

Plat Name: Discoverly Hall
Plat #: 220160750

Location: Located immediately east of the intersection of Fields Road and Omega Drive.

Master Plan: Great Seneca Science Corridor Master Plan

Plat Details: CR zone, 1 parcel

Applicant: Piedmont – Montgomery, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial, or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line.

(A) A plat to:

- create or delete internal lots to reflect a deed, mortgage, or lease line within commercial, industrial, or multi-family residential lot; or
- create ownership lots within a previously recorded lot

May, at the owner's discretion, be recorded under the minor subdivision procedure if:

- (i) all conditions of approval for the original subdivision that created the lot remain in effect;
- (ii) the total maximum number of trips generated on all new lots or ownership lots created will not exceed the number of trips approved for the lot in the original subdivision;
- (iii) all land in the lot in the original subdivision is included in the record plat; and
- (iv) any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the record plat or ownership plat.

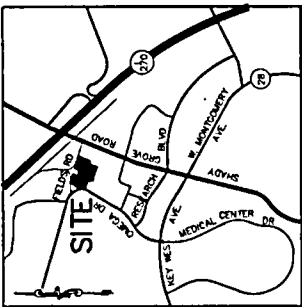
(B) For an ownership lot, the lot in the original subdivision is considered a single lot of record. Any ownership lot created under this subsection is only for the convenience of the owner; an ownership lot is not:

- (i) used to determine building setbacks or to establish conformance with any other law or regulation;
- (ii) a bar to receiving a building permit or other approval necessary to develop or use any of the ownership lots and structures on such lots;
- (iii) a change to any condition of approval for the subdivision that created the lot in the original subdivision.

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)(4)(B) and supports this minor subdivision record plat.

LEGEND
 IFP IRON PIPE FOUND
 PNF PK NAIL FOUND

AREA TABULATION
 PARCEL "W-W" 380,443 SQ. FT. OR 8.73377 ACRES
 TOTAL AREA OF THIS PLAT 380,443 SQ. FT. OR 8.73377 ACRES



PLAT NO. _____

CURVE TABLE

NO	RADIUS	LENGTH	TANGENT	CHORD BEAR.	CHORD DIST	DELTA
1	1392.00'	296.34'	148.73'	S61°34'23"E	295.78'	Δ=12°11'51"
2	268.00'	52.62'	26.39'	S48°06'53"E	52.53'	Δ=11°14'58"
3	1325.14'	31.99'	15.99'	S52°26'36"E	31.99'	Δ=01°22'59"
4	365.00'	245.89'	127.82'	N14°07'25"E	241.27'	Δ=38°35'55"

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE NECESSARY BOUNDARY LINES. OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARITIME PROFESSIONAL LAND OR SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE. WE HAVE NO UNRECORDED SALES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

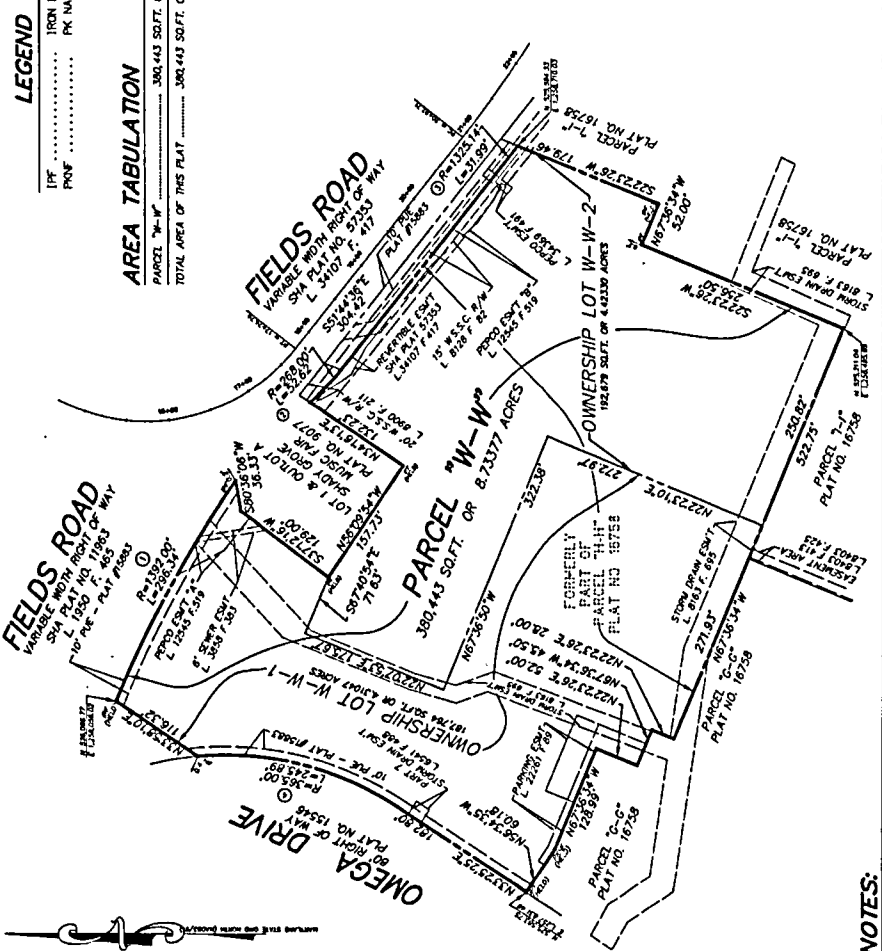
PEDIMENT - MONTGOMERY, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: PEDIMENT OPERATING PARTNERSHIP, LP, A
 DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER
 BY: PEDIMENT OFFICE REALTY TRUST, INC., A
 MARYLAND CORPORATION, ITS SOLE GENERAL PARTNER

By: *[Signature]* DATE: 6/17/16 WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

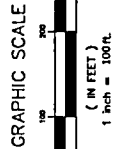
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A PLAT OF PART OF THE PROPERTY DESCRIBED IN A CONFORMANCE FROM SHADY GROVE ASSOCIATES, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, TO METROMAN/NORTHWESTERN SHADY GROVE NORTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, (NOW KNOWN AS PEDIMENT - MONTGOMERY, LLC) BY DEED DATED OCTOBER 31, 2007 AND RECORDED IN BOOK 225 OF AT FOLIO 33 AND ALSO PART OF PARCEL H-N, DECOVERLY HALL, RECORDED AS PLAT NO. 16758 ALL ALONG THE LAND BOUNDARY LINES SHOWN THEREON. I HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 380,443 SQUARE FEET OR 8.73377 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 6-17-16 *[Signature]*
 DATE: _____
 MARYLAND PROFESSIONAL LAND SURVEYOR #12128
 LICENSE EXPIRES JANUARY 16, 2017



- NOTES:**
- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO'S T561 AND T562 AND IS ZONED "CR-1.3, C-1.3, R-1.3, H-100".
 - 2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (MAGD89).
 - 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - 4) DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF PRELIMINARY PLAN NO. L-86188 AND SITE PLAN B-87011, AS AMENDED. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN OR SITE PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE PLANNING BOARD HAS REVIEWED AND APPROVED THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN MADE TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR THE PROPERTY. DEVELOPMENT OF THIS PROPERTY IS LIMITED TO A TOTAL OF 24,000 SQUARE FEET OF GENERAL OFFICE USE, UNLESS FUTURE DEVELOPMENT IS APPROVED BY THE PLANNING BOARD.
 - 5) THE SUBDIVISION IS SERVED BY PUBLIC WATER AND SEWER ONLY.
 - 6) THIS PLAT IS BEING SUBMITTED FOR RECORDED UNDER THE MINOR SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, SECTION 50-35A(A)(1). BY RECORDING THIS PLAT, THE PARTIES HAVE CAUSED THE PROPERTY TO BE DIVIDED INTO TWO OWNERSHIP LOTS AS SHOWN ON THIS PLAT. WHILE THE UNDERLYING LOT REMAINS A SINGLE LOT OF LAND, THE PARTIES HAVE CAUSED THE PROPERTY TO BE DIVIDED INTO TWO OWNERSHIP LOTS AS SHOWN ON THIS PLAT. ALL APPROVALS GRANTED BY THE MONTGOMERY COUNTY PLANNING BOARD TO ALL OF THE LAWS AND REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AS WELL AS TO ALL LAND USE APPROVALS GRANTED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THAT SUCH LAWS, REGULATIONS AND APPROVALS, APPLY TO THE UNDERLYING LOT OF RECORD AS A WHOLE. THE INTERNAL BOUNDARY LINES ARE NOT TO BE TREATED AS PROPERTY LINES FOR PURPOSES OF ESTABLISHING BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE OR SUBDIVISION REGULATIONS.
 - 7) THE OWNERSHIP LINES CREATED BY THIS PLAT MUST NOT CAUSE ANY NEW OR EXISTING BUILDING ON THE UNDERLYING LOT TO BE NON-COMPLIANT WITH ANY BUILDING/CODE SAFETY OR MECHANICAL CODES APPLICABLE TO THE RESPECTIVE BUILDING AT THE TIME OF PERMITTING. AN EASEMENT IS HEREBY CREATED ON THE OWNERSHIP LOT, FOR THE BENEFIT OF ANY OTHER OWNERSHIP LOT, TO ALLOW ACCESS TO THE BUILDING FROM THE ADJOINING OWNERSHIP LOT. USE OF THE OWNERSHIP LOT MUST NOT INTERFERE WITH THE EASEMENT HEREBY CREATED.
 - 8) THIS PROPERTY IS COVERED BY AND SUBJECT TO THAT CERTAIN SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AGREEMENT, DATED MAY 31, 2015 (DECLARATION) AND RECORDED IN THE LAND RECORDS FOR MONTGOMERY COUNTY AT LIBER 5379 AT FOLIO 81. THE PARTIES ACKNOWLEDGE THAT ALL OF THE OWNERSHIP LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RECIPROCAL EASEMENT AGREEMENT, DATED MAY 31, 2015 (DECLARATION) AND RECORDED IN THE LAND RECORDS FOR MONTGOMERY COUNTY AT LIBER 5379 AT FOLIO 81. THE PARTIES ACKNOWLEDGE THAT ALL OF THE OWNERSHIP LOTS ARE SUBJECT TO FACILITATE THE OWNERSHIP, USE, DEVELOPMENT, SALE, TAXATION AND MORTGAGE OF THE OWNERSHIP LOTS.

SUBDIVISION RECORD PLAT
PARCEL "W-W"
DECOVERLY HALL
 (FORMERLY PART OF PARCEL "H-H")
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: JUNE 17, 2015



APPROVED: _____
 CHAIRMAN SECRETARY - TREASURER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: *[Signature]* DATE: June 27, 2016

RECORDED DATE: _____
PLAT: _____

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

VIA
 MAIL DELIVERY
 20251 CENTURY BOWLING BLDG. 400 B COLUMBIA, MARYLAND 20714
 (301) 984-0100 or FAX (301) 984-3381
 WWW.VIA.L.C.O.M