

Plat Name: White Oak – Third District Police Station
Plat #: 220160060

Location: Located on the west side of Milestone Drive at the terminus of Sherbrooke Woods Lane.

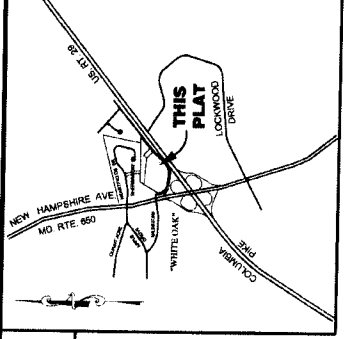
Master Plan: White Oak Master Plan

Plat Details: R-90/TDR zone; 1 lot, 1 parcel

Owner: Montgomery County, Maryland

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140210 (MCPB Resolution No. 15-72), 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 plan.

Curve	Radius	Length	Chord Bearing
C1	116.26'	228.37'	S 13.13° E 28.00'
C2	45.00'	63.00'	S 10.00° E 28.00'



VICINITY MAP - 1" = 2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS ALL OF THE FOLLOWING THREE TRACTS OF LAND:

- THE LAND CONVEYED BY SHERBROOKE, L.C. TO MONTGOMERY COUNTY, MARYLAND BY DEED DATED MAY 6, 2009, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 37113 FOLIO 366;
- THE LAND CONVEYED BY CLAUDIA H. CLARK ET AL. TO MONTGOMERY COUNTY, MARYLAND BY DEED DATED JUNE 25, 2008, RECORDED AMONG SAID LAND RECORDS IN LIBER 35798 FOLIO 043, AND
- THE LAND CONVEYED BY GRAYSTONE, L.C. TO MONTGOMERY COUNTY, MARYLAND BY DEED DATED MAY 6, 2009, RECORDED AMONG SAID LAND RECORDS IN LIBER 37113 FOLIO 361.

I FURTHER CERTIFY THAT THE CORNERS AND ANGLES AS STATED IN THE CERTIFICATE HEREON, CORNER MARKERS, SHALL BE SET AT THE PROPERTY CORNERS, AS SHOWN HEREON, IN ACCORDANCE WITH SECTION 50-24e(2) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT IS 556,926 SQUARE FEET OR 12.7853 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE BY THIS PLAT.

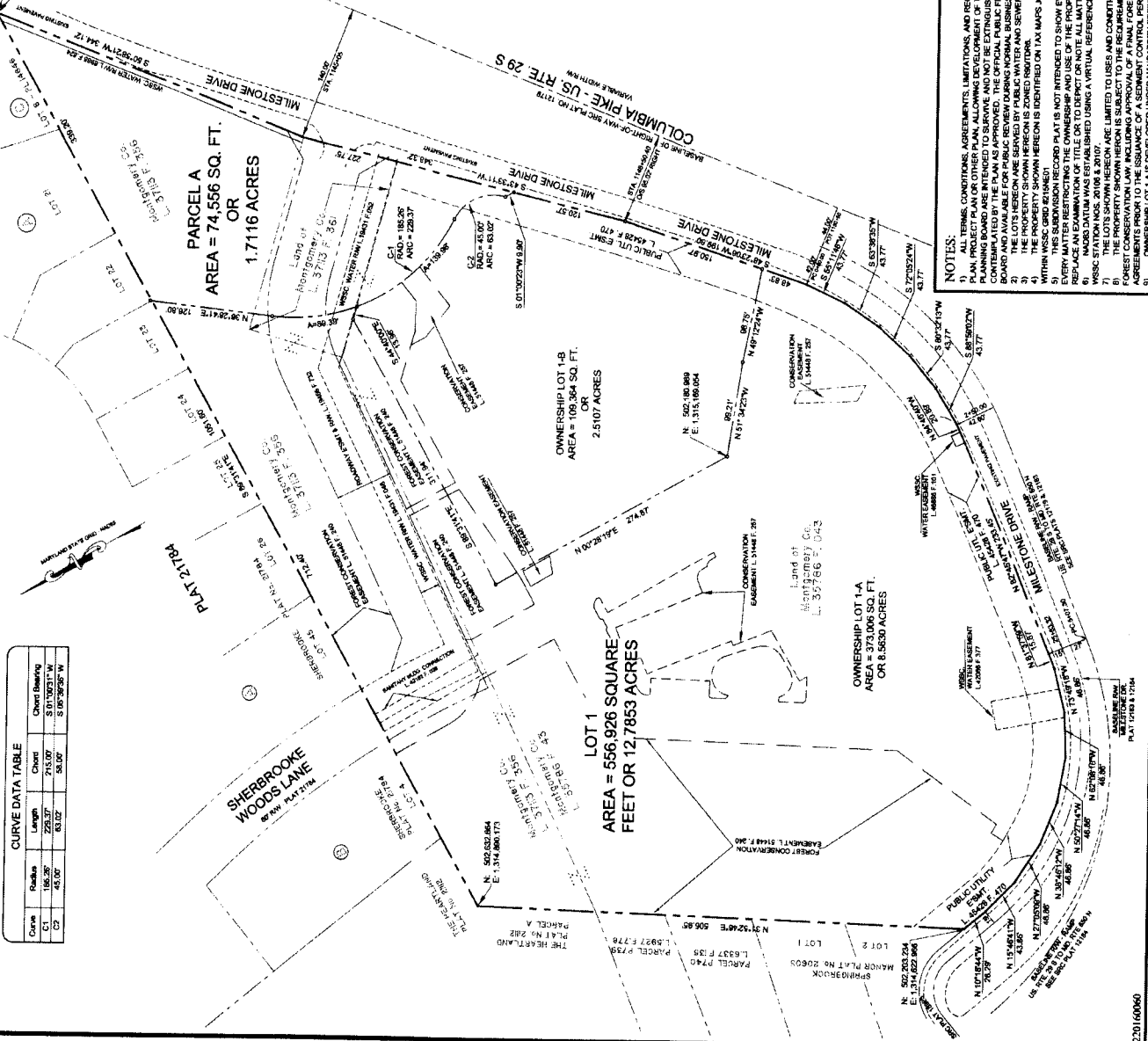
[Signature]
 ERIC V. COY
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10771
 EXPIRES 02.13.2018
 DATE: 03/02/2016

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMAL BOUNDING RESTRICTION LINES. WE FURTHER CERTIFY THAT, AS OWNERS, WE WILL CAUSE PROPERTY CORNER MARKERS AS SHOWN TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS ON THIS MONTGOMERY COUNTY, MARYLAND

[Signature]
 RAMONA BELL PEARSON, ASSISTANT CHIEF ADMINISTRATIVE OFFICER



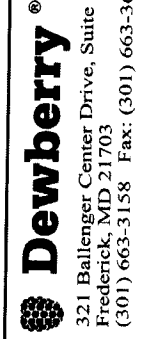
NOTES:

- THE PLAT, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE, AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS SUBDIVISION RECORD PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAPS 1082 AND 10127 AS PARCELS P796, P725 AND P731. FOLIO 366 WITHIN WDCS COUNTY RECORD IS IDENTIFIED AS PARCELS 1082 AND 10127.
- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE CONSIDERED AS A BASIS FOR DETERMINING THE VALIDITY OF ANY OTHER INSTRUMENT AFFECTING TITLE.
- NO ADDITIONAL MATTERS BEING USING A VIRTUAL REFERENCE NETWORK (VRS). THE OUTCOME WAS VERIFIED USING WDCS STATION NOS. 20108 & 20107.
- THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 12014270.
- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE CONSIDERED AS A BASIS FOR DETERMINING THE VALIDITY OF ANY OTHER INSTRUMENT AFFECTING TITLE, INCLUDING APPROVAL OF A SEEDMENT CONTROL PERMIT, FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A SEEDMENT CONTROL PERMIT.
- THE SUBDIVISION RECORD PLAT IS DEVELOPED UNDER MANDATORY REFERRAL NO. WDCS00477 PURSUANT TO SECTION 20-301 ET. SEQ. OF THE LAND USE ARTICLE. IT IS DEVELOPED UNDER ADMINISTRATIVE HEARINGS UNDER SPECIAL EXCEPTIONS 5-2873 APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD UNDER THE TERMS AND CONDITIONS DEVELOPED UNDER THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY PLANNING BOARD UNDER SPECIAL EXCEPTIONS 5-2873.
- THE INTERNAL OWNERSHIP LINES ARE NOT TO BE TREATED AS PROPERTY LINES FOR THE PURPOSES OF SUBDIVISION BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. SUBDIVISION BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. SUBDIVISION BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. SUBDIVISION BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE.

SUBDIVISION RECORD PLAT

WHITE OAK
THIRD DISTRICT POLICE STATION
LOT 1 AND PARCEL A, BLOCK A
COLESVILLE (5TH) ELECTION DISTRICT,
MONTGOMERY COUNTY, MARYLAND

DATE: JANUARY 2016 SCALE: 1" = 80'
 80 160 240



RECORDED DATE: _____
 PLAT NO. _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING
 SERVICES

APPROVED: *[Signature]* DATE: 03/02/2016
 BY: *[Signature]* DIRECTOR

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY TREASURER
 CHAIRMAN _____ SECRETARY TREASURER
 M-NCP&C RECORD PLAT FILE NO. _____

