

Plat Name: Mid-Pike Plaza
Plat #: 220121810

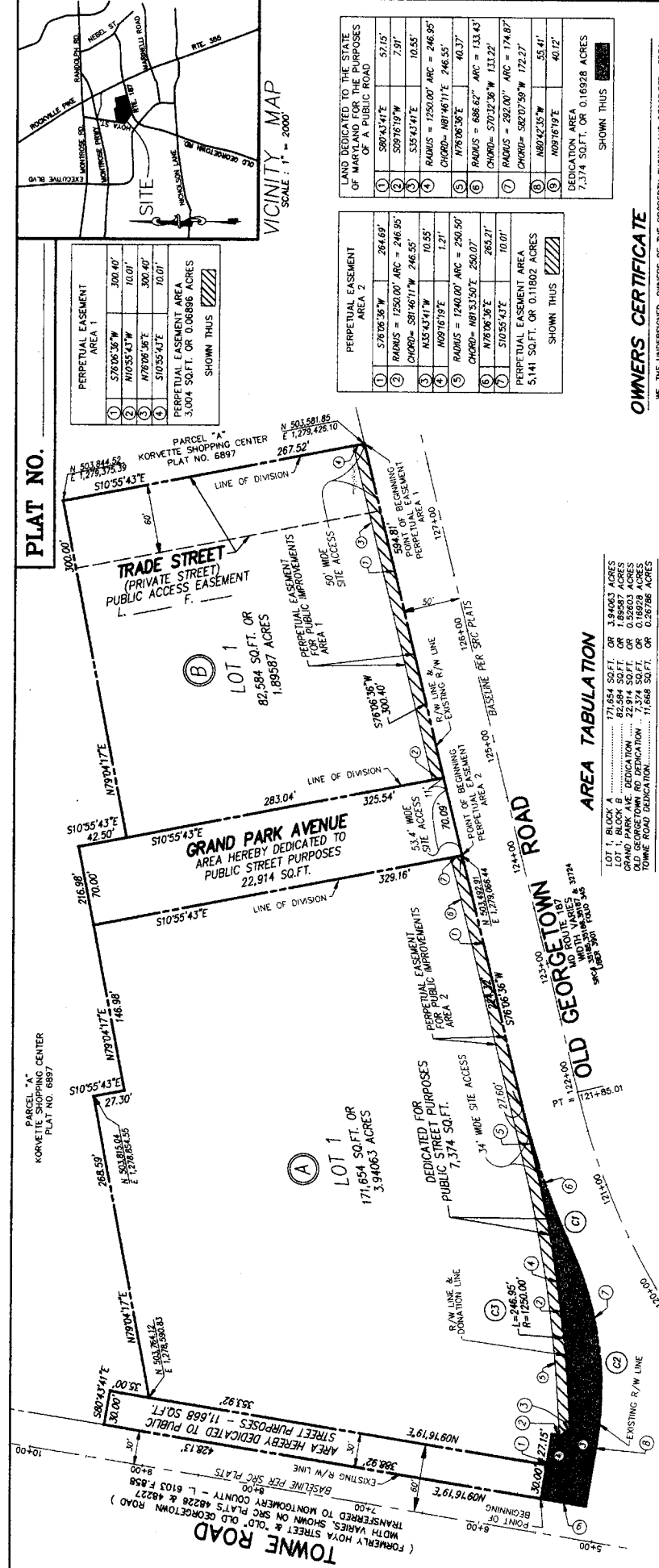
Location: Located in the northeast quadrant of the intersection of Old Georgetown Road (MD 187) and Towne Road (formerly Hoya Street)

Master Plan: White Flint

Plat Details: CR zone; 2 lots
Community Water, Community Sewer

Applicant: Federal Realty Investment Trust

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. 120120020 (MCPB Resolution No. 12-26), and with Site Plan No. 820120020 (Certified Site Plan dated May 17, 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.



PERPETUAL EASEMENT AREA 1

1	S70°05'36"W	300.40'
2	N10°55'43"E	10.01'
3	N76°06'36"E	300.40'
4	S70°05'43"E	10.01'

PERPETUAL EASEMENT AREA
3,004 SQ.FT. OR 0.06896 ACRES

SHOWN THIS

PERPETUAL EASEMENT AREA 2

1	S70°05'36"W	284.69'
2	RADIUS = 1250.00' ARC = 246.95'	
3	CHORD = 581.4617' W 246.95'	
4	S35°43'41"E	10.55'
5	N52°43'41"W	10.55'
6	N09°16'19"E	1.21'
7	RADIUS = 1240.00' ARC = 250.50'	
8	CHORD = 181.5350' W 250.07'	
9	N76°06'36"E	285.21'
10	S10°55'43"E	10.01'

PERPETUAL EASEMENT AREA
5,141 SQ.FT. OR 0.11802 ACRES

SHOWN THIS

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	S80°43'41"E	57.15'
2	S09°16'19"W	2.91'
3	S35°43'41"E	10.55'
4	RADIUS = 1250.00' ARC = 246.95'	
5	CHORD = 581.4617' W 246.95'	
6	N76°06'36"E	40.37'
7	RADIUS = 686.62' ARC = 133.43'	
8	CHORD = 570.3236' W 133.22'	
9	RADIUS = 392.00' ARC = 174.87'	
10	CHORD = 582.0759' W 172.27'	
11	N09°16'19"E	55.41'
12	N09°16'19"E	40.12'

DEDICATION AREA
7,374 SQ.FT. OR 0.16928 ACRES

SHOWN THIS

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AGREE TO DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, HEREBY RESERVES INTO TRUST AND ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT, AS FEE SIMPLE OWNER, IN THE AREAS OF GRAND PARK AVENUE AND TOWNE ROAD DEDICATED TO PUBLIC STREET PURPOSES HEREON, FOR THE REPLACEMENT OF ALL IMPROVEMENTS ALLOWED TO BE LOCATED THEREON AND THE FURTHER ENJOYMENT THEREOF BY THE PUBLIC. WE, THE UNDERSIGNED OWNERS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (9) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR A TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

FEDERAL REALTY INVESTMENT TRUST
BY: DATE: 11-7-12
DAWN M. BECKER
EXECUTIVE VICE PRESIDENT
CHIEF OPERATING OFFICER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A PLAN OF PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM WILLIAM FARRER AND PAUL SWANEY, AS SHOWN IN LIBER 35028 AS FOLIO 457 AND LIBER 35028 AS FOLIO 457, AND THE SHOPPING CENTER, RECORDED AS PLAT NO. 6897, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN ON THIS PLAN HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24 (9) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS 288,194 SQUARE FEET OR 6.59868 ACRES OF LAND, OF WHICH 41,958 SQUARE FEET OR 0.96319 ACRES ARE DEDICATED TO PUBLIC USE.

DAVID F. WILSON
MONTGOMERY COUNTY LAND SURVEYOR #22236
LICENSE EXPIRES JANUARY 13, 2013

DATE: 11-7-12

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0062 WITH A TAX ACCOUNT NO. OF 04-00065165. THE PROPERTY IS ZONED "CR-3, C-1.5, R-2.5, R-200" AND "CR-4, C-3.5, R-3.5, H-300".
- 2) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS) (EPOCH 2002.0000) / MARYLAND COORDINATE SYSTEM (MD1900) USING THE SURVEYS CORRS STATIONS: LOYOLA LOYK CORRS ARP, PID NO. D-3640 GAIT GATHERSBURG CORRS ARP, PID NO. AF9522 GODE GORRARD SPACE CORRS ARP, PID NO. AF8046.
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR PLANNING BOARD APPROVED FOR THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.A.P.C. PRELIMINARY PLAN #20120020, SITE PLAN #20120020 AND SECTION PLAN #20101010, ENTITLED "MID-PIKE PLAZA (PIKE & ROSE)".
- 7) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR MAINTENANCE AND LIABILITY RECORDED IN LIBER _____ AT FOLIO _____.
- 8) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR MAINTENANCE AND LIABILITY (PE AREAS) RECORDED IN LIBER _____ AT FOLIO _____.
- 9) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 44754 AT FOLIO 271.
- 10) ACCESS IS DENIED ALONG OLD GEORGETOWN ROAD WITH THE EXCEPTION OF THE AREAS MARKED "SITE ACCESS" AS SHOWN HEREON.
- 11) THIS PLAT IS SUBJECT TO A DECLARATION OF PERPETUAL PUBLIC IMPROVEMENT EASEMENT RECORDED IN LIBER _____ AT FOLIO _____.

SUBDIVISION RECORD PLAT

LOT 1, BLOCK 'A' & LOT 1, BLOCK 'B'

MID-PIKE PLAZA

(4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 60'

DATE: NOVEMBER 7, 2012

UNDESIGNED BY PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & CIVIL ENGINEERS
THEORY CONSULTANTS, INC. 10000 WOODBURN ROAD, SUITE 200, WASHINGTON, MARYLAND 20781
(301) 461-1415 or (301) 461-2881

AREA TABULATION

LOT 1, BLOCK A	171,654 SQ.FT. OR 3.94063 ACRES
LOT 2, BLOCK A	11,668 SQ.FT. OR 0.26786 ACRES
LOT 3, BLOCK A	22,914 SQ.FT. OR 0.52603 ACRES
LOT 4, BLOCK A	3,004 SQ.FT. OR 0.06896 ACRES
TOWNE ROAD DEDICATION	7,374 SQ.FT. OR 0.16928 ACRES
TOTAL AREA OF PLAT	206,614 SQ.FT. OR 4.73276 ACRES

PERPETUAL EASEMENT AREA 1

1	S70°05'36"W	300.40'
2	N10°55'43"E	10.01'
3	N76°06'36"E	300.40'
4	S70°05'43"E	10.01'

PERPETUAL EASEMENT AREA
3,004 SQ.FT. OR 0.06896 ACRES

SHOWN THIS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	686.62'	133.43'	66.93'	S03°32'36"W	133.02'	118°03'1"
C2	282.00'	174.87'	90.15'	S02°02'59"W	172.27'	51°18'7"
C3	1250.00'	246.95'	123.88'	N01°46'11"E	246.95'	173°19'10"

GRAPHIC SCALE
0 60 120 180 240
(IN FEET)
1 inch = 60 ft

DATE: _____

PLAT NO.: _____

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY - TREASURER

APPROVED: _____ DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO.: 220121910

RECORD PLAT REVIEW SHEET

Plat Name: MID-PIKE PLAZA Plat Number: 220121810
 Plan Name: MID-PIKE PLAZA Plan Number: 120120020
 Plat Submission Date: 5-23-2012
 DRD Plat Reviewer: S. SMITH
 DRD Prelim Plan Reviewer: P. BUTLER Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 5/21/12 Checked: Initial SSS Date 7-5-12
 Planning Board Resolution No. 12-26 Resolution Mailing Date 3-14-12
 Site Plan Required? Yes X No _____ Verified By: SSS (initial)
 Site Plan Name: MID-PIKE PLAZA Site Plan Number: 820120020
 Site Plan Signature Set - Date 5-17-12 Checked: Initial SSS Date 7-5-2012
 Planning Board Resolution No. 12-27
 Site Plan Reviewer Check: Initial SSS Date 6-4-12

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5-24-12	6-8-12		
Research	Bobby Fleury			5-29-12	OK
SHA	Corren Giles			6-18-12	REVISE DEDICATION ✓
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				REVISE STREET NAMES ✓

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SSS</u>	<u>10/25/12</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>11/8/12</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>11-16-12</u>

Board Approval of Plat:

Plat Agenda:	<u>SSS</u>	<u>11/29/12</u>
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 Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

