

General Notes:

- This property is served by public water and sewer systems only.
- This Plat: 1 Lot; Zoned: CR-3.0 and CR-5.0.
- Tax Map: JN123 (Grid JN23), WSSC 200 Sheet Nos. 210NW2.
- 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 available for public review during normal business hours.
- 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.
- Lot 18 is limited to the uses and conditions of Preliminary Plan No. 12015003B, entitled "Elizabeth Square".
- This plat is in the Maryland Coordinate System (NAD83/91), U.S. survey feet, based on network Real Time Kinematic GPS and conventional survey observations. Controlling stations are Washington Suburban Sanitary Commission NAD83 Traverse Stations 20711 and 20815. The average combined scale/elevation factor for site: 0.9994082.
- 20815: Northing 484433.857, Easting 1302004.187
- 20711: Northing 483597.999, Easting 1299796.197
- This property is subject to Public Use Space requirements in accordance Site Plan No. 820170140. Public Use Space shall be maintained by the property owners and remain accessible to the general public.
- This property is subject to a Declaration of Covenants regarding the use and maintenance of private open space, including maintenance of any private street and drainage system located therein, recorded among the aforesaid Land Records in Book 58196 at Page 85.
- Lot 116, Block A, as shown hereon having been subjected to a condominium as established by a Declaration of Condominium for Elizabeth House III Commercial Condominium, dated September 30, 2016, and recorded among the aforesaid Land Records in Book 52958 at Page 400, together with the Condominium Plat of Elizabeth House III Commercial Condominium recorded among the aforesaid Land Records as Condominium Plats No. 11554-11584. Lot 17, Block A, as shown hereon having been subjected to a condominium as established by a Declaration of Condominium for Alexander House Commercial Condominium, dated January 11, 2017, and recorded among the aforesaid Land Records in Book 53553 at Page 388, together with the Condominium Plat of Alexander House Commercial Condominium recorded among the aforesaid Land Records as Condominium Plats No. 11679-11716.
- Lot 116, Block A, is included in the list of properties affected by the terms, conditions, easements/rights of way and provisions set forth in Notice of Amended Supplemental Final Order and Judgment Pertaining to Montgomery County, MD, recorded among the aforesaid Land Records in Liber 39987 at folio 54; and also set forth in Easement Deed by Court Order in Settlement of Landowner Action recorded among the aforesaid Land Records in Liber 47469 at folio 221. There is no visible evidence of AT&T facilities or Sprint facilities on Lot 116, Block A.
- The property shown hereon is subject to an agreement recorded in the Land Records of Montgomery County, Maryland, in Book 57594 at Page 304, entitled "Temporary Construction Easement Agreement" regarding the implementation of a portion of the Capital Crescent Trail.
- This property is subject to a Declaration of Covenants regarding the maintenance and liability of private improvements within the public right-of-way, recorded among the aforesaid Land Records in Book 58196 at Page 59.
- The property shown hereon is subject to an agreement recorded in the Land Records of Montgomery County, Maryland, in Book 58096 at Page 251, entitled "Public Use, Access and Maintenance Easement Agreement" regarding the implementation of a portion of the Capital Crescent Trail.

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a resubdivision of Lot 116, Block A, as shown on a plat of subdivision entitled "Lot 116 - Block A, E. Brooke Lee's 2nd Addition, Silver Spring" and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 2250; also being a resubdivision of Lot 17, Block A, as shown on a plat of subdivision entitled "Lot 17, Block A, E. Brooke Lee's 2nd Addition to Silver Spring" and recorded among the aforesaid Land Records as Plat No. 18112; also being all of the property acquired by Acorn Storage No. 1, LLC, a Maryland limited liability company, from LDG Inc., by a deed dated July 29, 2016 and recorded among the aforesaid Land Records in Book 52626 at Page 495; also being part of the property acquired by The Alexander House Development Corporation, a non-profit, non-stock corporation, from Housing Opportunities Commission of Montgomery County, Maryland, a housing authority, body politic and corporate, by a deed dated January 28, 1997, and recorded among the aforesaid Land Records in Liber 14682 at folio 35; also being all of the property acquired by Alexander House Apartments Limited Partnership, a Maryland limited partnership, from Alexander House Development Corporation, a non-profit, non-stock corporation, by a deed dated January 31, 2017, and recorded among the aforesaid Land Records in Book 53723 at Page 301; and I 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 50.4.3.G of the Montgomery County Code. The total area included on this plat is 97,393 square feet or 2.23583 acres of land, of which 1,206 square feet or 0.02768 acres is dedicated to public use. The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected hereon in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

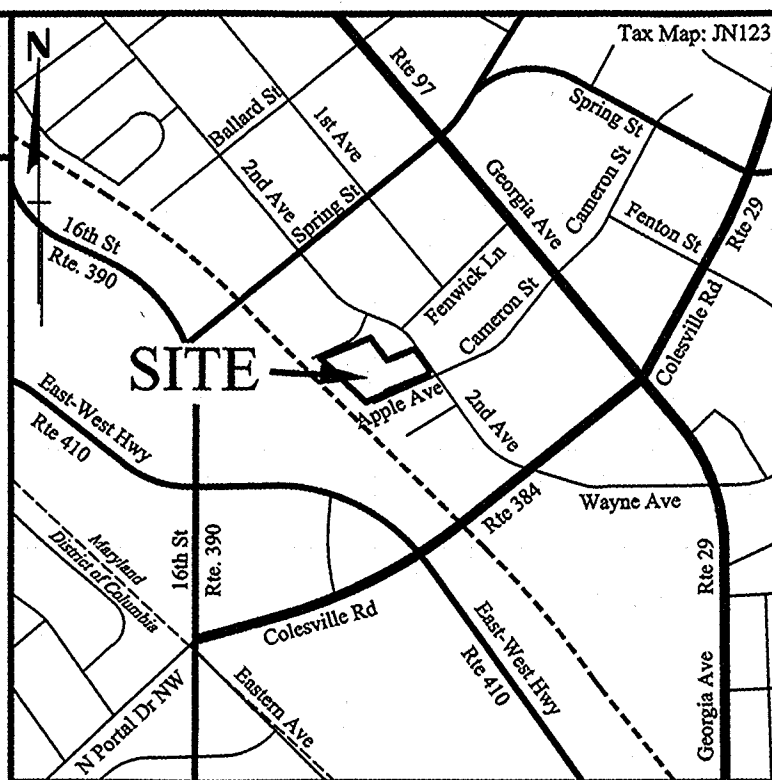
9-27-2019
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2019)



Plat No. 25599

| Area Tabulation | | |
|-----------------|-----------------|---------------|
| 0 Parcels | N/A sq.ft. or | N/A Acres |
| 1 Lot | 96187 sq.ft. or | 2.20815 Acres |
| Dedication | 1206 sq.ft. or | 0.02768 Acres |
| Total Area | 97393 sq.ft. or | 2.23583 Acres |



Vicinity Map: 1" = 1000'

| Legend | |
|--------|-------------------|
| B. P. | Book, Page |
| f.k.a. | Formerly known as |
| L. F. | Liber, folio |
| P.B. | Plat Book |
| R/W | Right of Way |
| Sq.Ft. | Square Feet |

RECEIVED

OCT 24 2019

Clerk of the Circuit Court
Montgomery County, Md.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; dedicate the street to public use; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50.4.3.G of the subdivision regulations.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvements Easements in, on and over the land designated hereon as "Public Improvements Easement", with the terms and provision of said grant being those set forth in that certain document entitled "Declaration of Public Improvements Easement", recorded among the aforesaid Land Records in Book 57733 at Page 214 which terms and provisions are hereby incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

ACORN STORAGE NO. 1, LLC

By: Bruce H. Lee, Authorized General Manager

ALEXANDER HOUSE DEVELOPMENT CORPORATION

By: Stacy L. Spann, Authorized Signatory

ALEXANDER HOUSE APARTMENTS LIMITED PARTNERSHIP

By: Alexander House GP LLC,
its general partner
By: Housing Opportunities Commission of Montgomery County
its Sole Member

By: Stacy L. Spann, Authorized Signatory

9/27/2019
Date

9/27/2019
Date

9/27/2019
Date

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved October 17, 2019

Chairman
Vice Chairman
Secretary/Treasurer

MNCPCC Record File No. 641-67

Montgomery County Department
of Permitting Services

Approved 10-4-2019

Acting Director

220180380 12015003B 820170140 082822

Drawn AEW
Computed AEW
Checked AEW
Date Recorded
Plat No.

RODGERS
CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fax: 301.948.6256, www.rodgers.com

Lot 18
96,187 Sq.Ft. or
2.20815 Acres

Washington Metropolitan
Area Transit Authority
L.11572 F.293

GRAPHIC SCALE IN FEET
(1" = 40')

Subdivision Record Plat
Lot 18, Block A
E. Brooke Lee's 2nd
Addition to Silver Spring
(A Resubdivision of Lot 116, Block A, Plat No. 2250
and Lot 17, Block A, Plat No. 18112)
Wheaton (13th) Election District
Montgomery County, Maryland
Scale: 1" = 40' September, 2017

RCI Job No: 1253A3
MNCPCC Plat No. 220180380