

Plat Name: Colesville Manor
Plat #: 220170370

Location: Located on the west side of New Hampshire Avenue (MD 650), 400 feet north of Notley Road

Master Plan: White Oak Master Plan

Plat Details: R-200 zone; 1 lot

Applicant: Silver Spring Retirement Residence, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120160200 (MCPB Resolution No. 16-051), 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.

RECORDED:
PLAT NO.:

AREA TABULATION

NUMBER OF LOTS: 1
TOTAL STREET DEDICATION: 335 SQ. FT.
TOTAL LOT AREA: 193,759 SQ. FT.
TOTAL ENCLOSED AREA: 194,094 SQ. FT.

VICINITY MAP
1" = 1000'

ABBREVIATION LEGEND

R/W RIGHT OF WAY
PB PLAT BOOK
P CONC.
MON. CONCRETE MONUMENT
FD FOUND
SQ. FT. SQUARE FEET
NO. NO.
PK TYPE OF NAIL
ESMT EASEMENT

○ DENOTES CORNER TO BE SET

AREA DEDICATED TO STATE OF MARYLAND FOR PUBLIC ROAD

1	S 14°50'11" W	10.80'
2	R=5786.58' L=284.13'	
3	CHD. S 13°25'48" W	284.10'
4	R=5786.58' L=286.53'	
5	CHD. N 13°10'53" E	286.51'
6	N 14°35'57" E	8.47'
7	S 73°27'12" E	1.81'

AREA DEDICATED TO PUBLIC USE
335 SQ. FT. OR 0.008 ACRES±
SHOWN THUS: [Hatched Pattern]

OWNERS CERTIFICATE

WE, SILVER SPRING RETIREMENT RESIDENCE LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE SUBDIVISION, DECADE THE RIGHT OF WAY LINES, SUBJECT TO ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES, AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE SURVEYORS TO ACCORDANCE WITH SECTION 90-24(b) OF THE MONTGOMERY COUNTY CODE, THERE ARE NO SUITS OF ACTION AT LAW, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY IN THIS PLAT OF SUBDIVISION.

SILVER SPRING RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY BY: HANTRON MANAGEMENT SERVICES CORP., A WASHINGTON CORPORATION, ITS MANAGER BY: BARTON G. COLSON, PRESIDENT

SURVEYORS CERTIFICATE

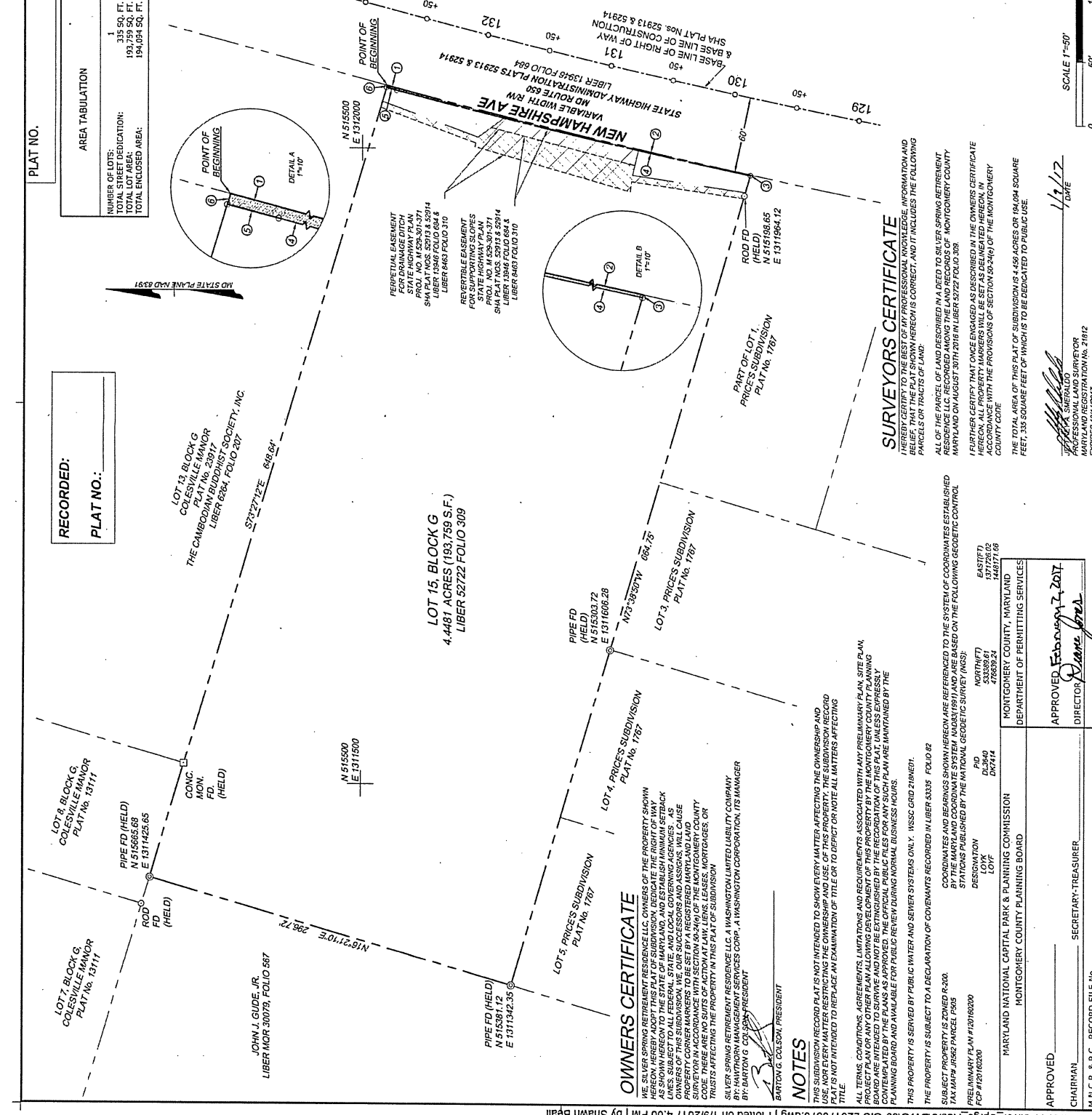
WE HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, AND IT INCLUDES THE FOLLOWING PARCELS OR TRACTS OF LAND:

ALL OF THE PARCEL OF LAND DESCRIBED IN A DEED TO SILVER SPRING RETIREMENT RESIDENCE LLC, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 30TH 2016 IN LIBER 35272 FOLIO 309.

FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET AS DELINEATED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 90-24(b) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 4.498 ACRES OR 194,094 SQUARE FEET; 335 SQUARE FEET OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

DATE: SEPTEMBER, 2016 SCALE: 1" = 50'
SHEET # OF 1 J.N. SHERALDO
DRAWN BY: J. GENTHNER CHECK BY: J. SHERALDO



NOTES

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND INTERESTS IN THE PROPERTY SHOWN HEREON. THE RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR ANY OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY STATED OTHERWISE. THE PLANNING BOARD'S REVIEW OF THIS PLAT IS LIMITED TO THE MATTERS SPECIFICALLY SET FORTH IN THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY. NASS GRID ZONE 18N.

THE PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS RECORDED IN LIBER 51335 FOLIO 82.

SUBJECT PROPERTY IS ZONED R-200.

FOR MORE INFORMATION, CONTACT THE SURVEYOR AT THE FOLLOWING GEOMETRIC CONTROL STATIONS PUBLISHED BY THE NATIONAL GEOMETRIC SURVEY (NGS):

DESIGNATION	LOFF	PID	EASTING	NORTHING
476639-24	067114	DL3540	533589.61	476639.24
	067114	DL3540	533589.61	476639.24

APPROVED: *Eckman* 7/2017
CHAIRMAN SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO.

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.
2010 AERODOR PLACE, SUITE 100 | FARMERSVILLE, VA 20112
TEL: 703.556.9715 FAX: 703.726.1345 WWW.TIMMONSGROUP.COM

THIS DRAWING PREPARED AT THE Northern Virginia Office

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