

**OWNER'S CERTIFICATE**

WE TRAVLAH ROAD, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; DEDICATE THE STREET TO PUBLIC USE AND GRANT TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, AS OWNER WE GRANT A 10' PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; GRANT AN ACCESS EASEMENT (AE), AS SHOWN HEREON ACROSS PARTS OF LOTS 33 & 34, ALL OF OUTLOT 'A' AND ALL PRIVATE DRIVEWAYS WITHIN SAID EASEMENT AREA AND GRANT A PRIVATE UTILITY AND MAINTENANCE EASEMENT, SHOWN HEREON ACROSS ALL OF OUTLOT 'A' TO SERVE LOTS 33 & 34 AND THE PROPERTIES SHOWN HEREON AND RECORDED IN LIBER 29513 AT FOLIO 530 (PARCEL A) & LIBER 29921 AT FOLIO 063 (PARCEL B).

FURTHER, AS OWNER WE GRANT CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY 1" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY JUDGE. THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: TRAVLAH ROAD, LLC, A MARYLAND LIMITED LIABILITY COMPANY

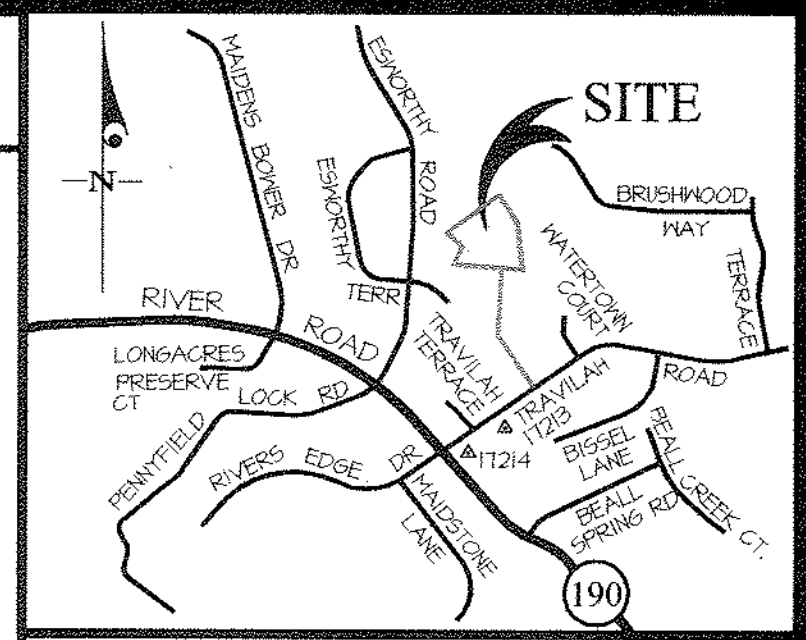
BY: *M. D. J.*  
 Michael D. Jones, VP  
 N 509,633.4990  
 E 1,233,135.1323

DATE: 2-11-15

WITNESS: *[Signature]*

PLAT No. **24929**

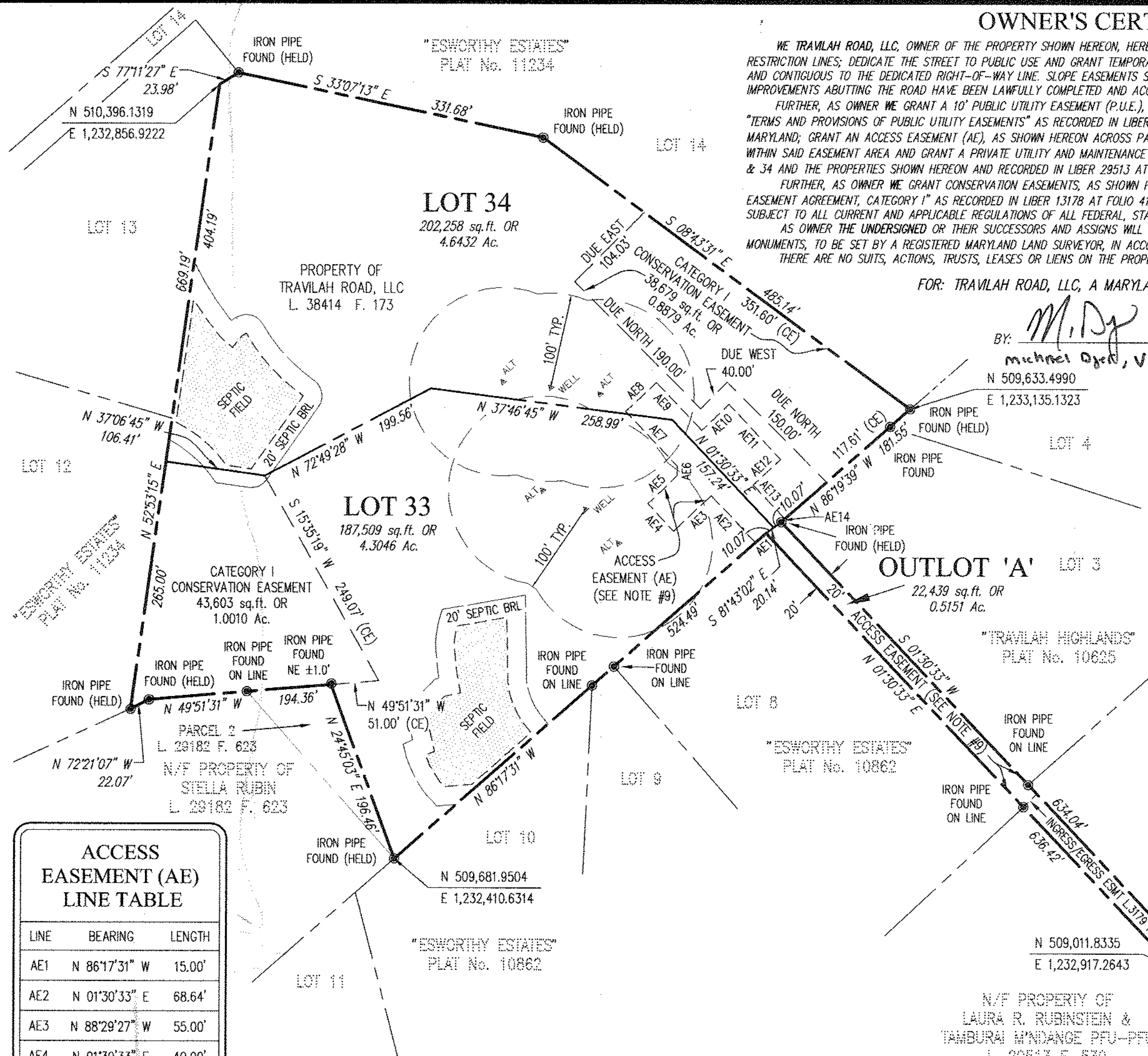
W.S.S.C. CONTROL STATIONS  
 STATION No. 17213  
 N. 508,162.189 E. 1,232,689.697  
 STATION No. 17214  
 N. 507,842.751 E. 1,232,259.182



**VICINITY MAP**  
 SCALE 1"=2,000'

**GENERAL NOTES**

- 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 THE PROPERTY. THE SUBDIVISION 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 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120120270, ENTITLED "ESWORTHY ESTATES". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED RE-2 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAPS ER-341 & EQ.
- THE PROPERTY SHOWN HEREON IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS.
- THE WELL AND SEPTIC AREAS SHOWN HEREON ARE AS DEPICTED ON A PRELIMINARY PLAN DATED SEPT. 2011, ENTITLED "ESWORTHY ESTATES" (120120270) AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES ON OCTOBER 16, 2012. LOTS 33 & 34 ARE EACH APPROVED FOR A SIX (6) BEDROOM HOUSE.
- THE SEPTIC FIELD BUILDING RESTRICTION LINES (SEPTIC B.R.L.) SHOWN HEREON ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
- PART OF LOTS 33 & 34 AND ALL OF OUTLOT 'A', AS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT (AE), AS DELINEATED HEREON OVER THE PRIVATE DRIVEWAY SERVING SAID LOTS.
- OUTLOT 'A' IS SUBJECT TO TWO (2) RIGHT-OF-WAYS FOR INGRESS AND EGRESS; FIRST GRANTED IN A DEED DATED MAY 29, 1953 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 1803 AT FOLIO 536 AND THE SECOND IN A DEED DATED JANUARY 10, 1964 AND RECORDED IN LIBER 3179 AT FOLIO 130.
- THIS PLAT INCLUDES A DEDICATION OVER THE EXISTING TRAVLAH ROAD. NO DEED OR PLAT REFERENCE WAS FOUND FOR THE EXISTING ROAD RIGHT-OF-WAY, HOWEVER THE ROAD IS MAINTAINED BY MONTGOMERY COUNTY. THE DEPARTMENT OF PERMITTING SERVICES HAS APPROVED THIS PLAT AND SUCH PLAT APPROVAL DOES NOT IN ANY WAY MODIFY OR LIMIT THE COUNTY'S PRIOR RIGHTS THAT IT HAS IN THE ROAD PRIOR TO THIS DEDICATION.
- TRAVLAH ROAD IS PLANNED TO BE AN 80' RIGHT-OF-WAY PER THE POTOMAC MASTER PLAN, AT THE TIME OF THIS SUBDIVISION.

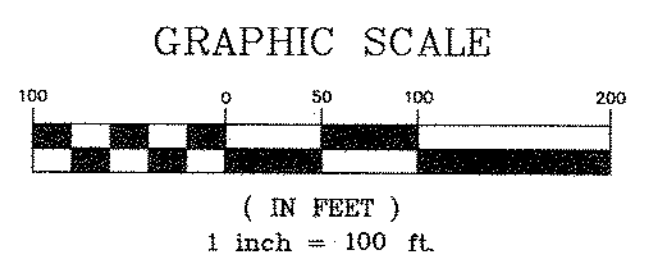


**ACCESS EASEMENT (AE) LINE TABLE**

LINE	BEARING	LENGTH
AE1	N 86°17'31" W	15.00'
AE2	N 01°30'33" E	68.64'
AE3	N 88°29'27" W	55.00'
AE4	N 01°30'33" E	40.00'
AE5	S 88°29'27" E	42.92'
AE6	N 46°30'33" E	10.00'
AE7	N 01°30'33" E	80.34'
AE8	S 88°29'27" E	45.00'
AE9	S 01°30'33" W	70.00'
AE10	S 88°29'27" E	40.00'
AE11	S 01°30'33" W	80.00'
AE12	N 88°29'27" W	39.99'
AE13	S 01°30'33" W	49.19'
AE14	N 86°19'39" W	5.01'
TOTAL AREA OF ACCESS EASEMENT		36,197 sq.ft. OR 0.8310 Ac.

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	186.98'	131.90'	68.83'	129.19'	N 18°42'01" W	40°25'08"
C2	166.98'	117.80'	61.47'	115.37'	S 18°42'01" E	40°25'08"



**AREA TABULATION**

2 LOTS	389,767 sq.ft.
1 OUTLOT	22,439 sq.ft.
STREET DEDICATION	980 sq.ft.
TOTAL AREA OF PLAT	413,186 sq.ft.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED BY AND BETWEEN MARTIN L. GOODMAN AND JEFFREY W. BERNSTEIN, SUBSTITUTE TRUSTEES TO TRAVLAH ROAD, LLC BY A SUBSTITUTE TRUSTEES' DEED DATED SEPTEMBER 15, 2009 AND RECORDED DECEMBER 1, 2009 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38414 AT FOLIO 173.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 413,186 SQUARE FEET OR 9.4854 ACRES, 980 SQUARE FEET OR 0.0225 OF AN ACRE OF WHICH IS DEDICATED TO PUBLIC USE.

02/10/2015 *William E. Grueninger III*  
 DATE  
 WILLIAM E. GRUENINGER, III  
 PROFESSIONAL LAND SURVEYOR  
 MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2015)

**SUBDIVISION RECORD PLAT  
 LOTS 33 & 34 AND OUTLOT A  
 ESWORTHY ESTATES**

DARNESTOWN ELECTION DISTRICT NO. 6  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=100' FEBRUARY 2015

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

Approved March 12, 2015  
*[Signature]* CHAIRMAN  
*[Signature]* ASST. SECRETARY/TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved February 23, 2015  
 DATE  
 BY: *[Signature]* DIRECTOR

RECORDED: 02/19/2015  
 PLAT NO.: 24929  
 DRAWN BY: WEG  
 CHECKED BY:  
 GLW FILE NO.: 08-060