

**Plat Name:** Silver Spring Park

**Plat #:** 220151250

**Location:** located in the southeast quadrant of Silver Spring Avenue and Fenton Street

**Master Plan:** Silver Spring CBD Sector Plan

**Plat Details:** CR zone, 1 lot

**Applicant:** The Fenton Group, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120070420 (MCPB Resolution No. 10-151) and with Site Plan No. 82010012A (Certified Site Plan dated 11/19/2014) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

**OWNERS' CERTIFICATE**

We, THE FINNON GROUP, LLC, owners of the property shown and referred herein, hereby adopt this plat of subdivision, establish the minimum building setbacks, and approve the subdivision, and, our successors agents and assigns will cause the subdivision to be recorded in accordance with Section 50-24(a)(2) of the Maryland Code. We agree to indemnify and hold the Montgomery County Department of Planning and Zoning, its officers, employees, agents and assigns harmless from and all interested parties, hereto have been included their agent.

Witness my hand and seal this 11th day of March, 2013.  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Witness  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Senior Vice President  
 Capital Bank, N.A.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown herein is correct to the best of my professional knowledge and belief, that it is a subdivision of the lands conveyed to the State of Maryland by deed dated December 12th, 2003 and recorded in the Land Records of Montgomery County, Maryland in Liber 28184 of Page 001, and that the same have been surveyed and shown in accordance with section 50-24(a) of the subdivision regulations of Montgomery County, Maryland.

The total area included in this plat of subdivision is: 1,251.15 acres of which 410.94 sq. ft. or 0.09421 acres is hereby dedicated to public use.  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Maryland Registered Professional Land Surveyor  
 Registration Expires 11/19/2016

**GENERAL NOTES**

- All terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to apply to any such plan or other plan, including the final plat. The official public time for review during normal business hours.
- This subdivision record plat is not intended to show any other matter affecting the ownership and use, nor any other matter restricting the ownership and use of the property. The subdivision record plat is not intended to replace the examination of title or to depict or note of matters affecting title.
- This property is currently Zoned CR 3.0, formerly CRD-1 and CR 1.5, formerly CRD-0.5.
- This property is shown on WSSC 200-foot Sheet C01M210, and Tax Map AN343.
- The lot shown herein is limited by the area and conditions as required by Preliminary Plan No. 1200702420 and Silver Spring No. 20201512, as amended.
- The property shown herein is subject to the requirements of the Montgomery County Department of Planning and Zoning, including the requirement to obtain and appropriate agreements prior to issuance of a final subdivision record plat.
- If the improvements are increased beyond the existing conditions or a separation is required, the applicant must submit a storm drain capacity analysis to Montgomery County Department of Transportation for review.
- For Public Water and Sewer only.
- The ultimate right of way of Silver Spring Avenue is seventy (70') feet wide. The ultimate right of way of Fenton Street is eighty (80') feet wide.
- Vehicle access is denied along Fenton Street.
- This property is subject to a Traffic Mitigation Agreement, recorded in Liber 45443 of Page 396.
- Subject to Agreement with Montgomery County allowing for use and maintenance of existing ramp at building entry recorded in Liber 51096 of Page 009.

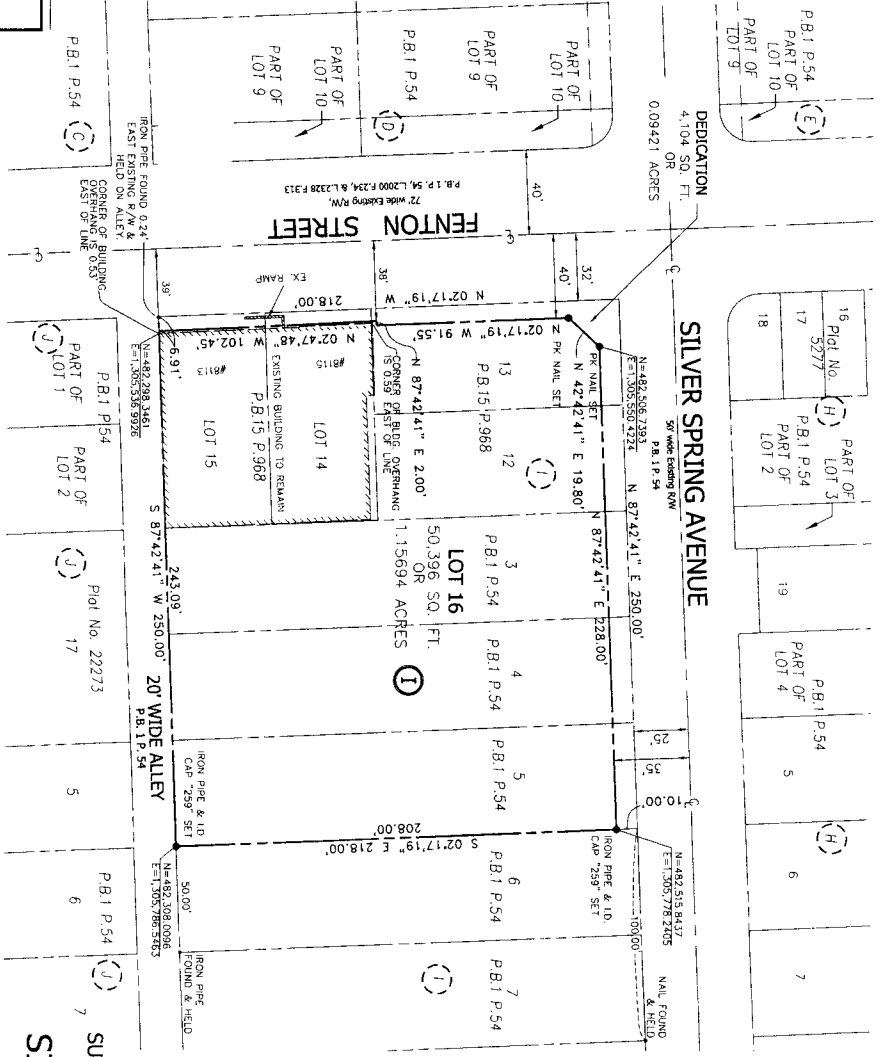
**AREA TABULATION**

LOT 16	50,396 SQ. FT.	OR 1,156.94 ACRES
LOT 15	50,396 SQ. FT.	OR 1,156.94 ACRES
TOTAL AREA OF THIS PLAT	100,792 SQ. FT.	OR 2,313.88 ACRES

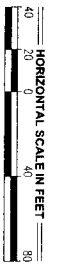
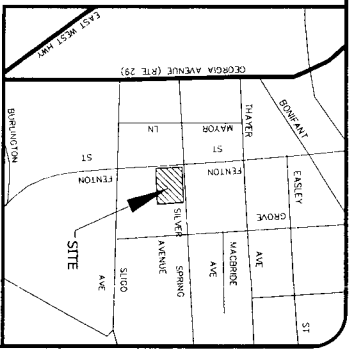
M.N.C.P. & P.C. Record File No. 2-201512590  
 Department of Permitting Services  
 Montgomery County, Maryland  
 Approved: November 25 2013  
 Director: Thomas R. G. Jones

Approved: \_\_\_\_\_  
 Director: \_\_\_\_\_  
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

**PLAT NO.**



**LEGEND**  
 • PROPERTY MARKER SET  
 • PROPERTY MARKER FOUND  
 P.B. = P.LAT BOOK & PLAT  
 --- EX. BUILDING TO REMAIN



MARYLAND STATE PLANE, NAD 83/95

13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' MARCH, 2013  
**MADDOX**  
 Engineers & Surveyors, Inc.  
 3204 Traylor Center Road, Suite 200A, Rockville, MD 20852  
 (301) 770-8500  
 www.maddoxinc.com

**SUBDIVISION RECORD PLAT**  
**LOT 16, BLOCK I**  
**SILVER SPRING**  
**PARK**

