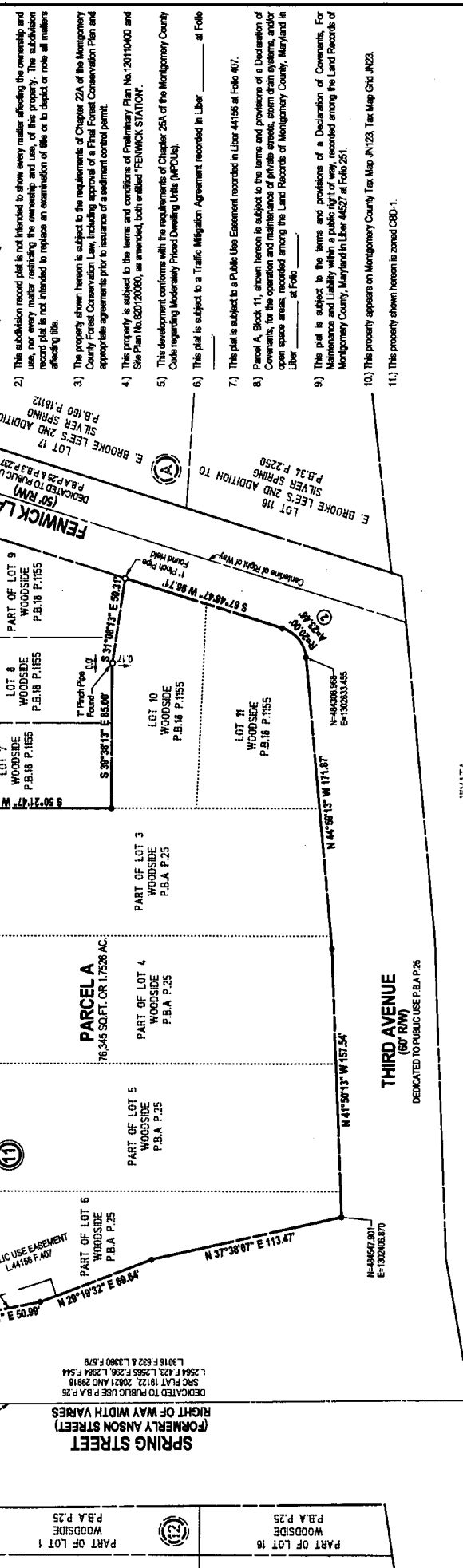
CURVE DATA			
NO.	DELTA	RADIUS	ARC TAN CHD BEARING DIST
1	127.25	40.07	83.93 47.86 S 42°51'11" E 56.16
2	67.7207	20.07	23.45 13.29 N 75°35'13" W 22.14



VICINITY MAP
SCALE 1" = 200'

NOTES:

- All terms, conditions, agreements, stipulations and requirements associated with any preliminary plat, site plan, subdivision or other instrument of this property, including this plat, shall remain in full force and effect and shall be deemed to be incorporated by reference into this plat, unless expressly contradicted by the plat 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.
- 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 to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 29A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 120110400 and Site Plan No. E20120080, as amended, both entitled FENWICK STATION.
- This development conforms with the requirements of Chapter 25A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- This plat is subject to a Traffic Mitigation Agreement recorded in Liber _____ at Folio _____.
- This plat is subject to a Public Use Easement recorded in Liber 44159 at Folio 407.
- Parcel A, Block 11, shown hereon is subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This plat is subject to the terms and provisions of a Declaration of Covenants, For Maintenance and Liability, which are part of a plat being recorded among the Land Records of Montgomery County, Maryland in Liber 44327 at Folio 251.
- This property appears on Montgomery County Tax Map JN123, Tax Map Grid JN22.
- This property shown hereon is zoned C80-1.



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision, except a certain "Deed of Trust, Assignment, Security Agreement and Future Filing," recorded among the Land Records of Montgomery County, Maryland in Liber 43266 at Folio 340, as assigned by the "Assignment and Assumption Agreement" recorded among the Land Records of Montgomery County, Maryland in Liber 45017 at Folio 190, and all parties in interest, thereto have indicated their assent.

FENWICK STATION VENTURE LLC, a Delaware limited liability company.

By: _____
Robert W. Haasek, Manager

Witness/Agent: _____
Date: 10/23/12

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a resubdivision of part of Lots 3, 4, 5 and 6 and all of Lots 10 and 11, Block 11, Woodside as shown on the following two (2) subdivision record plats, the first (1st) plat being entitled "WOODSIDE" and recorded among the Land Records of Montgomery County, Maryland in Plat Book A as Plat 25, and the second (2nd) plat being entitled "LOTS 7 - 11, INC. (RESUBDIVISION OF) LOTS 1 AND 2, BLOCK 11, WOODSIDE" and recorded among the said Land Records in Plat Book 18 as Plat 1155, said land being all of the property described in a conveyance from ERN-SRRO LLC, a Maryland limited liability company, to FENWICK STATION VENTURE LLC, a Delaware limited liability company, by "Special Warranty Deed" dated September 18, 2012, and recorded among the aforesaid Land Records in Liber 45017 at Folio 153.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus _____ will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 76,345 square feet or 1.7526 acres of land. There is no street dedication by this plat.

Kenneth L. Day
Professional Land Surveyor
Maryland Registration No. 556
License Expires: 3/6/2013

Date: 10-23-12

APPROVED _____ DATE _____

CHAIRMAN

SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. _____

RECORDED _____ PLAT _____

DATE _____

DIRECTOR

APPROVED _____ DATE _____

SECRETARY/TREASURER

RECORDED _____ PLAT _____

DATE _____

DIRECTOR

APPROVED _____ DATE _____

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DIRECTOR

APPROVED _____ DATE _____

SECRETARY/TREASURER

RECORDED _____ PLAT _____

DATE _____

DIRECTOR

RECORD PLAT REVIEW SHEET

Plat Name: Woodside Plat Number: 220121970
 Plan Name: Fenwick Station Plan Number: 120110400
 Plat Submission Date: 6/5/2012
 DRD Plat Reviewer: W. Myrah
 DRD Prelim Plan Reviewer: D. Orobona Checked: (WPM) Date 7/26/12

Background Review:

Signed Preliminary Plan - Date 5/27/12 Checked: Initial (WPM) Date 7/26/12
 Planning Board Resolution No. 11-106 Resolution Mailing Date 2/14/2012
 Site Plan Required? Yes No Verified By: (WPM) (initial)
 Site Plan Name: Fenwick Station Site Plan Number: 320120080
 Site Plan Signature Set - Date 9/25/12 Checked: Initial SOS Date 11-6-2012
 Planning Board Resolution No. 12-48
 Site Plan Reviewer Check: Initial SOS Date 11/6/12

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	6/8/12	6/22/12	6/20/12	OK
Research	Bobby Fleury			6/13/12	OK
SHA	Corren Giles				
PEPCO					No PVE OK
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 10/10/12
 Final Mylar & DXF/DWG Received: Initial SOS Date 10/25/12
 Final Mylar Review Complete: Initial SOS Date 11/7/12

Board Approval of Plat:

Plat Agenda: Initial SOS Date 11/15/12

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 Plat Books for Rest of Division: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered in Hansen: _____

No. _____

