

**Petition for Abandonment of  
a Portion of Old Georgetown Road  
Right-of-Way, North Bethesda, MD**

**February 15, 2023  
Abandonment Hearing**

# Vicinity Map



# Plat

## NOTES

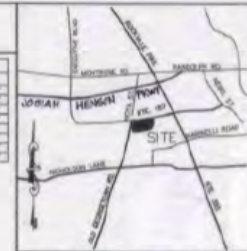
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 02040.
- THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (NAD83/93).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING MATTERS AFFECTING THE UNDERTAKER AND USE AS IS. EVERY MATTER RESTRICTING THE UNDERTAKER AND USE OF THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR ADVISE AS TO MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, SITES PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND MAY BE ENFORCEABLE BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED BY THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN AND BINDING BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 20180048 ENTITLED "GRAND PARK DEVELOPMENT", AND SITE PLAN NO. 20180040 ENTITLED "GRAND PARK DEVELOPMENT, PHASE 1". AS NOT BE AMENDED.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PROPERTY IS SUBJECT TO A TRAFFIC REGULATION AGREEMENT TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PROPERTY IS SUBJECT TO A AGE RESTRICTION COVENANT TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THE ROAD CENTERLINE STATIONING WAS TAKEN FROM A PLAN ENTITLED "SINGLELINE CONSTRUCTION BRANDED AVENUE", PROJECT 30536.
- NO DEVELOPMENT WILL BE ALLOWED ON LOT 1 (11886 OLD GEORGETOWN ROAD, PHASE 1, SITE PLAN 20180040) UNLESS THE FOLLOWING EASEMENTS SHOWN HEREON ARE ESTABLISHED: 1) P.U.E. RECORDED IN PLAT NO. 21039, WASHINGTON GAS LIGHT COMPANY EASEMENT RECORDED IN LIBER 3048 AT FOLIO 148 W.E.S.C. EASEMENT RECORDED IN LIBER 3799 AT FOLIO 113, W.E.S.C. EASEMENT RECORDED IN LIBER 3048 AT FOLIO 344, STORMWATER MANAGEMENT EASEMENT RECORDED IN LIBER 17706 AT FOLIO 485, STORM DRAIN EASEMENT RECORDED IN LIBER 3483 AT FOLIO 100 (PARTS 1 AND 2), STORM DRAIN EASEMENT RECORDED IN LIBER 2861 AT FOLIO 563 AND 37' STORM DRAIN EASEMENT ESTABLISHED ON PLAT NO. 9058 AND PLAT NO. 9252. DEDICATION TO THE EXISTING BUILDING (11886 OLD GEORGETOWN ROAD) SHALL BE ALLOWED.

## LEGEND

- 50 FT. — SQUARE FEET
- 8500' — RESIDE W/CAP FLOOR
- 7' — FLOOR
- 90' — ROOF
- 90' — PAVE
- 90' — BASELINE
- STC — STATE ROAD COMMISSION
- WSC — WASHINGTON SUBURBAN SANITARY COMMISSION
- MOBILITY — MONTGOMERY COUNTY DEPT. OF TRANSPORTATION

## PLAT NO.

NO.	PRECED.	LENGTH	TAKEN	GRADE BEARING	CHORD	DELTA
1	308.50	88.11'	45.17'	S64°41'31" W	89.42'	201°28'28"
2	183.00	126.20'	77.28'	S88°21'50" W	133.80'	201°28'28"
3	175.00	108.15'	108.80'	S66°41'14" W	108.75'	201°28'28"
4	133.20	38.14'	17.30'	S25°20'52" W	38.14'	201°28'28"
5	298.40	78.14'	37.34'	S74°41'33" W	128.84'	201°28'28"
6	134.00	38.14'	17.30'	S25°20'52" W	38.14'	201°28'28"
7	135.00	22.17'	28.81'	S26°07'24" W	14.38'	201°28'28"



VICINITY MAP  
SCALE: 1" = 200'

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY JOINTLY THIS PLAT OF SUBDIVISION, ESTABLISH THE NORMAL BUILDING RESTRICTION LINES, GRANT THE STORM DRAIN EASEMENT SHOWN HEREON AND DEDICATE THE AREA SHOWN HEREON TO MONTGOMERY COUNTY FOR PUBLIC USE.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER EGRESS MONUMENTATION TO BE SET BY A MAPPING PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 80.1.3.6 OF THE MONTGOMERY COUNTY CODE.

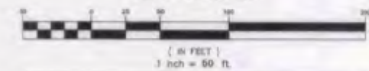
THERE ARE NO SITS, ACTIONS-AT-LAW, LEASES, VENUE, OR TRUSTS ON THE PROPERTY SHOWN IN THIS SUBDIVISION PLAT.

OLD GEORGETOWN PROPERTY  
BY: *Wm. R. G. [Signature]* DATE: 1/17/23  
WILLIAM HOOKER  
AUTHORIZED SIGNATORY

OLD GEORGETOWN PROPERTY  
BY: *Wm. R. G. [Signature]* DATE: 1/17/23  
WILLIAM HOOKER  
AUTHORIZED SIGNATORY

WISCONSIN, LLC  
BY: *Wm. R. G. [Signature]* DATE: 1/17/23  
WILLIAM HOOKER  
AUTHORIZED SIGNATORY

## GRAPHIC SCALE



## PROPERTY INFORMATION

TAX MAP LOCATION	00952
WESC GRID NUMBER	2154906
ZONING CATEGORY	CR-4.0, C-2.0, R-3.0, P-250
APPROVED PRELIMINARY PLAN	120199160 & 12080616A
APPROVED SITE PLAN	R02020040
APPROVED FOREST CONSERVATION PLAN	R02020040

## SUBDIVISION RECORD PLAT

LOT 1  
**GRAND PARK**  
AND GRAND PARK AVENUE AND BANNEKER AVENUE DEDICATION  
(BEING A RESUBDIVISION OF LOTS 5, 9 AND 10, BLOCK 1, TOLSON CENTER)  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: JANUARY 12, 2023  
VINA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4108 | vms.com  
Our Site Set on the Future

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE OWNERS IN THE FOLLOWING CONVEYANCES: 1) FROM RAJON LIMITED LIABILITY PARTNERSHIP, A MARYLAND LIMITED LIABILITY PARTNERSHIP TO OLD GEORGETOWN 50 PROPERTY, LLC (FORMERLY OLD GEORGETOWN SAND PROPERTY, LLC), A LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 21, 2000 AND RECORDED IN LIBER 6088 AT FOLIO 61 AND ALSO BEING PART OF LOT 8, BLOCK 1, TOLSON CENTER RECORDED AS PLAT NO. 23902; 2) FROM RAJON LIMITED LIABILITY PARTNERSHIP, TO OLD GEORGETOWN 50 PROPERTY, LLC, A LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 21, 2000 AND RECORDED IN LIBER 6088 AT FOLIO 61 AND ALSO BEING PART OF LOT 8, BLOCK 1, TOLSON CENTER RECORDED AS PLAT NO. 23902; 3) FROM CAPITAL ONE, N.A., A NATIONAL BANKING ASSOCIATION, TO CONCORD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY TOLSON CENTER, RECORDED AS PLAT NO. 23902; 4) FROM MONTGOMERY COUNTY, MARYLAND, TO OLD GEORGETOWN 50 PROPERTY, LLC, BY GEORGETOWN 50 PROPERTY, LLC, BY DEED DATED JANUARY 11, 2021 AND RECORDED IN BOOK 44458 AT PAGE 124; AND SHOWN ON PLATS OF ABANDONMENT RECORDED AS PLAT NO. 1765 AND 1320; 5) FROM OLD GEORGETOWN 50 PROPERTY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO OLD GEORGETOWN 50 PROPERTY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 13, 2000 AND RECORDED IN BOOK 8878 AT PAGE 129, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN HEREON HAVE BEEN FOUND OR WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 80.1.3.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 167,209 SQUARE FEET OR 4,527.30 ACRES OF LAND, OF WHICH 0.1181 SQUARE FEET OR 1.1748 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 1/12/23  
PLAT NO.:  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND  
LICENSE EXPIRES MAY 3, 2024

## AREA TABULATION

LOT 1	146,028 SQ.FT. OR 3,352.34 ACRES
STREET DEDICATION (GRAND PARK AVE.)	34,691 SQ.FT. OR 0.80069 ACRES
STREET DEDICATION (BANNEKER AVE.)	18,295 SQ.FT. OR 0.37267 ACRES
TOTAL AREA OF THIS PLAT	199,019 SQ.FT. OR 4,527.30 ACRES

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
CHAIR  
MONTGOMERY PLAT SIGNATORY  
FOR SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND

APPROVED: 1-18-2023  
DIRECTOR

# Condo Plat

## NOTES:

- 1) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/93).
- 2) THE VERTICAL DATUM IS BASED ON NAVD83.
- 3) THIS LAND CONDOMINIUM PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTIES. THE LAND CONDOMINIUM PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) THE PROPERTY SHOWN HEREON IS PART OF "LOT 1, GRAND PARK" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 25952. THE PROPERTY IS CABLED TO THE GRAND PARK AND CONDOMINIUM REGIME IN ACCORDANCE WITH TITLE 14 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2015), AS AMENDED.
- 5) ANY AND ALL TERMS USED ON THIS LAND CONDOMINIUM PLAT, IF NOT OTHERWISE DEFINED HEREON, SHALL HAVE THE SAME MEANINGS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR GRAND PARK LAND CONDOMINIUM RECORDED OR INTENDED TO BE RECORDED IMMEDIATELY SUBSEQUENT HERETO AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON OR ABOUT THE SAME DATE THAT THIS LAND CONDOMINIUM PLAT WAS RECORDED.
- 6) THIS LAND CONDOMINIUM CONSISTS OF THREE (3) LAND UNITS AND RELATED GENERAL COMMON ELEMENTS.
- 7) THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 DATUM, AND THE LOWER BOUNDARY REPRESENTS THE LOWER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE FOR EACH UNIT AND THE UPPER BOUNDARY REPRESENTS THE UPPER AVERAGE ELEVATION OF A PREDETERMINED HORIZONTAL PLANE FOR EACH LAND UNIT.
- 8) BOUNDARIES— EACH LAND UNIT SHALL CONSIST OF ALL THE FOLLOWING:
  - THE PERIMETER AND VERTICAL BOUNDARIES OF EACH LAND UNIT SHALL CONSIST OF THE VERTICAL PLANES IN THE LOCATIONS DESCRIBED ON THIS CONDOMINIUM PLAT EXTENDED TO INTERSECT WITH EACH OTHER AND WITH THE UPPER AND LOWER HORIZONTAL BOUNDARIES OF THE LAND UNITS, AS INDICATED ON THIS LAND CONDOMINIUM PLAT. THE UPPER AND LOWER HORIZONTAL BOUNDARIES OF EACH LAND UNIT SHALL BE THE HORIZONTAL PLANES EXTENDED TO INTERSECT THE VERTICAL BOUNDARIES OF THE LAND UNIT, AS INDICATED ON THIS LAND CONDOMINIUM PLAT. THE ELEVATIONS OF SUCH HORIZONTAL PLANES SHALL BE AS DESCRIBED ON THIS LAND CONDOMINIUM PLAT. REFER TO THE DECLARATION OF CONDOMINIUM FOR GRAND PARK LAND CONDOMINIUM FOR ADDITIONAL INFORMATION.
- 9) THE LATERAL LOWER BOUNDARY ELEVATION OF EACH LAND UNIT SHALL EXTEND TO THE LOWER OF (A) FIFTY (50) FEET BELOW THE LOWEST SURFACE OF ANY CONCRETE SLAB, PIPE OR OTHER COMPONENT OF ANY IMPROVEMENT CONSTRUCTED OR OTHERWISE INSTALLED OR LOCATED WITHIN THE PERIMETER OF SUCH LAND UNIT, OR TWO HUNDRED FIFTY (250) FEET BELOW GRADE AS OF THE DATE OF RECORDING OF THIS PLAT. THE LATERAL UPPER BOUNDARY ELEVATION OF EACH LAND UNIT SHALL EXTEND TO THE UPPER OF (A) FIFTY (50) FEET ABOVE THE UPPER SURFACE OF THE LOWEST ROOF OF ANY IMPROVEMENT CONSTRUCTED WITHIN SUCH LAND UNIT, OR (B) FIVE HUNDRED (500) FEET ABOVE GRADE AS OF THE DATE OF RECORDING OF THIS PLAT.
- 10) ANY AND ALL CAPITALIZED TERMS USED ON THIS LAND CONDOMINIUM PLAT, IF NOT OTHERWISE DEFINED HEREON, SHALL HAVE THE SAME MEANINGS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR GRAND PARK LAND CONDOMINIUM RECORDED IMMEDIATELY HERETO.
- 11) THE DIMENSIONS AND AREAS OF THE LAND UNITS SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE LAND UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION AND REFLECT FIELD ESTABLISHED DIMENSIONS OF THE LAND UNITS. AREAS ARE COMPUTED ACCORDINGLY AND OVERRIDDEN THEREIN.
- 12) THE GENERAL COMMON ELEMENTS ARE COMPRISED OF THE AIRSPACE ABOVE THE UPPER BOUNDARIES OF THE LAND UNITS AND THE LAND BENEATH THE LOWER BOUNDARIES OF THE LAND UNITS.
- 13) THE EXPANSION AREA MAY BE ANNEXED WITHIN THE CONDOMINIUM AS SET FORTH IN SECTION 2.1 THROUGH AND INCLUDING 2.8 OF THE DECLARATION OF CONDOMINIUM FOR GRAND PARK LAND CONDOMINIUM.

## CONDO PLAT NO.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND CONDOMINIUM PLAT CONSISTING OF ONE (1) SHEET IS CORRECT AND THAT IT IS PART OF THAT PARCEL OR TRACT OF LAND SHOWN AS "LOT 1, GRAND PARK" RECORDED AS PLAT NO. 25952 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

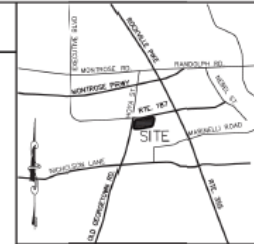
THAT IT IS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF TITLE 14 OF THE REAL PROPERTY ARTICLE, SECTION 1-105 ET. SEQ. OF THE ANNOTATED CODE OF MARYLAND (2015), AS AMENDED.

I FURTHER CERTIFY THAT THIS LAND CONDOMINIUM PLAT, TOGETHER WITH THE APPLICABLE RECORDS OF THE DECLARATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF THE LAND UNITS AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

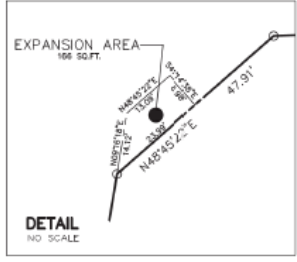
FEBRUARY 8, 2023

DATE:

HARRY L. JENKINS  
PROPERTY LINE SURVEYOR  
LICENSE NO. 806  
LICENSE EXPIRES: 04/21/2023  
HJENKINS@VIRKA.COM



VICINITY MAP  
SCALE: 1" = 2000'



## LEGEND

- BK. .... BOOK
- PL. .... PAGE
- SRC. .... STATE ROAD COMMISSION
- L. .... LUBER
- F. .... FOLIO

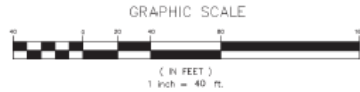
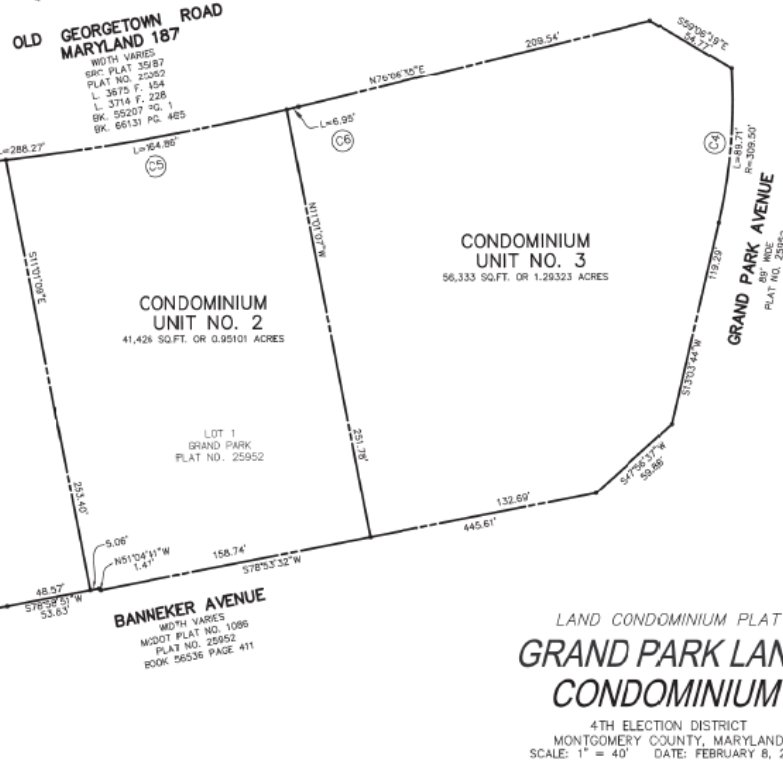
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1370.00'	116.48'	56.27'	N86°43'50"E	116.43'	04°52'14"
C2	463.00'	154.30'	77.63'	S89°53'02"W	153.08'	10°02'23"
C3	1370.00'	288.27'	144.87'	S81°08'18"E	287.74'	12°03'22"
C4	306.30'	289.81'	45.17'	S20°20'21"E	289.42'	08°46'28"
C5	1370.00'	184.84'	92.42'	S20°20'21"E	184.76'	01°53'40"
C6	1370.00'	6.85'	3.48'	N0°10'40"E	6.90'	00°17'27"

## AREA TABULATION

CONDOMINIUM LAND UNIT 1	48,269 SQ.FT. OR 1.10810 ACRES
CONDOMINIUM LAND UNIT 2	41,426 SQ.FT. OR 0.95101 ACRES
CONDOMINIUM LAND UNIT 3	56,333 SQ.FT. OR 1.29323 ACRES
TOTAL AREA OF THIS PLAT	46,028 SQ.FT. OR 3.35234 ACRES

DATE:

CONDO PLAT NO.:

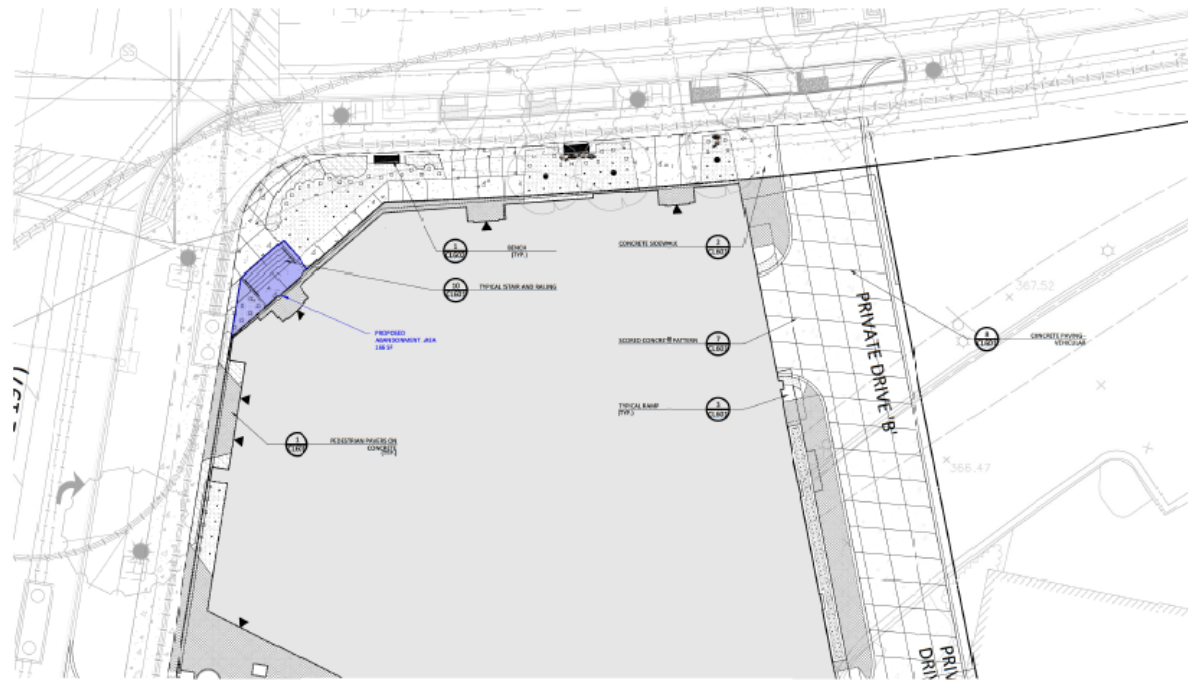


LAND CONDOMINIUM PLAT  
**GRAND PARK LAND CONDOMINIUM**  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: FEBRUARY 8, 2023



Y:\2020-1-3100\2020\DOCUMENTS\SURVEY\1005\PLATS\CONDO PLAT\2020-1-3100-LAG-CONDO-1-3100-1001.DWG

# Design Plan



8710 RAVENHILL OF THE BAY  
 GREENBELT, MD 20814  
 301.281.0000  
 www.silverstoneprdg.com



3021 Gateway Blvd., Suite 400  
 Gaithersburg, MD 20878  
 301.274.4100  
 www.vika.com

**THE PINNACLE  
 NORTH BETHESDA**  
 11566 OLD GEORGETOWN ROAD  
 NORTH BETHESDA, MD 20852  
 (MONTGOMERY COUNTY)  
 PRDG PROJECT #17125

**CONSTRUCTION  
 DEVELOPMENT**  
 06.23.2022



NOT FOR  
 CONSTRUCTION

NO.	DATE	BY

REVISIONS

TITLE

**DESIGN PLAN  
 EXHIBIT D**

SHEET

# Site from Above

