

**Plat Name:** Grosvenor Heights  
**Plat #:** 220160730

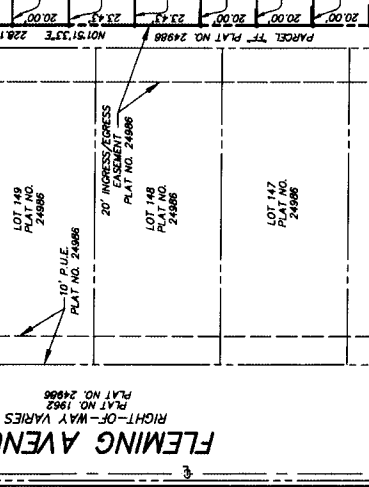
**Location:** Located at the intersection of Merriam Street and Winsome Circle  
**Master Plan:** North Bethesda - Garrett Park Master Plan  
**Plat Details:** R-90 zone, 10 lots and 3 parcels  
**Applicant:** 5400 Grosvenor LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120130110 (MCPB Resolution No. 13-170), and Site Plan No. 82013013A (Certified Site Plan dated January 19, 2016), 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.

**AREA TABULATION**  
 3 PARCELS, 26,704 SQ. FT. OR 0.61304 ACRES  
 10 LOTS, 15,431 SQ. FT. OR 0.35425 ACRES  
 TOTAL AREA: 42,135 SQ. FT. OR 0.96729 ACRES

**WINSOME CIRCLE**

LOT NO.	PLAT NO.	AREA (SQ. FT.)	AREA (ACRES)
LOT 147	24986	1,470	0.0333
LOT 148	24986	1,470	0.0333
LOT 149	24986	1,470	0.0333
LOT 150	24986	1,470	0.0333
LOT 151	24986	1,470	0.0333
LOT 152	24986	1,470	0.0333
LOT 153	24986	1,470	0.0333
LOT 154	24986	1,470	0.0333
LOT 155	24986	1,470	0.0333
LOT 156	24986	1,470	0.0333
LOT 157	24986	1,470	0.0333
LOT 158	24986	1,470	0.0333
LOT 159	24986	1,470	0.0333
LOT 160	24986	1,470	0.0333
LOT 161	24986	1,470	0.0333
LOT 162	24986	1,470	0.0333
LOT 163	24986	1,470	0.0333
LOT 164	24986	1,470	0.0333
LOT 165	24986	1,470	0.0333
LOT 166	24986	1,470	0.0333
LOT 167	24986	1,470	0.0333
LOT 168	24986	1,470	0.0333
LOT 169	24986	1,470	0.0333
LOT 170	24986	1,470	0.0333
LOT 171	24986	1,470	0.0333
LOT 172	24986	1,470	0.0333
LOT 173	24986	1,470	0.0333
LOT 174	24986	1,470	0.0333
LOT 175	24986	1,470	0.0333
LOT 176	24986	1,470	0.0333
LOT 177	24986	1,470	0.0333
LOT 178	24986	1,470	0.0333
LOT 179	24986	1,470	0.0333
LOT 180	24986	1,470	0.0333
LOT 181	24986	1,470	0.0333
LOT 182	24986	1,470	0.0333
LOT 183	24986	1,470	0.0333
LOT 184	24986	1,470	0.0333
LOT 185	24986	1,470	0.0333
LOT 186	24986	1,470	0.0333
LOT 187	24986	1,470	0.0333
LOT 188	24986	1,470	0.0333
LOT 189	24986	1,470	0.0333
LOT 190	24986	1,470	0.0333
LOT 191	24986	1,470	0.0333
LOT 192	24986	1,470	0.0333
LOT 193	24986	1,470	0.0333
LOT 194	24986	1,470	0.0333
LOT 195	24986	1,470	0.0333
LOT 196	24986	1,470	0.0333
LOT 197	24986	1,470	0.0333
LOT 198	24986	1,470	0.0333
LOT 199	24986	1,470	0.0333
LOT 200	24986	1,470	0.0333



**PARCELS MAINTENANCE EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CHD DISTANCE	DELTA
C10	56.90'	10.01'	5.02'	S43°29'42"E	10.00'	09°44'22"
C11	15.00'	10.82'	5.85'	N07°29'48"E	10.59'	41°20'02"
C12	31.00'	38.83'	20.79'	N04°17'48"E	34.54'	87°42'02"
C13	41.00'	51.88'	30.95'	N01°54'38"E	48.47'	72°28'33"

**OWNER'S CERTIFICATE**  
 I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN AND THE CURVE TABLE AND EASEMENT TABLES HEREON, AND I WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE.

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND ACQUIRED BY SAID GROSVENOR LLC FROM SAID DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED AND RECORDED ON DECEMBER 8, 2014 IN LIBER 0407 AT FOLIO 84, ALSO BEING A RE-SUBDIVISION OF LOTS 136 THRU 145 AND PARCELS K & L AS SHOWN ON THE PLAT OF RE-SUBDIVISION OF LOTS 136 THRU 145 AND PARCELS K & L, AND PARCELS K & L, RE-SUBDIVISION OF LOTS 136 THRU 145 AND PARCELS K & L, RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND PARCELS K & L, RE-SUBDIVISION OF LOTS 136 THRU 145 AND PARCELS K & L, RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**OWNER:**  
 SAID GROSVENOR LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: [Signature] MANAGER

**REPRESENTATIVE:**  
 WELLS FARGO BANK, NATIONAL ASSOCIATION  
 BY: [Signature] EXECUTIVE VICE PRESIDENT

**TRUSTEE:**  
 TRISTE INC., A VIRGINIA CORPORATION  
 BY: [Signature] MANAGER

**DEPARTMENT OF PERMITTING SERVICES**  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 DATE: 5/24/16

CHAIRMAN: \_\_\_\_\_ ASST. SECRETARY: \_\_\_\_\_

M-NCP & PC FILE: \_\_\_\_\_

**AREA TABULATION**

LOT	BEARING	DISTANCE	DELTA
C10	S43°29'42"E	10.00'	09°44'22"
C11	N07°29'48"E	10.59'	41°20'02"
C12	N04°17'48"E	34.54'	87°42'02"
C13	N01°54'38"E	48.47'	72°28'33"



**NOTES:**  
 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 19P22 AND ZONED R-80 AS OF DATE OF RECORDED OF THIS PLAN.  
 2) THE SUBJECT PROPERTY IS SHOWN HEREON IN MARYLAND STATE PLANE COORDINATES AND IS BASED UPON THE FOLLOWING CONTROL POINTS:  
 CROSS NO. 40-229  
 CROSS NO. 1, 100 NO. 40728  
 CROSS NO. 2, 100 NO. 40728  
 COMPRESSION FACTOR OF 1.000000  
 3) THE SURVEYOR HAS NOT BEEN SCALED TO THE LOCAL GRID DISTANCES USING A HIGH PRECISION DISTANCE MEASUREMENT SYSTEM. THE SURVEYOR HAS USED THE COMPRESSION FACTOR OF 1.000000.  
 4) THE SURVEYOR HAS NOT BEEN SCALED TO THE LOCAL GRID DISTANCES USING A HIGH PRECISION DISTANCE MEASUREMENT SYSTEM. THE SURVEYOR HAS USED THE COMPRESSION FACTOR OF 1.000000.  
 5) THE SURVEYOR HAS NOT BEEN SCALED TO THE LOCAL GRID DISTANCES USING A HIGH PRECISION DISTANCE MEASUREMENT SYSTEM. THE SURVEYOR HAS USED THE COMPRESSION FACTOR OF 1.000000.

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 SAID GROSVENOR LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: [Signature] MANAGER

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**TRUSTEE:**  
 TRISTE INC., A VIRGINIA CORPORATION  
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**DEPARTMENT OF PERMITTING SERVICES**  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: [Signature]  
 DATE: 5/24/16

CHAIRMAN: \_\_\_\_\_ ASST. SECRETARY: \_\_\_\_\_

M-NCP & PC FILE: \_\_\_\_\_

**PLAT OF RESUBDIVISION**  
**LOTS 166 THRU 165 AND PARCELS KK, LL & MM**  
**GROSVENOR HEIGHTS**  
 (BEING A RE-SUBDIVISION OF LOTS 136 THRU 145 AND PARCELS K & L, GROSVENOR HEIGHTS)

7TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MAY 19, 2016

CONTRACT # PL-165-16-000000 ARCHITECTS: [Signature] & ASSOCIATES, INC. 30 WEST SHERWOOD  
 20251 CONWAY PLACE, SUITE 200, WASHINGTON, MARYLAND 20781  
 (301) 978-4000 FAX (301) 978-3821  
 WWW.VIKA.COM

220160730



