

OWNER'S CERTIFICATE **PLAT No 21288**

WE THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION DEDICATE THE STREETS TO PUBLIC USE ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND RESERVE UNTO MONTGOMERY COUNTY, MARYLAND, EASEMENTS DESIGNATED HEREON AS "PUBLIC IMPROVEMENT EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF BIKEPATHS AND SIDEWALKS AND GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF SANITARY SEWER AND/OR WATER MAINS AND APPURTENANCES WITHIN THE WATER AND/OR SEWER RIGHTS OF WAY EASEMENTS SHOWN HEREON, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT OF WAY DOCUMENT FROM THE GRANTOR(S) THEIR SUCCESSORS OR ASSIGNS TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS

AS OWNER OF THIS SUBDIVISION WE, OUR SUCCESSORS AGENTS AND ASSIGNS WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a)(2) OF THE MONTGOMERY COUNTY CODE

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW LIENS LEASES MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS RIGHTS OF WAY AND COVENANTS OF RECORD

MONTGOMERY COUNTY MARYLAND
(A BODY CORPORATE AND PUBLIC)

Joseph M. Duncan 8/17/99
DOUGLAS M. DUNCAN, COUNTY EXECUTIVE DATE

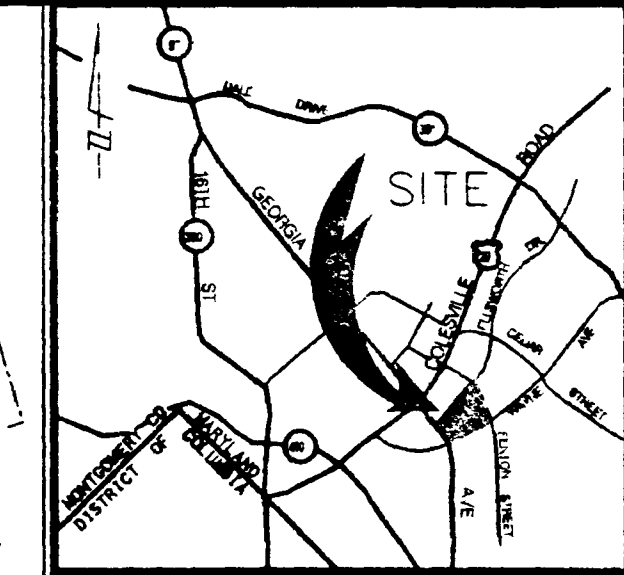
Patricia C. Sisk
WITNESS

EDWARD W. BYRNS
SUBDIVISION
PB 1 P 59

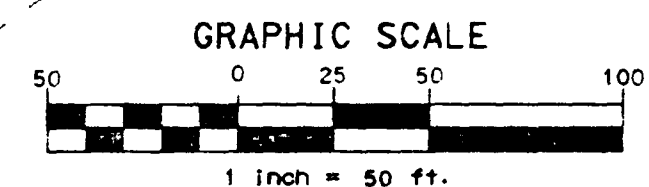
NOTES

- 1 THE POTOMAC ELECTRIC POWER COMPANY HAS CONDITIONALLY WITHDRAWN THEIR OBJECTIONS TO THE ABANDONMENTS OF PERSHING DRIVE ELLSWORTH DRIVE BALTIMORE ROAD AND TWO UNNAMED ALLEYS PER LETTER DATED AUGUST 18 1998
- 2 THIS PROPERTY IS CURRENTLY ZONED CBD-1
- 3 THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE
- 4 DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES
- 5 PRELIMINARY PLAN NO 1-98107 SITE PLAN NO 8-99002 TAXMAP JN 343
- 6 DEVELOPMENT IS SUBJECT TO THE TERMS OF A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (FILE NO 8-99002)

LOT 16
EDWARD W. BYRNS
SUBDIVISION
PB 159 P 17983



VICINITY MAP
SCALE 1" = 2000'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF THE LAND ACQUIRED BY MONTGOMERY COUNTY, MARYLAND BY THE FOLLOWING CONVEYANCES ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

- 1 ALL OF THE LAND CONVEYED BY LSP-PICKETT LIMITED PARTNERSHIP ET AL, BY DEED DATED OCTOBER 22 1998 AND RECORDED IN LIBER 16373 AT FOLIO 482.
- 2 ALL OF THE LAND CONVEYED BY 8501 GEORGIA, L.L.C BY DEED DATED SEPTEMBER 20 1995 AND RECORDED IN LIBER 13704 AT FOLIO 36
- 3 ALL OF THE LAND CONVEYED BY THE McDONALD'S CORPORATION BY DEED DATED APRIL 14 1997 AND RECORDED IN LIBER 14813 AT FOLIO 462
- 4 ALL OF THE LAND CONVEYED BY LAWRENCE T. WASHINGTON JR, ET AL BY DEED DATED FEBRUARY 23 1995 AND RECORDED IN LIBER 13275 AT FOLIO 297.
- 5 ALL OF THE LAND CONVEYED BY ALEX KONTOIS ET UX BY DEED DATED NOVEMBER 15 1995 AND RECORDED IN LIBER 13762 AT FOLIO 586
- 6 ALL OF THE LAND CONVEYED BY RONALD E. CREAMER SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNA GUDLESKY, ET AL BY DEED DATED FEBRUARY 9 1995 AND RECORDED IN LIBER 13252 AT FOLIO 768
- 7 ALL OF THE LAND CONVEYED BY ALVIN B. PECK, ET AL BY DEED DATED SEPTEMBER 27 1995 AND RECORDED IN LIBER 13657 AT FOLIO 27
- 8 ALL OF THE LAND CONVEYED BY BARTON M. SHAPIRO BY DEED DATED NOVEMBER 15 1995 AND RECORDED IN LIBER 13762 AT FOLIO 590
- 9 ALL OF THE LAND CONVEYED BY BILLY BOY CARRY OUT INC BY DEED DATED NOVEMBER 15 1995 AND RECORDED IN LIBER 13762 AT FOLIO 594
- 10 ALL OF THE LAND CONVEYED BY DAVID STERN BY DEED DATED AUGUST 22 1995 AND RECORDED IN LIBER 13616 AT FOLIO 93.
- 11 ALL OF THE LAND CONVEYED BY RICHARD S. GATTI JR BY DEED DATED JULY 31 1995 AND RECORDED IN LIBER 13543 AT FOLIO 263
- 12 ALL OF THE LAND CONVEYED BY JAMES J. LOMBARDI, PERSONAL REPRESENTATIVE FOR THE ESTATE OF ROBERTA B. L. PLUMMER ET AL, BY DEED DATED APRIL 19 1995 AND RECORDED IN LIBER 13389 AT FOLIO 391
- 13 ALL OF THE LAND CONVEYED BY PERSHING DRIVE LIMITED PARTNERSHIP BY DEED DATED FEBRUARY 22 1997 AND RECORDED IN LIBER 14700 AT FOLIO 353
- 14 ALL OF THE LAND CONVEYED BY THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BY DEED DATED OCTOBER 5 1998 AND RECORDED IN LIBER 16326 AT FOLIO 232
- 15 ALL OF THE LAND CONVEYED BY CITY PLACE LIMITED PARTNERSHIP BY DEED DATED APRIL 19 1999 AND RECORDED IN LIBER 17059 AT FOLIO 151

- AND ALSO PART OF THE LAND FORMERLY INCLUDED IN THE RIGHTS OF WAY FOR ELLSWORTH DRIVE, PERSHING DRIVE, FENTON PLACE AND TWO UNNAMED ALLEYS, WHICH ARE HEREWITH BEING ABANDONED BY MONTGOMERY COUNTY, MARYLAND IN ACCORDANCE WITH RESOLUTION NOS. 13-1429, 13-1430, 13-1431, AND 13-1432 APPROVED BY THE MONTGOMERY COUNTY COUNCIL ON SEPTEMBER 22, 1998.
- AND ALSO BEING A RESUBDIVISION OF ALL OR PARTS OF THE LOTS SHOWN ON THE FOLLOWING PLATS OF SUBDIVISION
- 1 JORDAN'S AND SMITH'S ADDITION TO SILVER SPRING PARK, RECORDED IN PLAT BOOK 4, PLAT NO 301.
 - 2 H. H. HOWLETT'S ADDITION TO SILVER SPRING, RECORDED IN PLAT BOOK 4, PLAT NO 394 AND PLAT BOOK 33, PLAT NO 2126.
 - 3 PLAT OF ELLSWORTH DRIVE WIDENING AND FENTON STREET EXTENSION, RECORDED IN PLAT BOOK 25 PLAT NO 1602
 - 4 EDWARD W. BYRNS'S SUBDIVISION, RECORDED IN PLAT BOOK 159 PLAT NO 17983
- AND THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL IRON PIPES MARKED THIS WILL BE SET AS DELINEATED HEREON

THE TOTAL AREA OF THIS PLAT, WHICH INCLUDES ONE PARCEL, IS 7.4321 ACRES, OF WHICH 0.078 ACRES IS DEDICATED TO PUBLIC USE

Joseph Hines 7/28/99
PROFESSIONAL LAND SURVEYOR
MD REG NO 10887 DATE

**PLAT OF ABANDONMENT
ELLSWORTH DRIVE, PERSHING DRIVE,
FENTON PLACE, AND TWO UNNAMED ALLEYS
AND
SUBDIVISION RECORD PLAT
PARCELS A THROUGH D, BLOCK B
DOWNTOWN SILVER SPRING
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

SCALE: 1" = 80' MAY, 1999

LOIEDERMAN ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1390 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750

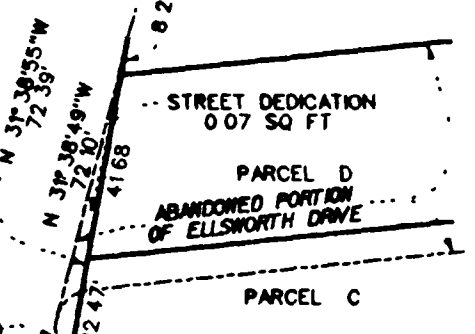


PARCEL A, BLOCK A
DOWNTOWN SILVER SPRING
PB 192 P 2017

FILED
JAN 4 2000

SEE
DETAIL A

DETAIL A
NO SCALE



FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 299302198107899002 CBD-1101701

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

APPROVED - **JUNE 17, 1999**

Minis Wang Fennelore
CHAIRMAN ASST. SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO **611-05**

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - **AUG 17, 1999**

Sta. King
FOR DIRECTOR

THE APPROVAL OF THIS PLAT IS
PREDICATED ON THE ADEQUACY
AND AVAILABILITY OF PUBLIC
SEWER AND WATER

RECORDED
PLAT BOOK _____
PLAT _____
PLAT No. 99.017

CURVE DATA

NO.	RADIUS	LENGTH	DELTA	TAN	CHD BEARING	CHORD
1	200.00'	93.87'	26°53'26"	47.81'	S 68°20'08" W	93.01'
2	1,080.00'	220.80'	11°42'50"	110.79'	N 26°36'47" W	220.42'
3	745.00'	369.53'	28°25'09"	188.65'	S 18°12'24" W	365.75'
4	25.00'	32.01'	73°22'02"	18.62'	S 18°12'24" W	29.87'
5	25.00'	19.70'	45°09'20"	10.40'	S 04°06'02" W	19.20'
6	205.12'	96.27'	26°53'26"	49.04'	S 68°20'08" W	95.39'
7	20.00'	0.29'	00°49'24"	0.14'	N 32°03'31" W	0.29'
8	793.94'	138.18'	10°56'11"	69.30'	S 38°12'06" E	137.97'
9	110.17'	19.48'	9.76'	9.76'	S 27°40'08" E	9.76'
10	733.94'	52.87'	04°07'38"	26.45'	S 20°32'27" E	52.86'