

Plat Name: E. Brooke Lee's Addition to Silver Spring
Plat #: 220160710

Location: Located in the southwest quadrant of Georgia Avenue (US 29) and Bonifant Street

Master Plan: Silver Spring CBD Sector Master Plan

Plat Details: CR zone; 1 lot

Applicant: Diamondback Investors, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120150220 (MCPB Resolution No. 15-141), and Site Plan No. 820150130 (Certified Site Plan dated June 2, 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.

1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
2. THE PROPERTY THAT IS SUBJECT OF THIS PLAT IS IN THE CR-60, C-4-0, R-4-73 AND H-2007 AS OF THE DATE OF THIS PLAT
3. THE PROPERTY IS SHOWN ON TAX MAP "JACK"
4. THE PROPERTY IS SHOWN ON WSSCO 220 FOOT SHEET 11W.N0.01.
5. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY.
6. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL FILED FOR ANY SUCH PLAN IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN MAY BE ENTITLED PRISM FLOOD. INSURANCE RATE MAY VARY). COORDINATE: 48° 49' 40" N; 124° 45' 40" W. EFFECTIVE DATE: SEPTEMBER 28, 2006.

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO THE STATE OF MARYLAND AS SHOWN TO PUBLIC USE, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

AS OWNERS OF THE DOWNSIDE, WE OUR SUBSEQUENT, AGENTS AND ASSIGNS WILL, CHASE ALL MANSION AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH SECTION 52-24 (A) (2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED BILLS OF LIAISON, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THE PLAN OF CONVEYMENTS EXCEPT A DEED OF TRUST TO DOWNSIDE INVESTORS, LLC, FOR THE BENEFIT OF CON INVESTMENTS LIMITED PARTNERSHIP, DATED JUNE 20, 2013 AND RECORDED IN LIEBER 47083, AT FOLIO 425 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

DOWNSIDE INVESTORS, LLC AT FOLIO 425

A MARYLAND LIMITED LIABILITY COMPANY
BY: WASHINGTON PROPERTY COMPANY, L.L.C.
A MARYLAND LIMITED LIABILITY COMPANY

MANAGER

BY: Charles E. Nelson, Jr. DATE: 12/12/12

PRINTED NAME: Charles E. Nelson, Jr.

TITLE: Pres.

CCN INVESTMENTS LIMITED PARTNERSHIP

BY: CXN PARTNER, LLC, MANAGING GENERAL PARTNER

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND ACQUIRED BY DIAMONDBACK INVESTORS, LLC BY A DEED DATED MAY 20, 2013, AND RECORDED IN LIBER 46861 FOLIO 116, BY A DEED DATED MAY 20, 2013, AND RECORDED IN 46861 FOLIO 116, BY A DEED DATED NOVEMBER 18, 2015, AND RECORDED IN LIBER 47941 FOLIO 1, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ~~ON~~ WILL BE SET AS DECLINED HEREON IN ACCORDANCE WITH SECTION 50-24 (6) (2) OF THE MONTGOMERY COUNTY

THE TOTAL AREA ON THIS PLAT OF SUBDIVISION IS 42.750 SQUARE FEET OR 0.981 ACRES OF LAND, OF WHICH 7.453 SQUARE FEET OR 0.171 ACRES OF LAND IS DEDICATED TO THE STATE OF MARYLAND FOR

LOT 36	35,297 SQUARE FEET OR 0.810 ACRES
SMA STREET DEDICATION	7,453 SQUARE FEET OR 0.171 ACRES
TOTAL AREA	42,750 SQUARE FEET OR 0.981 ACRES

DATE _____

CHAIRMAN	SECRETARY-TREASURER
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PLAT NO. _____

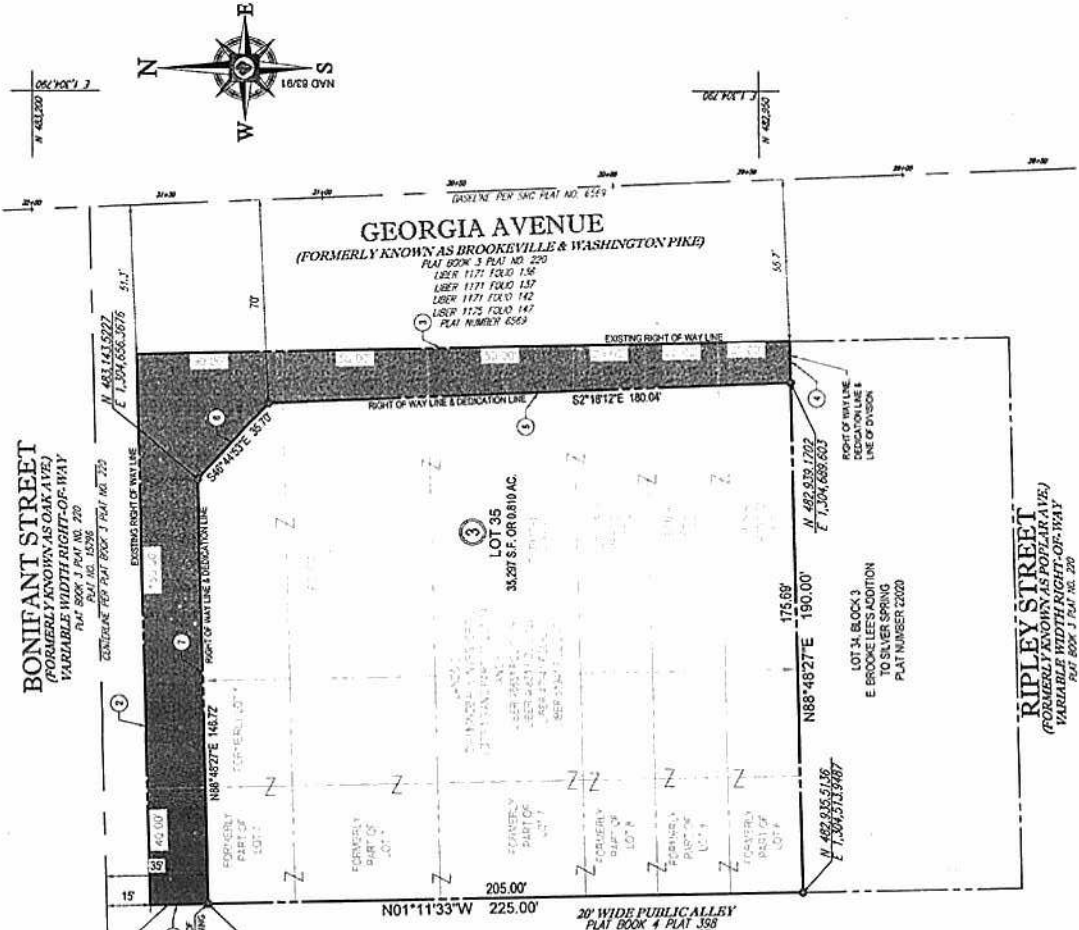
APPROVED ON: 12-30-2016	RECORDED
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DIRECTOR: Leslie Davis McP.D.T.



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	
1	N01°11'33"W 20.00'
2	N88°48'27"E 190.00'
3	S01°11'33"E 225.00'
4	S88°48'27"W 14.31'
5	N02°15'12"W 180.04'
6	N66°44'55"W 35.70'
7	S88°48'27"W 146.72'

DEDICATION AREA
7.63 SQ. FT. OR 0.171 ACRES±
SHOWN THIS



SUBDIVISION RECORD PLAT
LOT 35, BLOCK 3
E. BROOKE LEE'S
ADDITION TO SILVER SPRING
A RESUBDIVISION OF
LOTS 1-3, AND PART OF LOTS 4, 5, 7, AND 8
E. BROOKE LEE'S
ADDITION TO SILVER SPRING
PLAT BOOK 3 PLAT NO. 220
WHEATON 13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: DECEMBER 8, 2018

 **BOHLER**
ENGINEERING

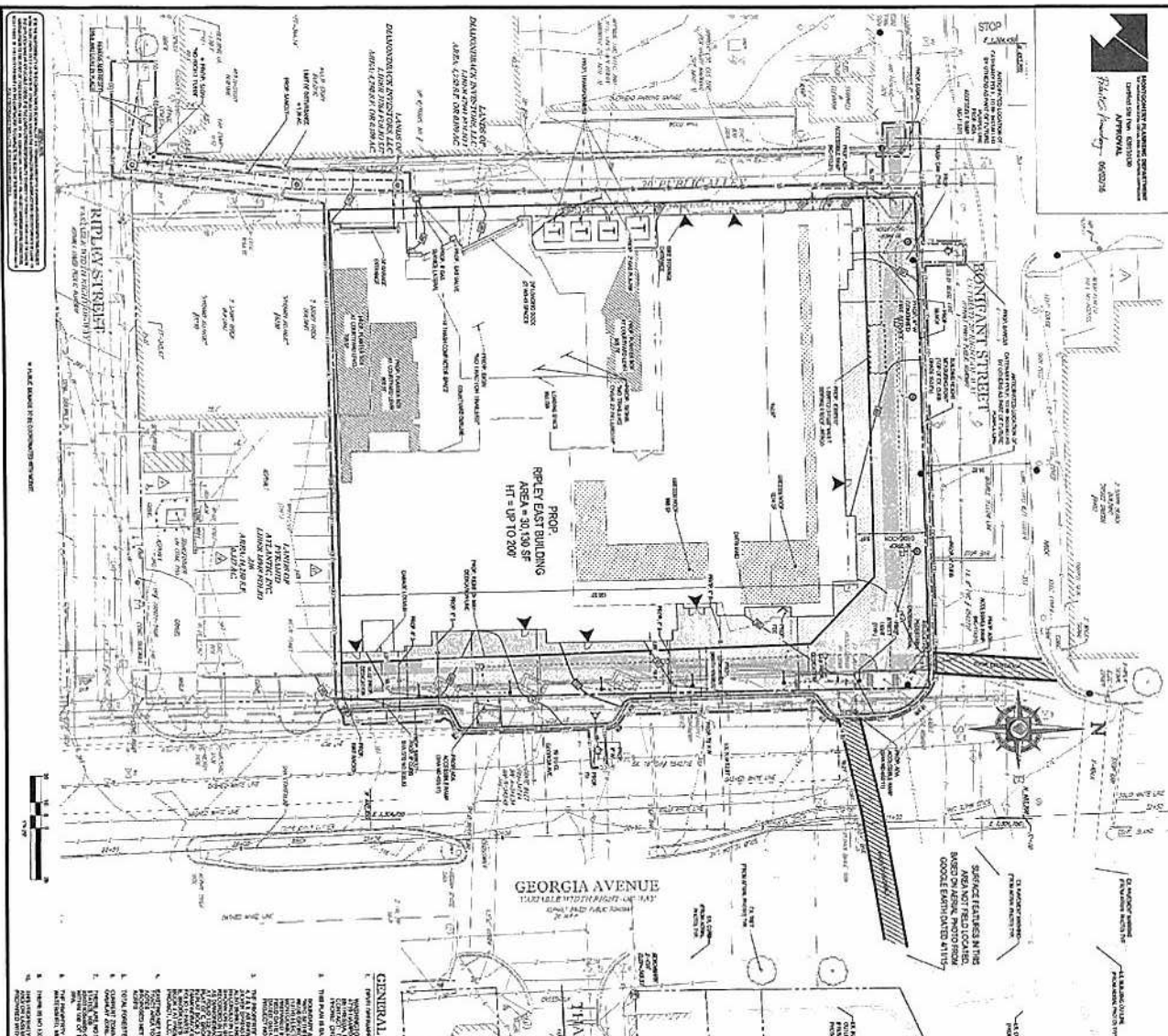
2801 DAVIS DRIVE, SUITE 250
STURIS, VA, VIRGINIA 22644
TEL: 703 960-7700 FAX: 703 961-1444
www.bohlerengineering.com

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SB122087SUB6 dws

[illegible]



NOTE:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROJECT DATA TABLE: CHS-6, C-10, R-15, H-2007

NO.	DESCRIPTION	UNIT	AMOUNT	UNIT PRICE	TOTAL
1	LANDSCAPING	SQ. YD.	1,200	\$15.00	\$18,000.00
2	PAVING	SQ. YD.	2,400	\$10.00	\$24,000.00
3	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
4	IRONWORK	LB.	1,200	\$10.00	\$12,000.00
5	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
6	ROOFING	SQ. YD.	1,200	\$10.00	\$12,000.00
7	MECHANICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
8	ELECTRICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
9	PLUMBING	SQ. YD.	1,200	\$10.00	\$12,000.00
10	DEMOLITION	SQ. YD.	1,200	\$10.00	\$12,000.00
11	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
12	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
13	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
14	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
15	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
16	PAVING	SQ. YD.	1,200	\$10.00	\$12,000.00
17	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
18	IRONWORK	LB.	1,200	\$10.00	\$12,000.00
19	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
20	ROOFING	SQ. YD.	1,200	\$10.00	\$12,000.00
21	MECHANICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
22	ELECTRICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
23	PLUMBING	SQ. YD.	1,200	\$10.00	\$12,000.00
24	DEMOLITION	SQ. YD.	1,200	\$10.00	\$12,000.00
25	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
26	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
27	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
28	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
29	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
30	PAVING	SQ. YD.	1,200	\$10.00	\$12,000.00
31	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
32	IRONWORK	LB.	1,200	\$10.00	\$12,000.00
33	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
34	ROOFING	SQ. YD.	1,200	\$10.00	\$12,000.00
35	MECHANICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
36	ELECTRICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
37	PLUMBING	SQ. YD.	1,200	\$10.00	\$12,000.00
38	DEMOLITION	SQ. YD.	1,200	\$10.00	\$12,000.00
39	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
40	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
41	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
42	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
43	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
44	PAVING	SQ. YD.	1,200	\$10.00	\$12,000.00
45	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
46	IRONWORK	LB.	1,200	\$10.00	\$12,000.00
47	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
48	ROOFING	SQ. YD.	1,200	\$10.00	\$12,000.00
49	MECHANICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
50	ELECTRICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
51	PLUMBING	SQ. YD.	1,200	\$10.00	\$12,000.00
52	DEMOLITION	SQ. YD.	1,200	\$10.00	\$12,000.00
53	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
54	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
55	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
56	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
57	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
58	PAVING	SQ. YD.	1,200	\$10.00	\$12,000.00
59	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
60	IRONWORK	LB.	1,200	\$10.00	\$12,000.00
61	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
62	ROOFING	SQ. YD.	1,200	\$10.00	\$12,000.00
63	MECHANICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
64	ELECTRICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
65	PLUMBING	SQ. YD.	1,200	\$10.00	\$12,000.00
66	DEMOLITION	SQ. YD.	1,200	\$10.00	\$12,000.00
67	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
68	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
69	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
70	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
71	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
72	PAVING	SQ. YD.	1,200	\$10.00	\$12,000.00
73	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
74	IRONWORK	LB.	1,200	\$10.00	\$12,000.00
75	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
76	ROOFING	SQ. YD.	1,200	\$10.00	\$12,000.00
77	MECHANICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
78	ELECTRICAL	SQ. YD.	1,200	\$10.00	\$12,000.00
79	PLUMBING	SQ. YD.	1,200	\$10.00	\$12,000.00
80	DEMOLITION	SQ. YD.	1,200	\$10.00	\$12,000.00
81	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
82	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
83	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
84	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
85	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
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87	CONCRETE	SQ. YD.	1,200	\$10.00	\$12,000.00
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89	PAINT	SQ. YD.	1,200	\$10.00	\$12,000.00
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95	FOUNDATION	SQ. YD.	1,200	\$10.00	\$12,000.00
96	STRUCTURE	SQ. YD.	1,200	\$10.00	\$12,000.00
97	INTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
98	EXTERIORS	SQ. YD.	1,200	\$10.00	\$12,000.00
99	LANDSCAPING	SQ. YD.	1,200	\$10.00	\$12,000.00
100	PAVING	SQ. YD.	1,200	\$10.00	\$12,000.00



GENERAL NOTES
 1. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 2. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.
 3. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN AFTER IT HAS BEEN APPROVED.
 4. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS OF THE PROJECT.
 5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY INCREASES IN THE PROJECT COST.
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