

Plat Name: Washingtonian Industrial Park

Plat #: 220160150

Location: Located on Comprint Court, approximately 1,100 feet west of Shady Grove Road

Master Plan: Great Seneca Science Corridor Master Plan

Plat Details: I-M zone; 3 Parcels

Applicant: Industrial Property Services, LLC; Merit Associates; and Community Support Services, Inc.

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50-35A(a)(3) and 50-35A(a)(1)** of the Subdivision Regulations, which states:

50-35A(a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot.

Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

50-35A(a)(1) Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

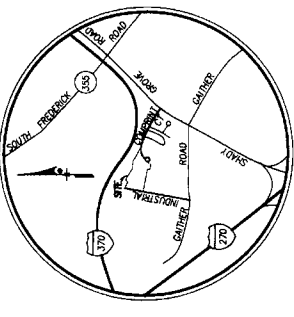
The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d).

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and 50-35A(a)(1) and supports this minor subdivision record plat.

PLAT No.

AREA TABULATION
 PARCEL P-P 205,041 SQ. FT OR 4.73006 ACRES
 PARCEL Q-Q 75,716 SQ. FT OR 1.73820 ACRES
 PARCEL R-R 49,692 SQ. FT OR 1.14078 ACRES
 TOTAL AREA 331,449 SQ. FT OR 7.60804 ACRES



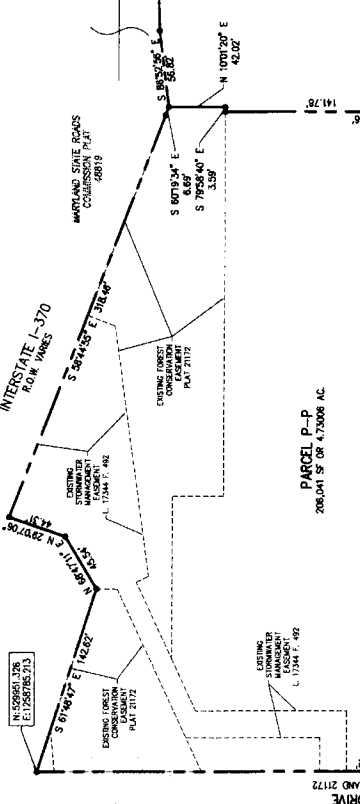
OWNER'S CERTIFICATE
 SCALE: 1"=200'
 WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN AS A RESUBDIVISION OF THE PROPERTY ACQUIRED BY US AS OWNERS OF THIS SUBDIVISION. OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 24-147 THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF RESUBDIVISION EXCEPT CERTAIN DEEDS OF TRUST RECORDED IN LIBER 47896 AT FOLIO 259 AND IN LIBER 51148 AT FOLIO 483. INDUSTRIAL PROPERTY SERVICES, LLC

DATE: 11/18/15 BY: *[Signature]*
 NAME: PERRY JAY CHO
 TITLE: MANAGER
 WITNESSES: *[Signatures]*
 SANDY SPRING BANK
 DATE: 11/18/15 BY: *[Signature]*
 NAME: TERRY RAWLINGS
 TITLE: TRUSTEE
 WITNESSES: *[Signatures]*
 MERIT ASSOCIATES
 DATE: 11/18/15 BY: *[Signature]*
 NAME: STEVEN P. HUBERT
 TITLE: TRUSTEE
 WITNESSES: *[Signatures]*
 THE COLUMBIA BANK
 DATE: 11/18/15 BY: *[Signature]*
 NAME: JOHN SCALDARA
 TITLE: TRUSTEE
 WITNESSES: *[Signatures]*
 COMMUNITY SUPPORT SERVICES, INC.
 DATE: 11/18/15 BY: *[Signature]*
 NAME: SUSAN JAGAN
 TITLE: EXECUTIVE DIRECTOR
 WITNESSES: *[Signatures]*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY HELEN P. CORNELL PROPERTY SERVICES, LLC BY DEED FROM GEORGE L. CORNELL, JR., SUCCESSOR TRUSTEE OF THE HELEN P. CORNELL TRUST, TO SAID COMPANY, AS SHOWN ON A PLAN OF RESUBDIVISION ENTITLED "WASHINGTON INDUSTRIAL PARK" AS RECORDED AS ALL OF PARCEL 0.0 AS SHOWN ON A PLAN OF RESUBDIVISION ENTITLED "WASHINGTON INDUSTRIAL PARK" AS RECORDED AS PLAT NO 21172.
 2. I, MERIT ASSOCIATES BY DEEDS FROM M.K.S.B. CORPORATION OF ROCKVILLE DATED SEPTEMBER 9, 1980 AND HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, ACTING FOR AND ON BEHALF OF THE STATE OF MARYLAND, DATED APRIL 7, 1985 AND RECORDED IN LIBER B983 AT FOLIO 854
 3. COMMUNITY SUPPORT SERVICES, INC. BY DEED FROM GENERAL CONSTRUCTION GROUP CORPORATION DATED DECEMBER 10, 2003 AND RECORDED IN LIBER 47896 AT FOLIO 259 AND IN LIBER 51148 AT FOLIO 483 AND ON BEHALF OF THE STATE OF MARYLAND, ENTITLED "WASHINGTON INDUSTRIAL PARK" AS RECORDED AS PLAT NO 10254.
 I HEREBY CERTIFY THAT, ONCE CHARGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHALL BE SET BY A REGISTERED MARYLAND LAND SURVEYOR WITHIN THE PERIOD OF SIX MONTHS FROM THE DATE OF THIS PLAN. THE TOTAL AREA INCLUDED ON THIS PLAN IS 331,449 SQUARE FEET OR 7.60804 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 11/16/2015
 NAME: Adam S. Bernat
 TITLE: Surveyor
 WITNESSES: *[Signatures]*
 MARYLAND REGISTRATION NO. 21133
 EXPIRATION DATE: 6/20/2016

J.B.A.
 Johnson • Bernat • Associates, Inc.
 Engineering • Surveying • Planning
 205 N. Frederick Ave. Suite 100
 Gaithersburg, MD 20877
 Tel: (301) 963-1133
 Fax: (301) 963-6306
 WWW.JBA-INC.NET



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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD
C1	275.00'	203.93'	42°29'19"	S 81°00'50" W	199.29'
C2	275.00'	90.94'	18°56'51"	S 50°17'43" W	90.53'
C3	50.00'	32.47'	37°12'18"	S 59°25'42" W	31.90'
C4	80.00'	98.38'	70°27'33"	S 42°46'05" W	92.30'

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