

**Plat Name:** Hampshire Knolls, Section 3

**Plat #:** 220190070

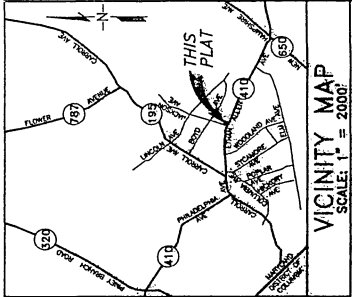
**Location:** Located immediately northeast of the intersection of Ethan Allen Avenue (MD - 410) and Jackson Avenue

**Master Plan:** Takoma Park Master Plan

**Plat Details:** R-60 zone; 2 lots

**Applicant:** Ethan Allen Development, LLC

The subdivision plat has been reviewed by M-NCPPC and MCDPS staff and determined to be in compliance with Preliminary Plan No. 120170120 (MCPB Resolution No. 18-008), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plan.



**PLAT NO.**

AREA CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION (S.H.A.)

1.	N 73° 13' 05" W	119.50'
2.	N 16° 46' 55" E	30.00'
3.	S 28° 13' 05" E	35.36'
4.	S 73° 13' 05" E	94.50'
5.	S 16° 46' 55" W	5.00'

FEE SIMPLE AREA  
910 SQ. FT. OR 0.02089 ACRES

SHOWN THUS:

**PLAT TABULATION**

SO. FT.	AREA ACRES
16,132	0.18485
7,170	0.16460
910	0.02089
TOTAL	0.37034

**GENERAL NOTES**

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership or use of this property. The Subdivision Record Plat is not intended to replace or examine of title or to depict or note all matters affecting title.
- All the 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 property is served by public water and sewer systems only.
- This property is shown on Tax Map JN562 and WSSC 200 foot sheet 209NE01.
- The Zoning Category is R-60.
- This property is along Maryland Route 410 with a 50' Masterplan Right of Way.
- The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan of Subdivision No. 120170120, entitled "Ethan Jackson Property-Parcel 932".

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all of the land conveyed from Paradise Point, LLC to Ethan Jackson Development, LLC by deed of correction recorded on September 6, 2018 among the Land Records of Montgomery County, Maryland in Book 56570 Page 224 said land known as Parcel P952.

I further certify, all property markers shown thus (---) will be set where indicated in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this Plat is 16,132 square feet or 0.37034 acres. The total area dedicated to the State of Maryland for public use is 910 square feet or 0.02089 acres of land.

**OWNER'S CERTIFICATE**

We, Ethan Jackson Development, LLC, owner of the property shown and described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines and dedicate the area shown hereon to the State of Maryland for public use.

Further, we grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document filed in the Department of Public Utility, Esplanade, 457 recording jurisdiction of the Records of Montgomery County, Maryland in Liber 3834 Folio 457 which said terms are incorporated herein.

Further, we our successors and/or assigns will cause permanent property corner markers as shown thus (---) to be set by a Registered Maryland Land Surveyor in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, Maryland.

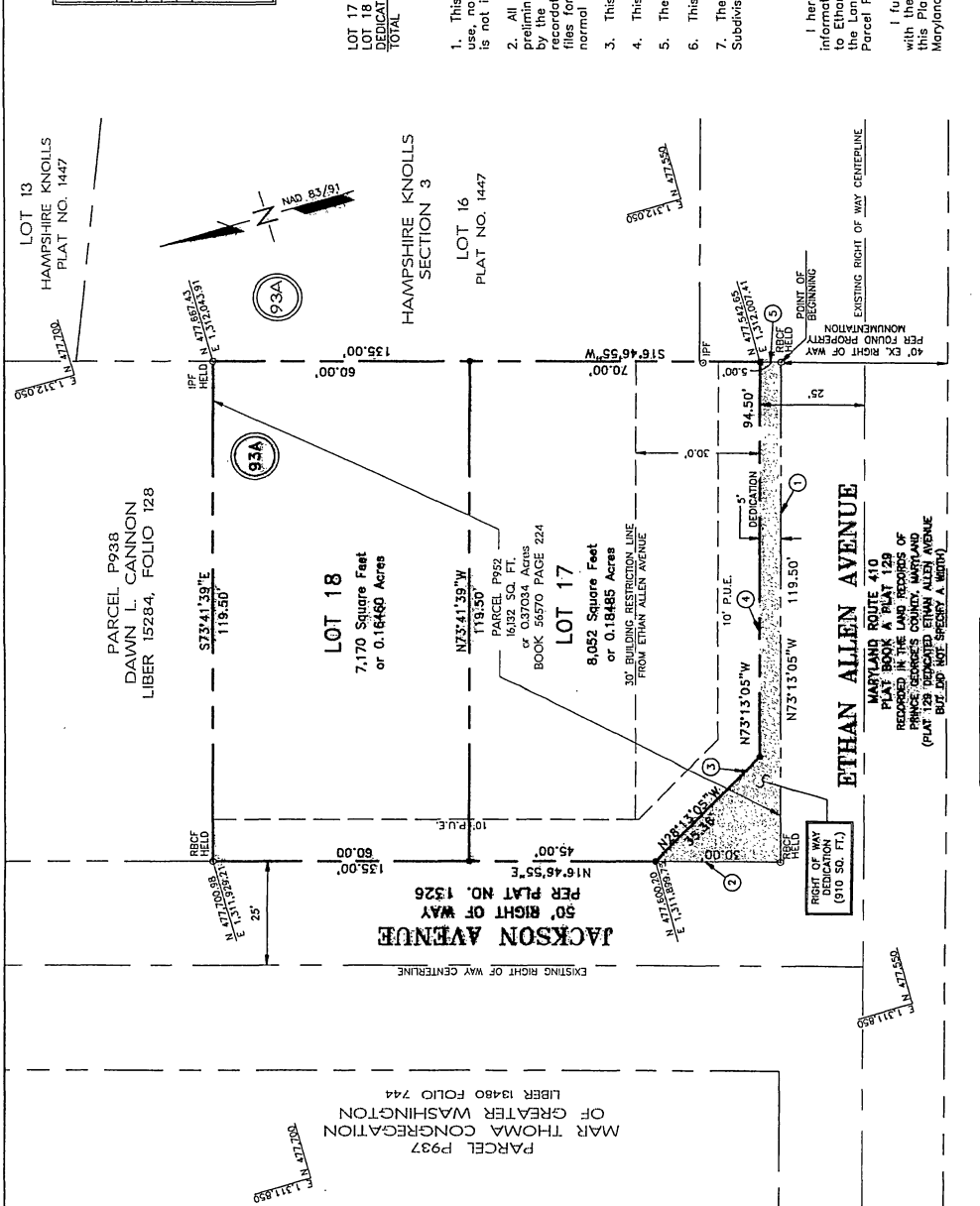
There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.

*Charles T. Grimsley*  
 Charles T. Grimsley  
 Professional Land Surveyor  
 Maryland No. 21392  
 Expiration Date: February 4, 2020

*10/30/2018*  
 Date

**SUBDIVISION RECORD PLAT**  
**LOTS 17 & 18, BLOCK 93A**  
**SECTION 3**  
**HAMPshire KNOLLS**  
 A SUBDIVISION OF  
 PARCEL P952  
 TAKOMA PARK (13TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 20'

**LANDMARK ENGINEERING, INC.**  
 6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881  
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5884  
 CONSULTING ENGINEERS PLANNERS SURVEYORS



**APPROVED ON:** *10-2-2018*

**DIRECTOR:** *Scott M. Allen*  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

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

**CHAIRMAN:** \_\_\_\_\_  
**ASST. SECRETARY-TREASURER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PLAT NO.:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**WITNESS:** *Benjamin P. Davis*  
 Benjamin P. Davis (Member)

