

Plat Name: Esworthy Estates
Plat #: 220141310

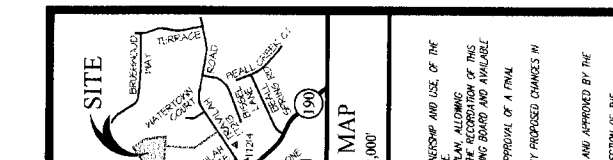
Location: Located on the north side of Travilah Road, 300 feet west of Watertown Court.

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 2 lots, 1 outlot

Owners: Travilah Road, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120120270 (MCPB Resolution No. 13-12), 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 plan.



PLAT NO.

W.S.S.C. CONTROL STATIONS

STATION NO. 1213 N. 508.82189 E. 1.232.68937

STATION NO. 1214 N. 507.842751 E. 1.232.258.182

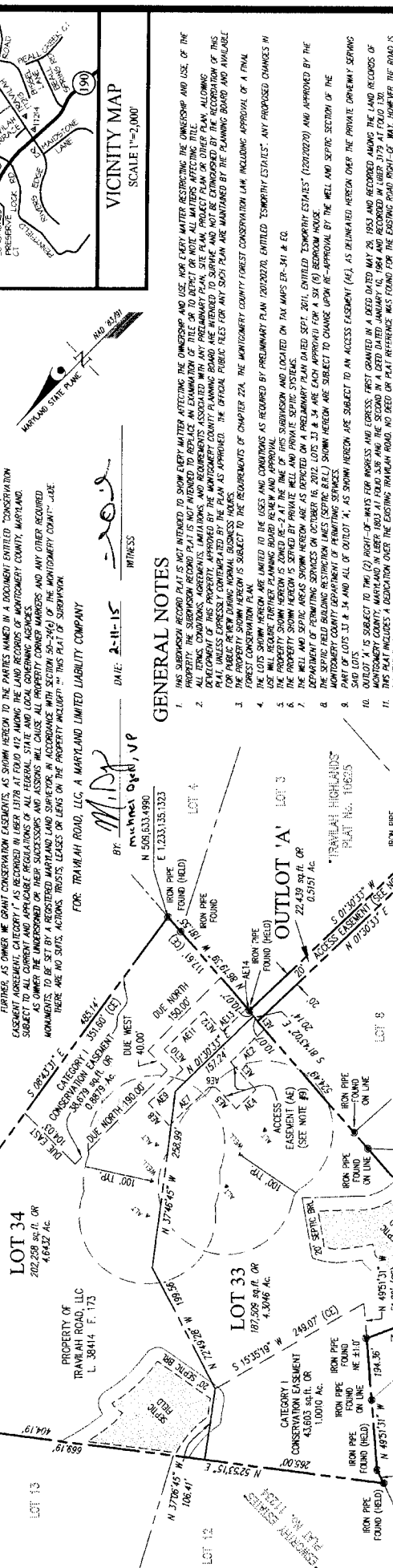
MARYLAND STATE PLANE

DATE: 2-11-15

WITNESS

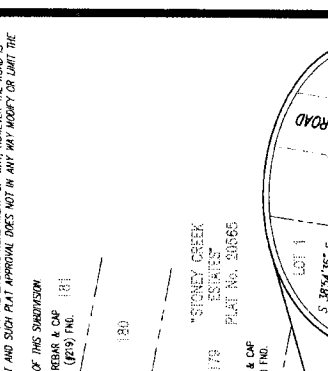
OWNER'S CERTIFICATE

WE, TRAWLAH ROAD, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE BOUNDARY, 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 ABOUTING THE ROAD HAVE BEEN FULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND. FURTHER, AS OWNER WE GRANT A TO PUBLIC UTILITY EASEMENT (FULL) AS SHOWN HEREON TO THE PARTIES NAMED IN THE DOCUMENTS ENTITLED "CONSERVATION EASEMENT" AS REQUIRED IN LIBER 2853 AT FOLI 203 (PARCELS A) & LIBER 2802 AT FOLI 201 (PARCELS B) WITHIN SAID EASEMENT AREA AND GRANT PRIVATE UTILITY AND MAINTENANCE EASEMENTS, SHOW HEREON, TO THE PARTIES NAMED IN LIBER 2853 & 34 AND THE PROPERTIES SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY 1", AS RECORDED IN LIBER 1178 AT FOLI 417, ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS OWNER WE EMPHATICALLY REQUEST OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY OWNER WARRANTS AND ANY OTHER REQUIRED WORKMANSHIP TO BE SET OUT AND COMPLETED WITHIN THE 180-DAY PERIOD OF THE MONTGOMERY COUNTY "JUNE WORKMANSHIP". THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.



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 BUYER OF ANY LOT IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS, INCLUDING BUT NOT LIMITED TO, ALL RECORDS OF THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ANY RECORDS NOT MAINTAINED BY THE DEPARTMENT OF PERMITTING SERVICES, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR REVIEW BY THE PUBLIC.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 27A, 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 120032070, ENTITLED "ESWORTHY ESTATES" (201002070) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ANY RECORDS NOT MAINTAINED BY THE DEPARTMENT OF PERMITTING SERVICES, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED.
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- OUTLOT 'A' IS SUBJECT TO THE (2) RIGHT-OF-WAY FOR ACCESS AND EGRESS, FIRST CREATED BY DEED DATED MAY 28, 1983 AND RECORDED UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 1603 AT FOLI 438 AND THE SECOND IN A DEED DATED JANUARY 16, 1984 AND RECORDED IN LIBER 1379 AT FOLI 170.
- THIS PLAT INCLUDES A DEDICATION OVER THE EXISTING TRAWLAH ROAD, NO DEED OF PLAT REFERENCE TO THIS DEDICATION WAS MADE IN A DEED DATED MAY 28, 1983, 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 DEDICATION.
- TRAWLAH ROAD IS PLANNED TO BE AN 80' RIGHT-OF-WAY PER THE POTENTIAL MASTER PLAN. AT THE TIME OF THIS SUBDIVISION.



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	186.98'	131.90'	66.13'	129.19'	N 18°42'00" W 40°25'00"
C2	166.98'	117.80'	61.47'	115.17'	S 18°42'00" E 40°25'00"

ACCESS EASEMENT (AB) LINE TABLE

LINE	BEARING	LENGTH
AE1	S 01°30'33" W	15.00'
AE2	S 01°30'33" E	68.64'
AE3	N 88°29'27" W	55.00'
AE4	N 01°30'33" E	40.00'
AE5	N 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	39.95'
AE13	S 01°30'33" W	49.19'
AE14	N 88°19'08" W	5.01'

AREA TABULATION

DESCRIPTION	AREA (sq. ft.)
2 LOTS	383,767 sq. ft.
1 OUTLOT	22,439 sq. ft.
STREET DEDICATION	990 sq. ft.
TOTAL AREA OF PLAT	413,196 sq. ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THAT LAND CONCEDED BY AND BETWEEN MARTIN, COLEMAN AND ESTER, INC. AND TRUSTEES TO TRAWLAH ROAD, LLC BY A SUBSTITUTION TRUSTS DEED DATED SEPTEMBER 15, 2009 AND RECORDED DECEMBER 1, 2009 UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3974 AT FOLI 173.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY WARRANTIES WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-2A(2) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA IN THIS PLAT OF SUBDIVISION IS 413,196 SQUARE FEET OR 9.4654 ACRES. 990 SQUARE FEET OR 0.0225 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 02/10/2015

WILLIAM E. CRISWELL, J.P. SURVEYOR
PROFESSIONAL LAND SURVEYOR
NO. REGISTRATION NO. 21542 (Exp. 08/01/2019)

APPROVED

CHAIRMAN: _____

ASST. SECRETARY/TREASURER: _____

Approved: *Dianna D. Jones* DIRECTOR

Approved: *February 23, 2015* DATE

RECORDED: _____

PLAT NO.: _____

DRAWN BY: WEG

CHECKED BY: _____

C.L.W. FILE NO.: 08-060

