Plat Name: **Bradford's Landing**
Plat #: **220180160 - 220180190 & 220180230 - 220180310**

Location:	Located on the north side of Norbeck Road (MD 28) opposite Norbeck Boulevard
Master Plan	Olney Master Plan
Plat Details:	R-200/TDR-7 zone; 244 lots and 37 parcels
Owner:	Brookfield Washington, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170060 (MCPB Resolution No. 16-138) and with Site Plan No. 820170060 (Certified Site Plan dated August 15, 2017), 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 plans.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement five (5) feet wide, unless shown otherwise, and designated hereon as "MCTSE", across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland storm drain easements, designated hereon as "MCSDE" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

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

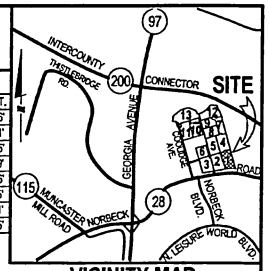
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/19/2018 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	90°00'00"	18.00'	28.27'	18.00'	N 29°01'09" E 25.46'
2	13°03'36"	1075.00'	245.04'	123.05'	S 88°21'20" W 244.51'
3	32°47'50"	24.00'	13.74'	7.06'	N 32°22'46" W 13.55'
4	6°30'00"	1075.00'	121.96'	61.04'	S 87°21'35" W 121.89'
5	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W 25.46'
6	32°47'50"	24.00'	13.74'	7.06'	S 00°25'04" W 13.55'
7	40°01'45"	51.00'	35.63'	18.58'	S 04°02'02" W 34.91'
8	40°01'45"	29.00'	20.26'	10.56'	N 04°02'02" E 19.85'



VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels A, B, Block A, and Parcels A, B, Block B, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcels A, B, Block A, and Parcels A, B, Block B, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel A, Block B, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

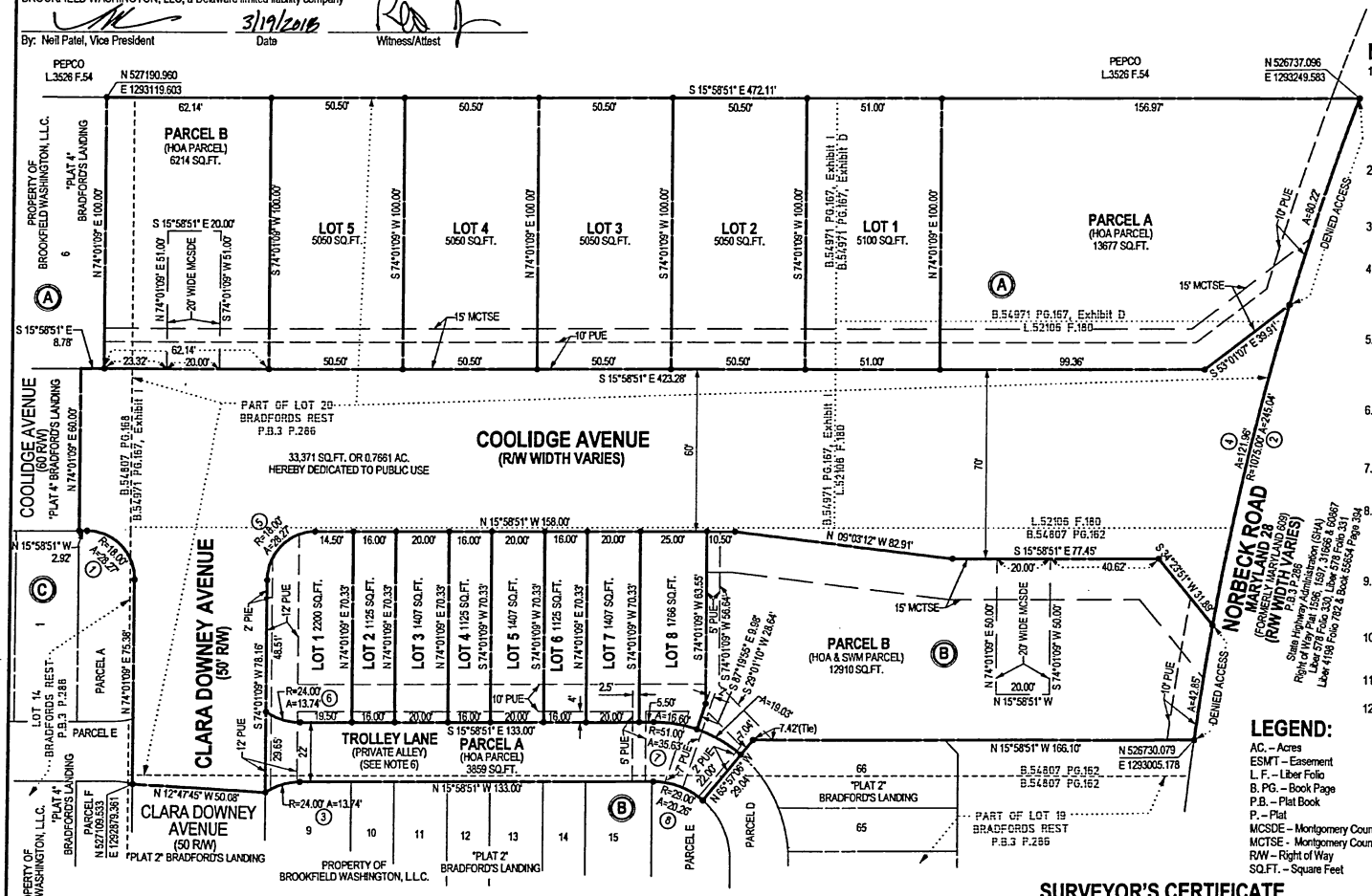
8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following eight (8) Development Rights necessary for development have been conveyed to the owners as follows: Book 54970 at Page 480, dated September 21, 2017, as TDR'S – 03-9486 through and including 03-9493.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.



LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE - Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

SCALE: 1" = 30'
MD STATE PLANE NAD 83/91

30 15 0 30 60

AREA TABULATION

13 Lots	36,862 Square Feet or 0.8462 Acres
4 Parcels	36,660 Square Feet or 0.8416 Acres
Street Dedication	33,371 Square Feet or 0.7661 Acres
Total by this plat	106,893 Square Feet or 2.4539 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 14, 19 and 20 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following four (4) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from HSBC Bank USA, National Association as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-7, by Special Warranty Deed recorded May 25, 2016, in Liber 52106 at Folio 180; 2.) from Denice M. Carey by deed dated August 4, 2017, and recorded in Book 54807 at Page 162; 3.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54807 at Page 168; and 4.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54971 at Page 167; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 106,893 square feet or 2.4539 acres of land, the total area dedicated to public use is 33,371 square feet or 0.7661 of an acre of land.

Brian L. Wood — 3/22/2018 Date

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 DATE

Diane R. Jones DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 5 AND PARCELS A AND B, BLOCK A
LOTS 1 THROUGH 8 AND PARCELS A AND B, BLOCK B

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 14, 19 & 20 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 1

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.solteszco.com

220180160

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement as shown across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

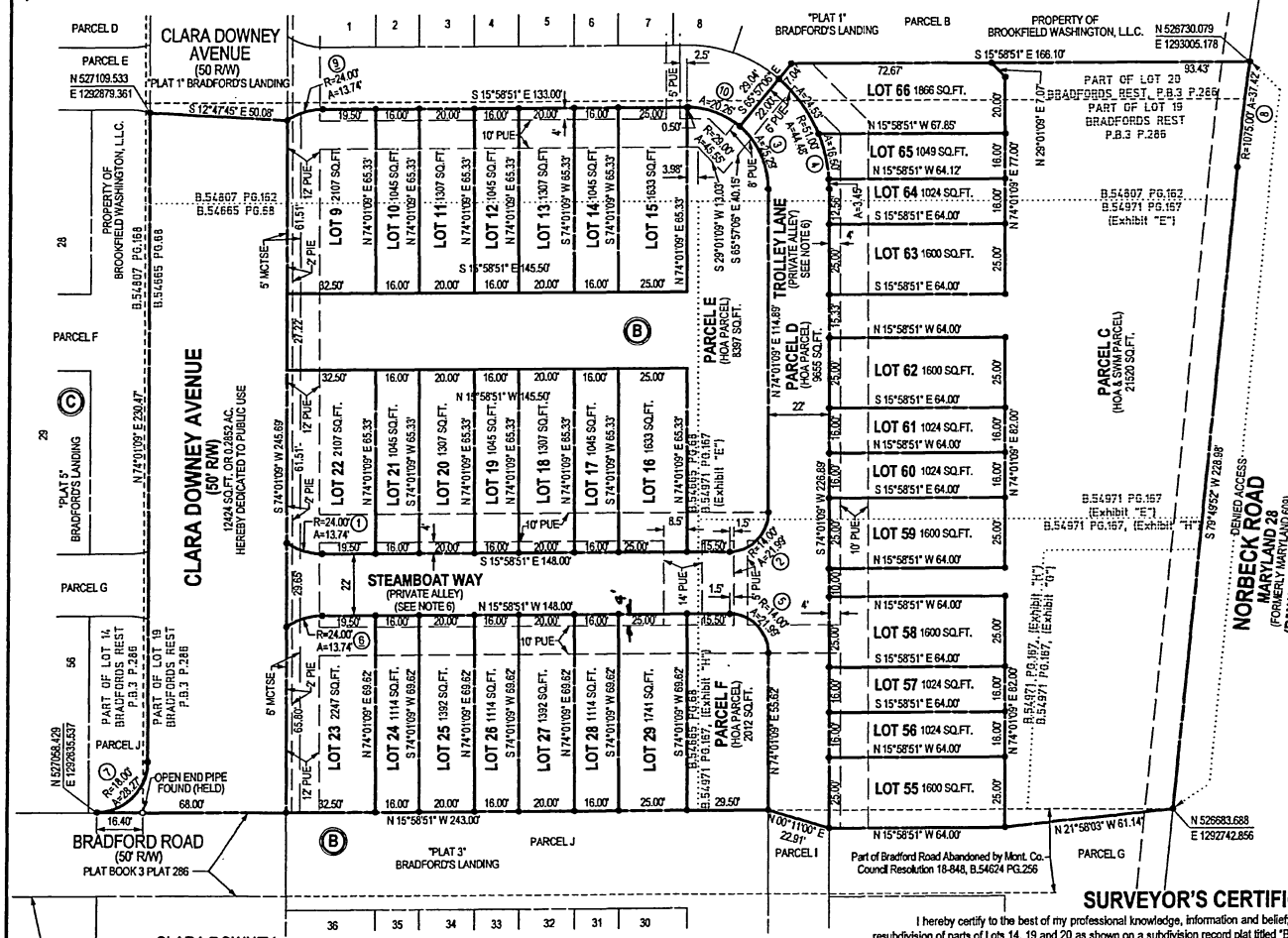
Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other 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 recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

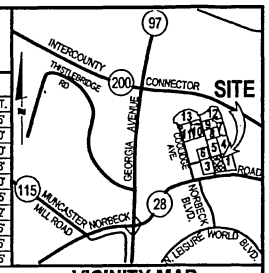
BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/19/2018 — Witness/Attest



CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	32°47'50"	24.00'	13.74'	7.06'	S 00°25'04" W 13.55'
2	90°00'00"	14.00'	21.99'	14.00'	S 60°58'51" E 19.80'
3	49°58'15"	29.00'	25.29'	13.51'	N 49°02'02" E 24.50'
4	49°58'15"	51.00'	44.48'	23.77'	S 49°02'02" W 43.08'
5	90°00'00"	14.00'	21.99'	14.00'	N 29°01'09" E 19.80'
6	32°48'21"	24.00'	13.74'	7.06'	N 32°22'30" W 13.55'
7	1°59'40"	1075.00'	37.42'	18.71'	S 80°49'42" W 37.42'
8	90°00'00"	18.00'	28.27'	18.00'	S 60°58'51" E 25.46'
9	32°47'50"	24.00'	13.74'	7.06'	S 32°22'46" E 13.55'
10	40°01'45"	29.00'	20.26'	10.56'	S 04°02'02" W 19.85'



VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels C through F, Block B, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcels C through F, Block B, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel D, Block B, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42

8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following nineteen (19) Development Rights necessary for development have been conveyed to the owners as follows: Book 54970 at Page 469, dated September 21, 2017, as TDR'S – 17-9622 through and including 17-9626 and Book 54970 at Page 475, dated September 21, 2017, as TDR'S – 03-9603 through and including 03-9616.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE – Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

SCALE: 1" = 30'
MD STATE PLANE
NAD 83/91

30 15 0 30 60

AREA TABULATION

33 Lots	45,127 Square Feet or 1.0360 Acres
4 Parcels	41,584 Square Feet or 0.9546 Acres
Street Dedication	12,424 Square Feet or 0.2852 Acres
Total by this plat	99,135 Square Feet or 2.2758 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 14, 19 and 20 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following four (4) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Philip A. Walker, Sr. and Anita F. Walker by Special Warranty Deed dated June 29, 2017, and recorded in Book 54665 Page 68; 2.) from Denice M. Carey by deed dated August 4, 2017, and recorded in Book 54807 at Page 162; and 3.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54807 at Page 168; and 4.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54971 at Page 167; and also part of the abandonment of Bradford Road by County Council for Montgomery County, Maryland, Resolution No.: 18-848, Introduced June 20, 2017, Adopted June 20, 2017, and recorded July 20, 2017, in Book 54624 at Page 256; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 99,135 square feet or 2.2758 acres of land, the total area dedicated to public use is 12,424 square feet or 0.2852 of an acre of land.

Brian L. Wood — 3/22/2018 — Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 21, 2018 (DATE)
Diane A. Jones (DIRECTOR)

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 9 THROUGH 29 AND LOTS 55 THROUGH 66 AND PARCELS C THROUGH F, BLOCK B
BRADFORD'S LANDING
(Being a resubdivision of Part of Lots 14, 19 & 20 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesz.com

PLAT 2

220180170

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement five (5) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

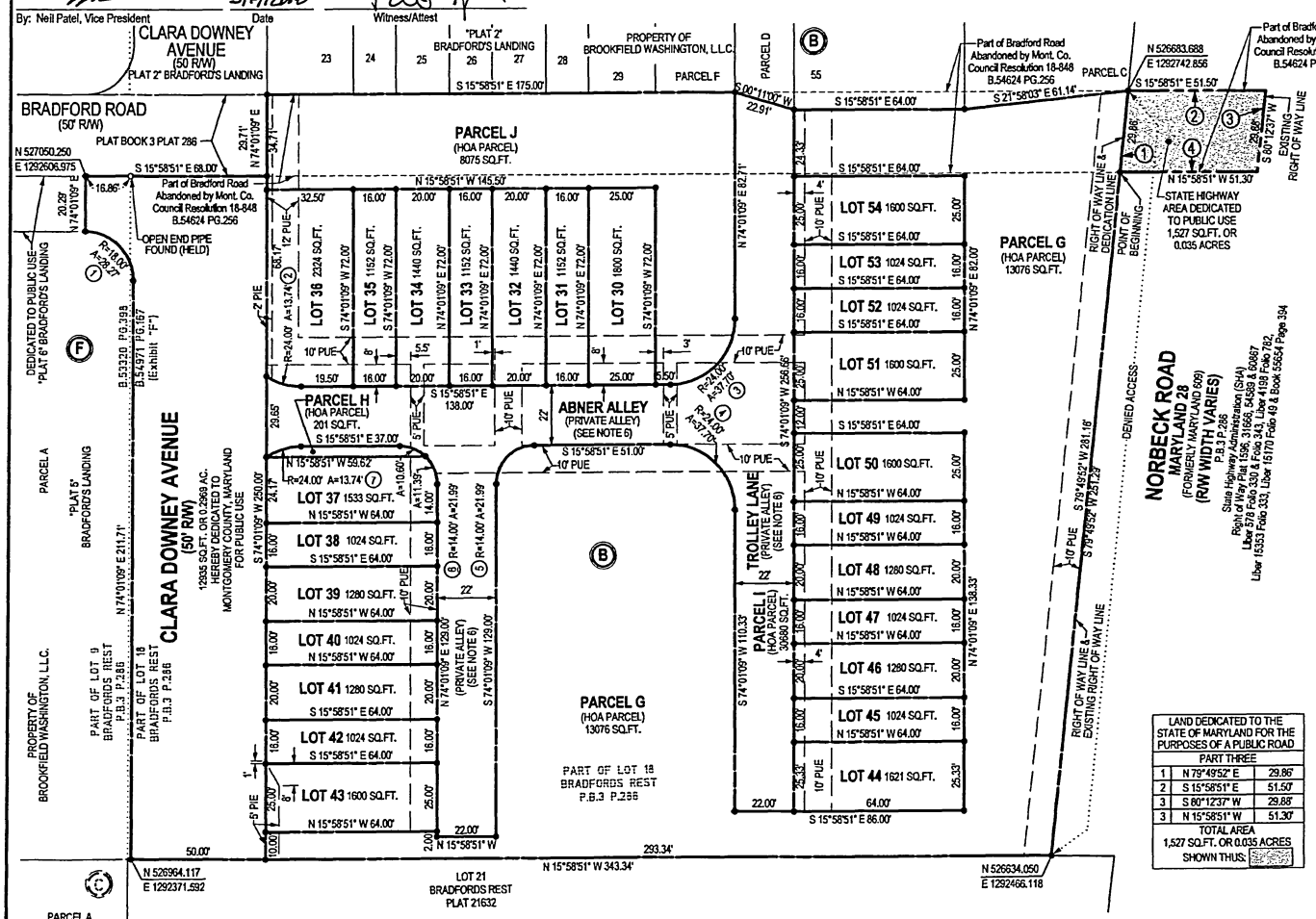
Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

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

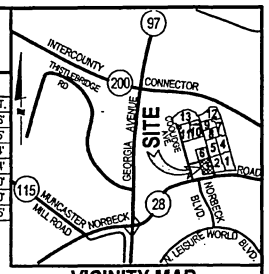
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date 3/21/2018 — Witness/Attest



CURVE DATA					
NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	90°00'00"	18.00'	28.27'	18.00'	N 29°01'09" E 25.46'
2	32°47'50"	24.00'	13.74'	7.06'	S 00°25'04" W 13.55'
3	90°00'00"	24.00'	37.70'	24.00'	S 60°58'51" E 33.94'
4	90°00'00"	24.00'	37.70'	24.00'	N 29°01'09" E 33.94'
5	90°00'00"	14.00'	21.99'	14.00'	N 60°58'51" W 19.80'
6	90°00'00"	14.00'	21.99'	14.00'	N 29°01'09" E 19.80'
7	32°47'50"	24.00'	13.74'	7.06'	N 32°22'46" W 13.55'



VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels G through J, Block B, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcels G through J, Block B, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel I, Block B, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

8.) The westerly end of Clara Downey Avenue shown hereon is subject to a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 37.

9.) The property shown hereon is being developed in accordance with TDR-7 standards. The following fifteen (15) Development Rights necessary for development have been conveyed to the owners as follows: Book 54971 at Page 186, dated September 22, 2017, as TDR'S – 12-9402 through and including 12-9416.

10.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

11.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

12.) This property is served by public water and sewer systems only.

13.) This property shown hereon is Zoned: R-200 / TDR-7.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
PART THREE		
1	N 79°49'52" E	29.86'
2	S 15°58'51" E	51.50'
3	S 80°12'37" W	29.88'
3	N 15°58'51" W	51.30'
TOTAL AREA 1,527 SQ.FT. OR 0.035 ACRES SHOWN THUS:		

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
P.B. – Plat Book
P. - Plat
R/W – Right of Way
SQ.FT. – Square Feet
HOA – Homeowners Association
SWM – Stormwater Management

SCALE: 1" = 30' MD STATE PLANE NAD 83/91

30 15 0 30 60

AREA TABULATION

25 Lots	33,326 Square Feet or 0.7651 Acres
4 Parcels	52,032 Square Feet or 1.1945 Acres
Norbeck Road Dedication	1,527 Square Feet or 0.0351 Acres
Clara Downey Ave. Dedication	12,935 Square Feet or 0.2969 Acres
Total by this plat	99,820 Square Feet or 2.2916 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 9 and 18 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following two (2) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Hop D. Dang and Anh T. Dang by deed dated October 7, 2016, and recorded in Book 53320 at Page 398; and 2.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54971 at Page 167; and also part of the abandonment of Bradford Road by County Council for Montgomery County, Maryland, Resolution No.: 18-848, Introduced June 20, 2017, Adopted June 20, 2017, and recorded July 20, 2017, in Book 54624 at Page 256; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 99,820 square feet or 2.2916 acres of land, the total area dedicated to public use is 14.462 square feet or 0.3320 of an acre of land.

Brian L. Wood — 3/22/2018 Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 DATE

Diane Jones DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 30 THROUGH 54 AND PARCELS G THROUGH J, BLOCK B
BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 9 & 18 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 3

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesznc.com

220180180

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement five (5) feet wide, unless shown otherwise, and designated hereon as "MCTSE", across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland storm drain easements, designated hereon as "MCSDE" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other 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 recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

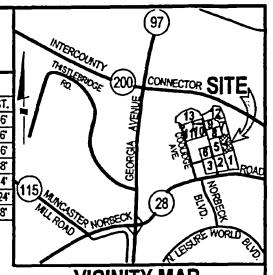
BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/12/2018 — Witness/Attest

CURVE DATA

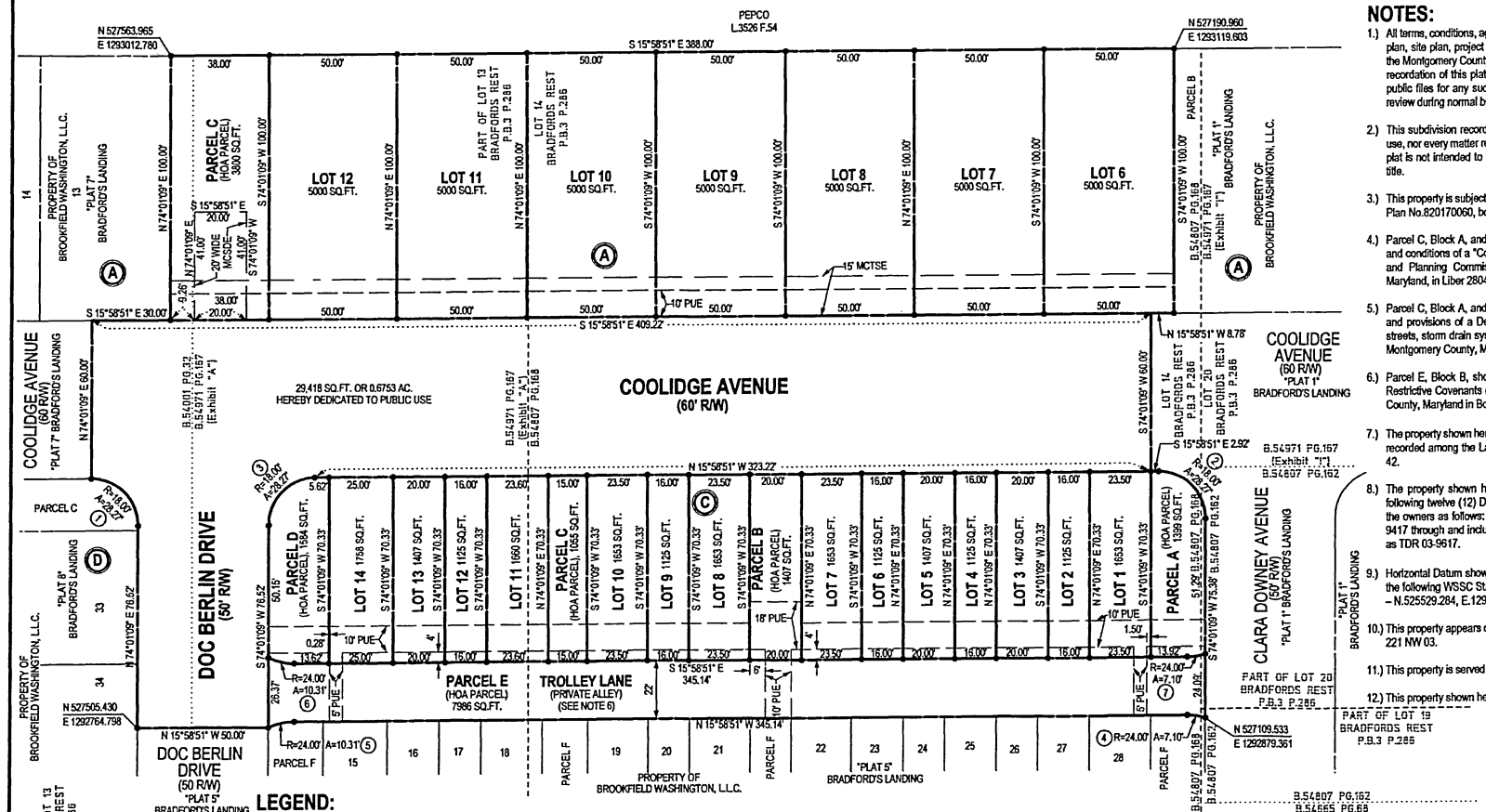
NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	90°00'00"	18.00'	28.27'	18.00'	N 29°01'09" E 25.46'
2	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W 25.46'
3	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W 25.46'
4	16°57'28"	24.00'	7.10'	3.58'	N 07°30'07" W 7.08'
5	24°37'28"	24.00'	10.31'	5.24'	N 28°17'35" W 10.24'
6	24°37'28"	24.00'	10.31'	5.24'	S 03°40'07" E 10.24'
7	16°57'28"	24.00'	7.10'	3.58'	S 24°27'35" E 7.08'

SCALE: 1" = 30'
MD STATE PLANE
NAD 83/91



VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcel C, Block A, and Parcels A through E, Block B, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcel C, Block A, and Parcels A through E, Block B, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel E, Block B, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following twelve (12) Development Rights necessary for development have been conveyed to the owners as follows: Book 54971 at Page 186, dated September 22, 2017, as TDR'S – 12-9417 through and including 12-9427 and Book 55157 at Page 339, dated November 27,2017 as TDR 03-9617.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE - Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

AREA TABULATION

21 Lots	54,876 Square Feet or 1.2598 Acres
6 Parcels	17,231 Square Feet or 0.3956 Acres
Street Dedication	29,418 Square Feet or 0.6753 Acres
Total by this plat	101,525 Square Feet or 2.3307 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 13, 14, 19 and 20 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following four (4) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; 2.) from Denice M. Carey by deed dated August 4, 2017, and recorded in Book 54807 at Page 162; 3.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54807 at Page 168; and 4.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54971 at Page 167; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— 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 in this subdivision record plat is 101,525 square feet or 2.3307 acres of land, the total area dedicated to public use is 29,418 square feet or 0.6753 of an acre of land.

Brian L. Wood — 3/22/2018 Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 (DATE)
Diane A. Jones (DIRECTOR)

RECORDED _____
PLAT _____

30 15 0 30 60

SUBDIVISION RECORD PLAT
LOTS 6 THROUGH 12 AND PARCEL C, BLOCK A
LOTS 1 THROUGH 14 AND PARCELS A THROUGH E, BLOCK B
BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 13, 14, 19 & 20 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 4

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesznc.com

220180190

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement five (5) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland storm drain easements, designated hereon as "MCSDE" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50 4.3 G of the Montgomery County Code.

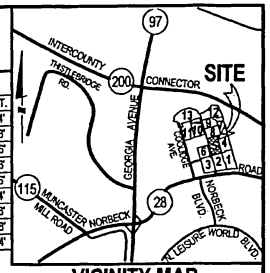
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By. Neil Patel, Vice President — Date 3/19/2018 — Witness/Attest

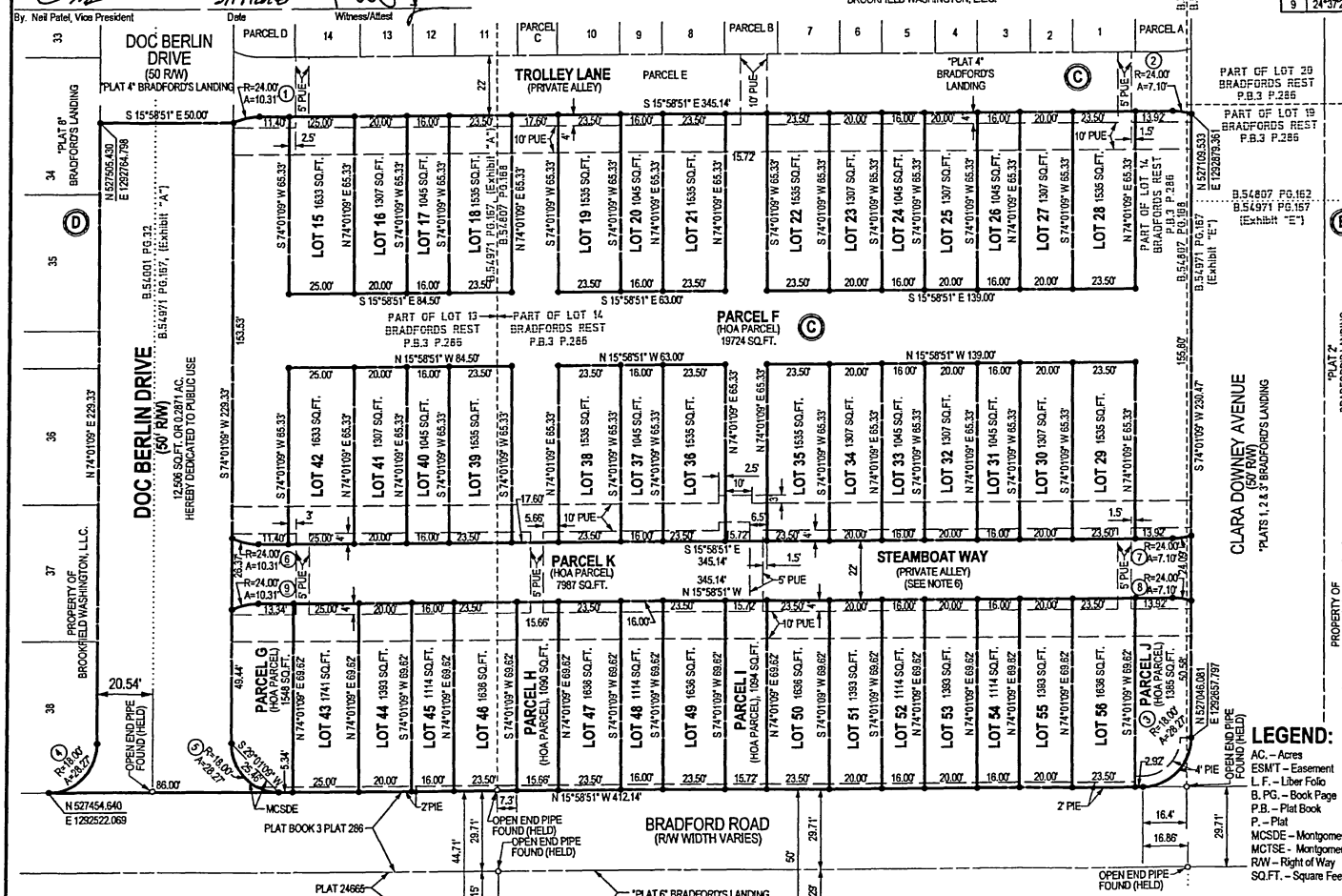
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.	
1	24°37'28"	24.00'	10.31'	5.24'	S 28°17'35" E	10.24'
2	16°57'28"	24.00'	7.10'	3.58'	S 07°30'07" E	7.08'
3	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W	25.46'
4	90°00'00"	18.00'	28.27'	18.00'	S 60°58'51" E	25.46'
5	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W	25.46'
6	24°37'28"	24.00'	10.31'	5.24'	S 03°40'07" E	10.24'
7	16°57'28"	24.00'	7.10'	3.58'	S 24°27'35" E	7.08'
8	16°57'28"	24.00'	7.10'	3.58'	N 07°30'07" W	7.08'
9	24°37'28"	24.00'	10.31'	5.24'	N 28°17'35" W	10.24'



VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels F through K, Block C, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcels F through K, Block C, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel K, Block C, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following twenty-five (25) Development Rights necessary for development have been conveyed to the owners as follows: Book 55021 at Page 196 dated September 27, 2017, as TDR'S – 17,9654 through and including17-9678.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE - Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

SCALE: 1" = 30'
MD STATE PLANE NAD 83/91

30 15 0 30 60

AREA TABULATION

42 Lots	57,381 Square Feet or 1.3173 Acres
6 Parcels	32,828 Square Feet or 0.7536 Acres
Street Dedication	12,506 Square Feet or 0.2871 Acres
Total by this plat	102,715 Square Feet or 2.3580 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 13, 14, and 19 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following four (4) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company. 1.) from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; 2.) from Denice M. Carey by deed dated August 4, 2017, and recorded in Book 54807 at Page 162; 3.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54807 at Page 168; and 4.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54971 at Page 167; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 102,715 square feet or 2.3580 acres of land, the total area dedicated to public use is 12,506 square feet or 0.2871 of an acre of land.

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

3/22/2018
Date

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27 2018
DATE
DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 15 THROUGH 56 AND PARCELS F THROUGH K, BLOCK C
BRADFORD'S LANDING
(Being a resubdivision of Part of Lots 13, 14, & 19 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesco.com

PLAT 5

220180230

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

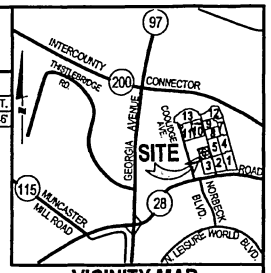
As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

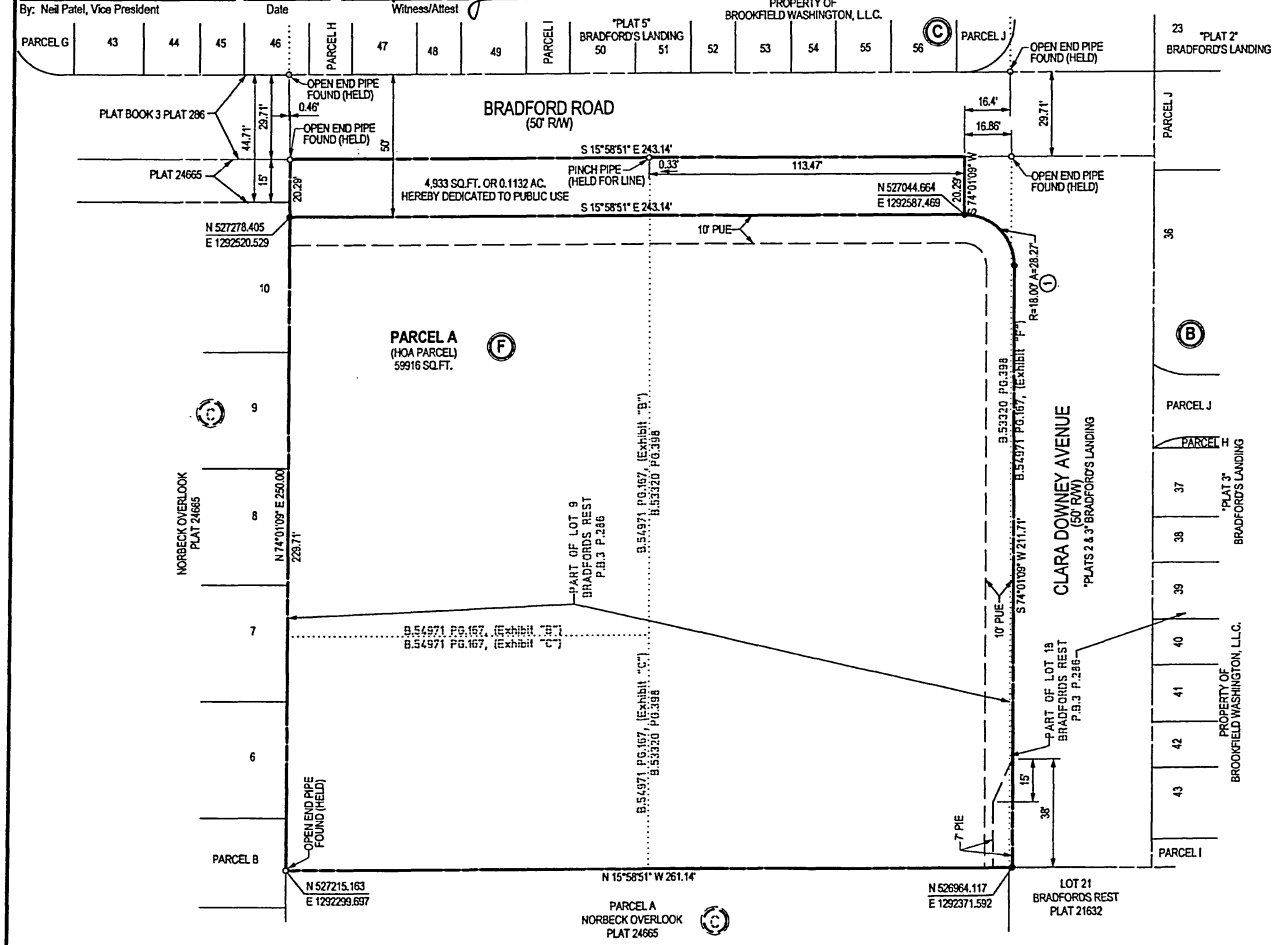
BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date 3/19/2018 — Witness/Attest

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.	
1	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W	25.46'



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcel A, Block F, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcel A, Block F, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

7.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

8.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

9.) This property is served by public water and sewer systems only.

10.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
P.B. – Plat Book
P. - Plat
R/W – Right of Way
SQ.FT. – Square Feet
HOA – Homeowners Association

SCALE: 1" = 30'
MD STATE PLANE
NAD 83/91

30 15 0 30 60

AREA TABULATION

1 Parcel	59,917 Square Feet or 1.3755 Acres
Street Dedication	4,933 Square Feet or 0.1132 Acres
Total by this plat	64,850 Square Feet or 1.4887 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 9, and 18 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following two (2) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Hop D. Dang and Anh T. Dang by deed dated October 7, 2016, and recorded in Book 53320 at Page 398; and 2.) from James V. Chelini by deed dated August 2, 2017, and recorded in Book 54971 at Page 167; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 64,850 square feet or 1.4887 acres of land, the total area dedicated to public use is 4,933 square feet or 0.1132 of an acre of land.

Brian L. Wood — 3/22/2018 Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018
DATE
DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
PARCEL A, BLOCK F

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 9 & 18 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 6

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.solteszco.com

22018024D

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide, unless shown otherwise, and designated hereon as "MCTSE", across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland storm drain easements, designated hereon as "MCSDE" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other 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 recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/14/2018 — Witness/Attest

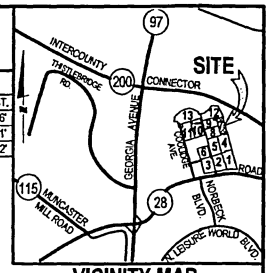
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.	
1	53°27'58"	127.00'	118.51'	63.97'	S 79°14'52" E	114.26'
2	90°00'00"	127.00'	199.49'	127.00'	S 60°58'51" E	179.61'
3	90°00'00"	72.00'	113.10'	72.00'	N 60°58'51" W	101.82'

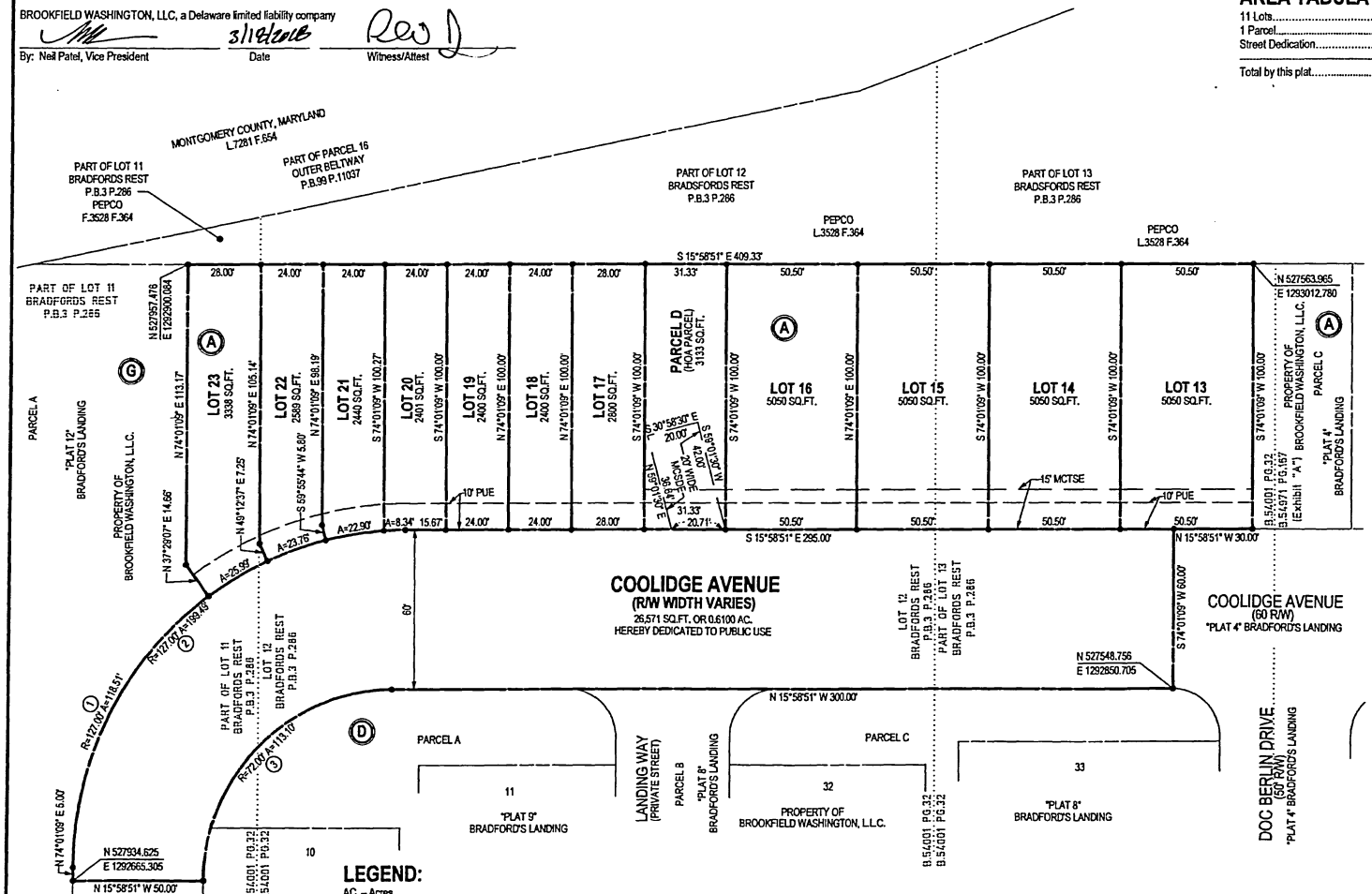
AREA TABULATION

11 Lots.....38,568 Square Feet or 0.8854 Acres
1 Parcel.....3,133 Square Feet or 0.0719 Acres
Street Dedication.....26,571 Square Feet or 0.6100 Acres

Total by this plat.....68,272 Square Feet or 1.5673 Acres



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcel D, Block A, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcel D, Block A, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

7.) The property shown hereon is being developed in accordance with TDR-7 standards. The following six (6) Development Rights necessary for development have been conveyed to the owners as follows: Book 55077 at Page 481, dated October 11, 2017, as TDR'S – 12-9632 through and including 12-9634 and Book 55077 at Page 486, dated October 11, 2017, as TDR'S – 10-9369 through and including 10-9371.

8.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

9.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

10.) This property is served by public water and sewer systems only.

11.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE - Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

SCALE: 1" = 30'
MD STATE PLANE NAD 83/91

30 15 0 30 60

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision of parts of Lots 11, 12, and 13 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in a conveyance to Brookfield Washington, L.L.C., a Delaware limited liability company, from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 68,272 square feet or 1.5673 acres of land, the total area dedicated to public use is 26,571 square feet or 0.6100 of an acre of land.

Brian L. Wood — 3/22/2018 Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 22, 2018 DATE

DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 13 THROUGH 23 AND PARCEL D, BLOCK A

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 11, 12 & 13 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 7

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences
www.soltesz.com

220180250

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

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

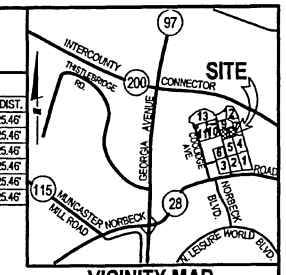
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/18/2018 — Witness/Attest

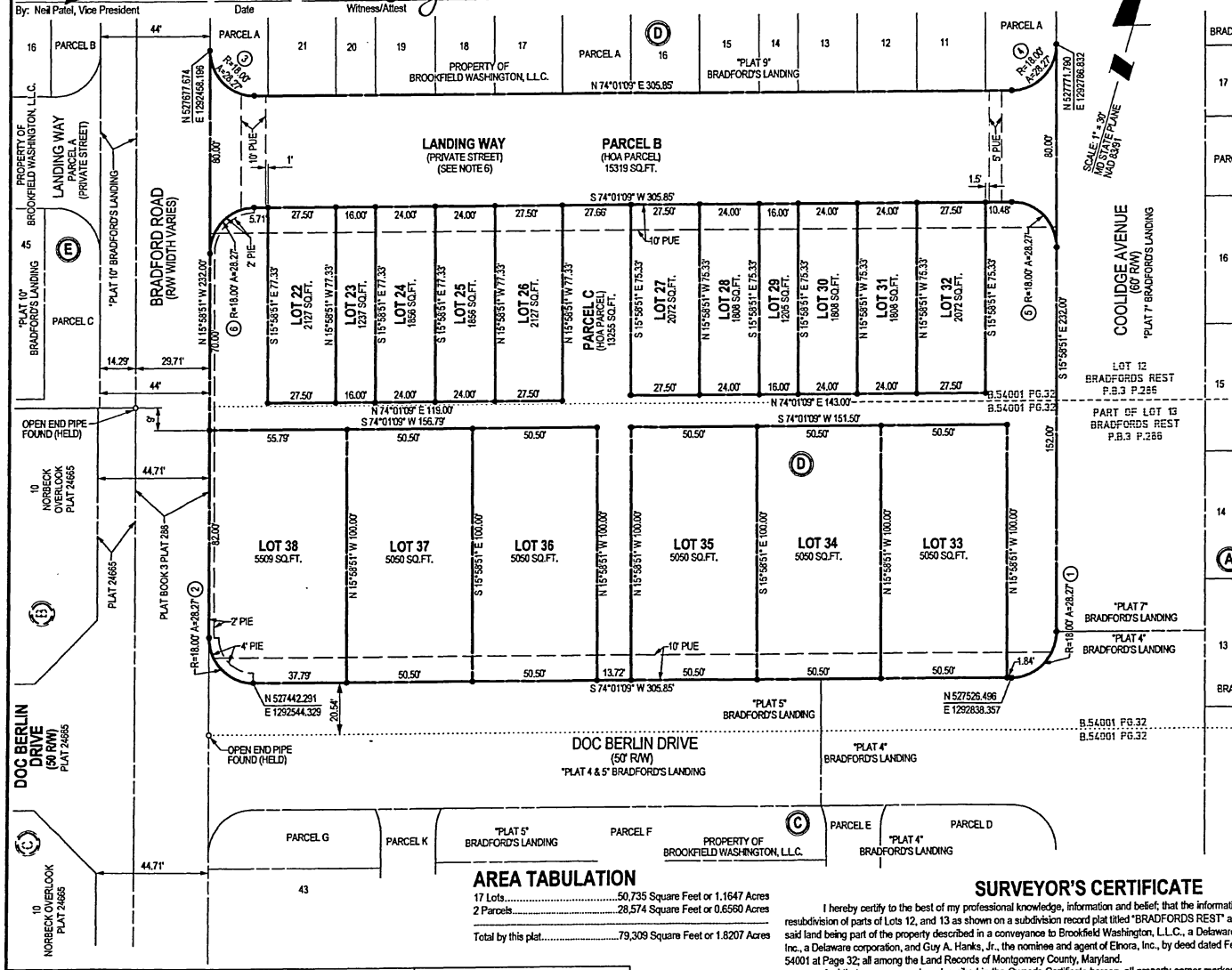
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.	
1	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W	25.46'
2	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W	25.46'
3	90°00'00"	18.00'	28.27'	18.00'	S 60°58'51" E	25.46'
4	90°00'00"	18.00'	28.27'	18.00'	N 29°01'09" E	25.46'
5	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W	25.46'
6	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W	25.46'



VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels B and C, Block D, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Page 578.

5.) Parcels B and C, Block D, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel B, Block D, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following ten (10) Development Rights necessary for development have been conveyed to the owners as follows: Book 54848 at Page 38, dated September 8, 2017, as TDR'S – 23-9569 through and including 23-9578.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE - Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

AREA TABULATION

17 Lots.....50,735 Square Feet or 1.1647 Acres
2 Parcels.....28,574 Square Feet or 0.6560 Acres

Total by this plat.....79,309 Square Feet or 1.8207 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 12, and 13 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in a conveyance to Brookfield Washington, L.L.C., a Delaware limited liability company, from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 79,309 square feet or 1.8207 acres of land. There is no street dedicated by this plat.

Brian L. Wood — 3/22/2018 Date
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 DATE

DIRECTOR

RECORDED _____
PLAT _____

30 15 0 30 60

SUBDIVISION RECORD PLAT
LOTS 22 THROUGH 38 AND
PARCELS B AND C, BLOCK D

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 12 & 13 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 8

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.solteszco.com

220180260

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

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

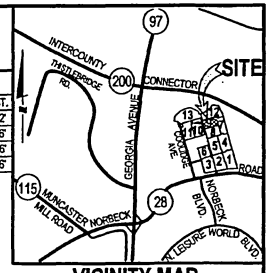
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

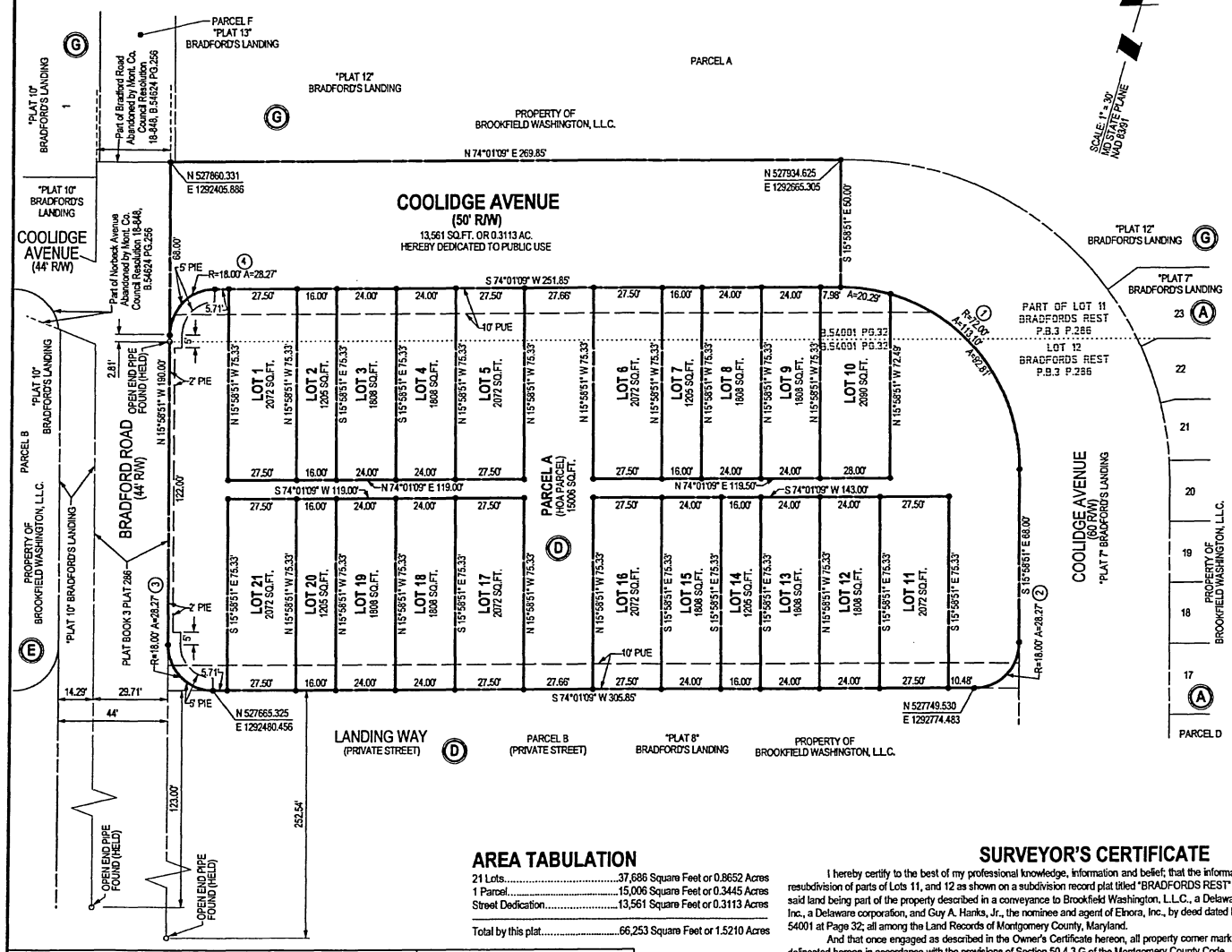
By: Neil Patel, Vice President — Date: 3/19/2018 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	90°00'00"	72.00'	113.10'	72.00'	S 60°58'51" E 101.82'
2	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W 25.46'
3	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W 25.46'
4	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W 25.46'



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcel A, Block D, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcel A, Block D, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

7.) The property shown hereon is being developed in accordance with TDR-7 standards. The following twelve (12) Development Rights necessary for development have been conveyed to the owners as follows: Book 55077 at Page 497, dated October 12, 2017, as TDR'S – 10-9561 through and including 10-9568 and Book 55157 at Page 345, dated October 27, 2017, as TDR'S – 01-9618 through and including 01-9621.

8.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

9.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

10.) This property is served by public water and sewer systems only.

11.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
R/W – Right of Way
SQ.FT. – Square Feet

AREA TABULATION

21 Lots	37,686 Square Feet or 0.8652 Acres
1 Parcel	15,006 Square Feet or 0.3445 Acres
Street Dedication	13,561 Square Feet or 0.3113 Acres
Total by this plat	66,253 Square Feet or 1.5210 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 11, and 12 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in a conveyance to Brookfield Washington, L.L.C., a Delaware limited liability company, from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 66,253 square feet or 1.5210 acres of land, the total area dedicated to public use is 13,561 square feet or 0.3113 of an acre of land.

Brian L. Wood — 3/22/2018 Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 (DATE)
Diane L. Jones (DIRECTOR)

RECORDED _____
PLAT _____

30 15 0 30 60

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 21 AND
PARCEL A, BLOCK D

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 11 & 12 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesznc.com

PLAT 9

220180270

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

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

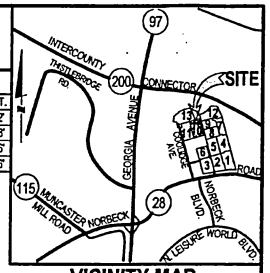
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/19/2018 — Witness/Attest

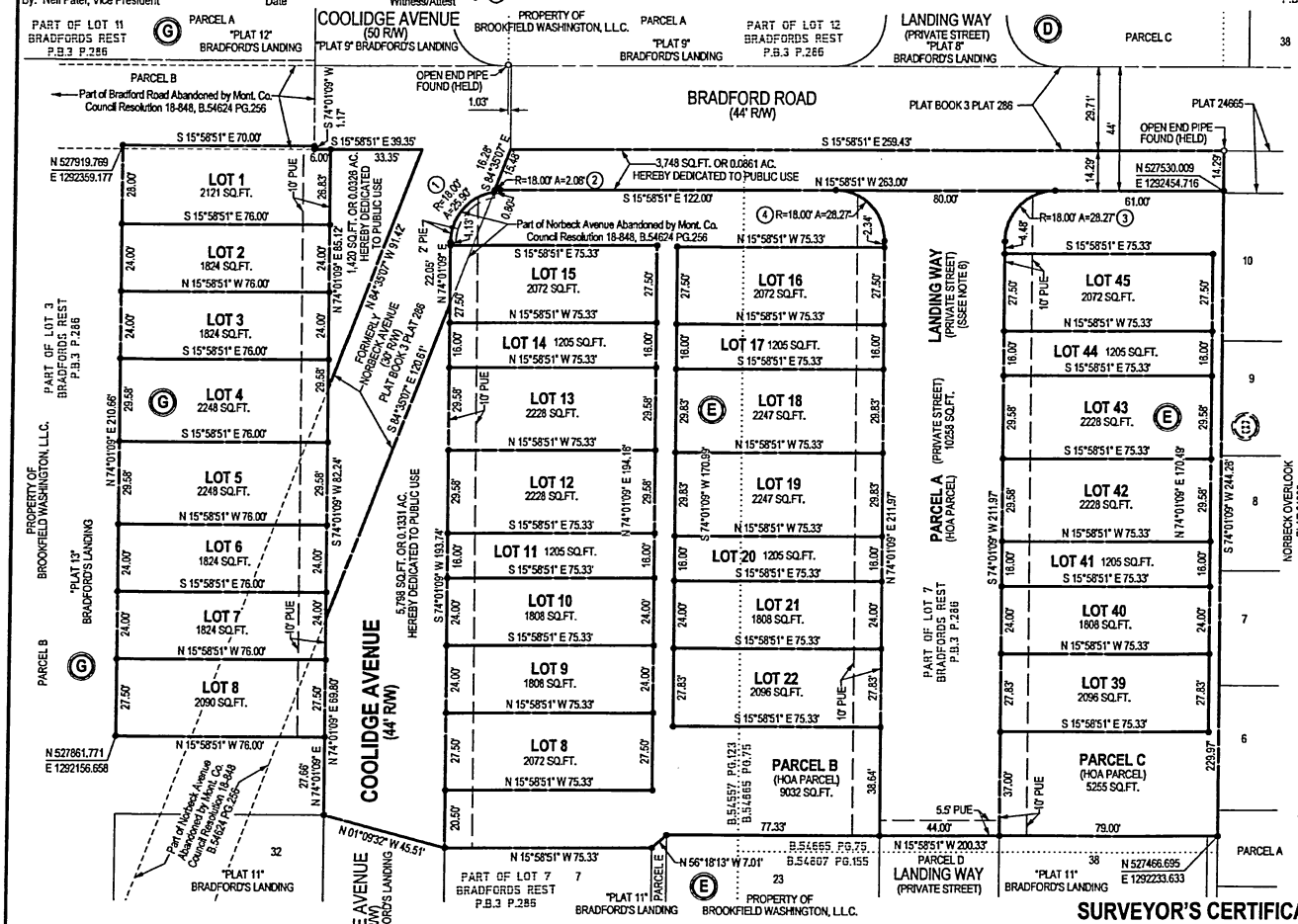
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.	
1	82°26'28"	18.00'	25.90'	15.77'	S 64°45'37" E	23.72'
2	6°37'15"	18.00'	2.08'	1.04'	N 19°17'28" W	2.08'
3	90°00'00"	18.00'	28.27'	18.00'	N 60°58'51" W	25.46'
4	90°00'00"	18.00'	28.27'	18.00'	N 29°01'09" E	25.46'



VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels A through C, Block E, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcels A through C, Block E, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel A, Block E, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following eighteen (18) Development Rights necessary for development have been conveyed to the owners as follows: Book 55021 at Page 196, dated September 27, 2017, as TDR'S – 17-9679 through and including 17-9694 and Book 54848 at Page 43 dated September 8, 2017, as TDR'S – 23-9597 and 23-9598.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
R/W – Right of Way
SQ.FT. – Square Feet

SCALE: 1" = 30'
MD STATE PLANE NAD 83/91

30 15 0 30 60

AREA TABULATION

30 Lots	56,351 Square Feet or 1.2936 Acres
3 Parcels	24,545 Square Feet or 0.5635 Acres
Street Dedication	10,966 Square Feet or 0.2518 Acres
Total by this plat	91,862 Square Feet or 2.1089 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 3, and 7 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Page 3 as Plat 286, said land being part of the property described in the following three (3) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; 2.) from Fortunato Aroni and Maria Eugenia Aroni by Special Warranty Deed dated June 14, 2017, and recorded in Book 54557 at Page 123; and 3.) from Jared Clifford Wedmore by Special Warranty Deed dated June 29, 2017, and recorded in Book 54665 at Page 75; and also part of the abandonment of Bradford Road and Norbeck Avenue by County Council for Montgomery County, Maryland, Resolution No.: 18-848, Introduced June 20, 2017, Adopted June 20, 2017, and recorded July 20, 2017, in Book 54624 at Page 256; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 91,862 square feet or 2.1089 acres of land, the total area dedicated to public use is 10,966 square feet or 0.2518 of an acre of land.

Brian L. Wood — 3/22/2018 Date

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 DATE

DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 8 THROUGH 22, 39 THROUGH 45 AND PARCELS A THROUGH C, BLOCK E AND LOTS 1 THROUGH 8, BLOCK G

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 3 & 7 and Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 10

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.solteszco.com

220180280

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

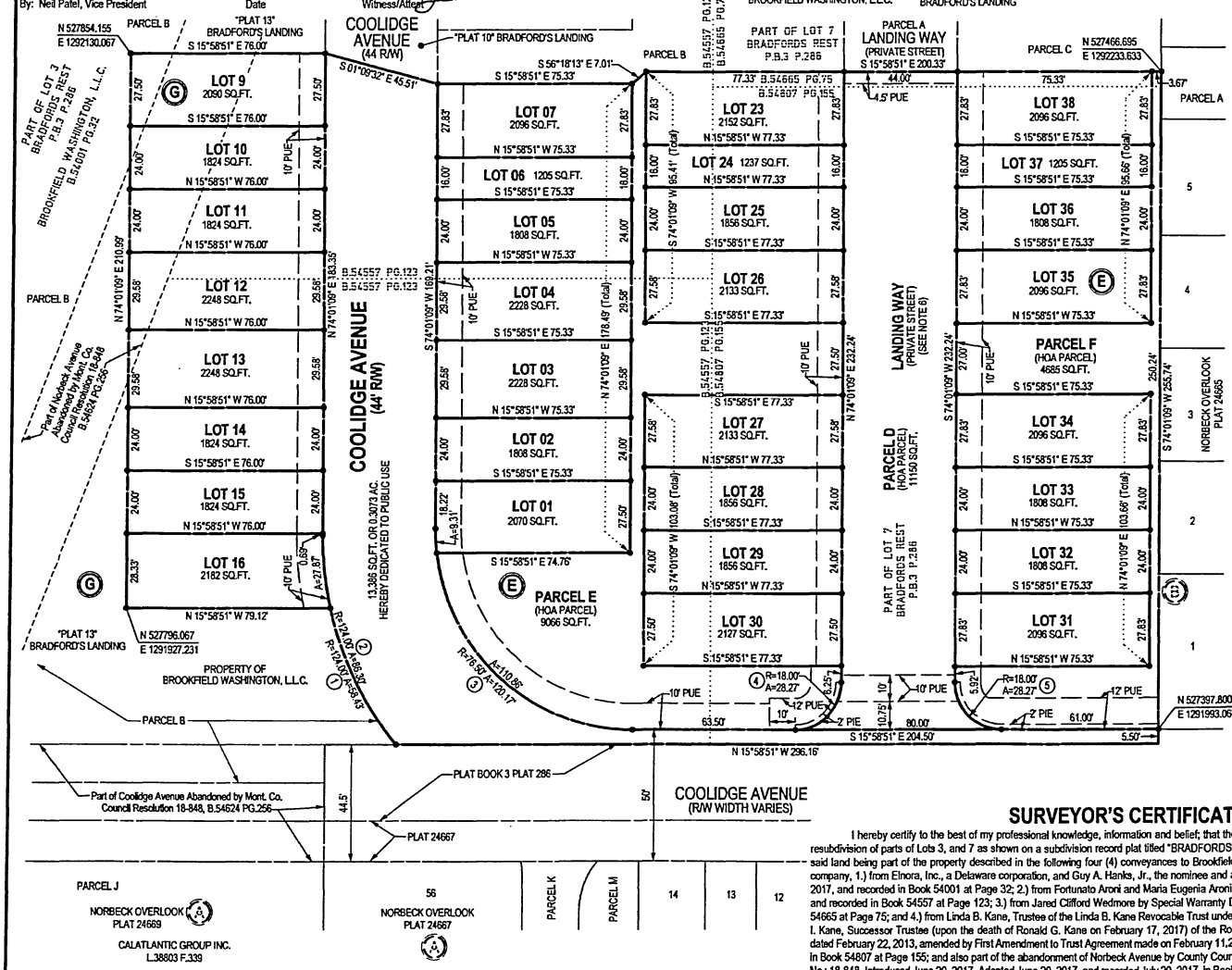
Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other 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 recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/19/2018 — Witness/Attest



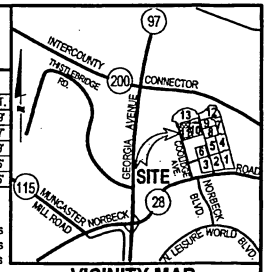
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.	
1	26°59'47"	124.00'	58.43'	29.77'	N 47°38'29" E	57.89'
2	39°52'34"	124.00'	86.30'	44.98'	N 54°04'52" E	84.57'
3	90°00'00"	76.50'	120.17'	76.50'	S 29°01'09" W	108.19'
4	90°00'00"	18.00'	28.27'	18.00'	S 60°58'51" E	25.46'
5	90°00'00"	18.00'	28.27'	18.00'	S 29°01'09" W	25.46'

AREA TABULATION

31 Lots.....59,870 Square Feet or 1.3744 Acres
3 Parcels.....24,901 Square Feet or 0.5717 Acres
Street Dedication.....13,386 Square Feet or 0.3073 Acres

Total by this plat.....98,157 Square Feet or 2.2534 Acres



VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcels D through F, Block E, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcels D through F, Block E, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) Parcel D, Block E, shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

7.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

8.) The property shown hereon is being developed in accordance with TDR-7 standards. The following eighteen (18) Development Rights necessary for development have been conveyed to the owners as follows: Book 54848 at Page 38, dated September 8, 2017, as TDR'S – 23-9579 through and including 23-9596.

9.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

10.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

11.) This property is served by public water and sewer systems only.

12.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L.F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
R/W – Right of Way
SQ.FT. – Square Feet

SCALE: 1" = 30'
MD STATE PLANE NAD 83/91

30 15 0 30 60

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 3, and 7 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following four (4) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; 2.) from Fortunato Aroni and Maria Eugenia Aroni by Special Warranty Deed dated June 14, 2017, and recorded in Book 54557 at Page 123; 3.) from Jared Clifford Wedmore by Special Warranty Deed dated June 29, 2017, and recorded in Book 54665 at Page 75; and 4.) from Linda B. Kane, Trustee of the Linda B. Kane Revocable Trust under Agreement dated February 22, 2013, and Kevin I. Kane, Successor Trustee (upon the death of Ronald G. Kane on February 17, 2017) of the Ronald G. Kane Revocable Trust under Agreement dated February 22, 2013, amended by First Amendment to Trust Agreement made on February 11,2017, by deed dated August 2, 2017, and recorded in Book 54807 at Page 155; and also part of the abandonment of Norbeck Avenue by County Council for Montgomery County, Maryland, Resolution No.: 18-848, Introduced June 20, 2017, Adopted June 20, 2017, and recorded July 20, 2017, in Book 54624 at Page 256; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in this subdivision record plat is 98,157 square feet or 2.2534 acres of land, the total area dedicated to public use is 13,386 square feet or 0.3073 of an acre of land.

Brian L. Wood — 3/22/2018 — Date

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 7, 23 THROUGH 38 AND PARCELS D THROUGH F, BLOCK E AND LOTS 9 THROUGH 16, BLOCK G

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 3 & 7 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH 2018

SOLTESZ — PLAT 11

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesznc.com

220180290

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2018 (DATE)

Diane Jones (DIRECTOR)

RECORDED _____
PLAT _____

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland storm drain easements, designated hereon as "MCSDE" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

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

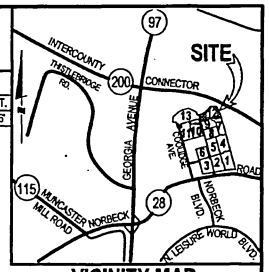
There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

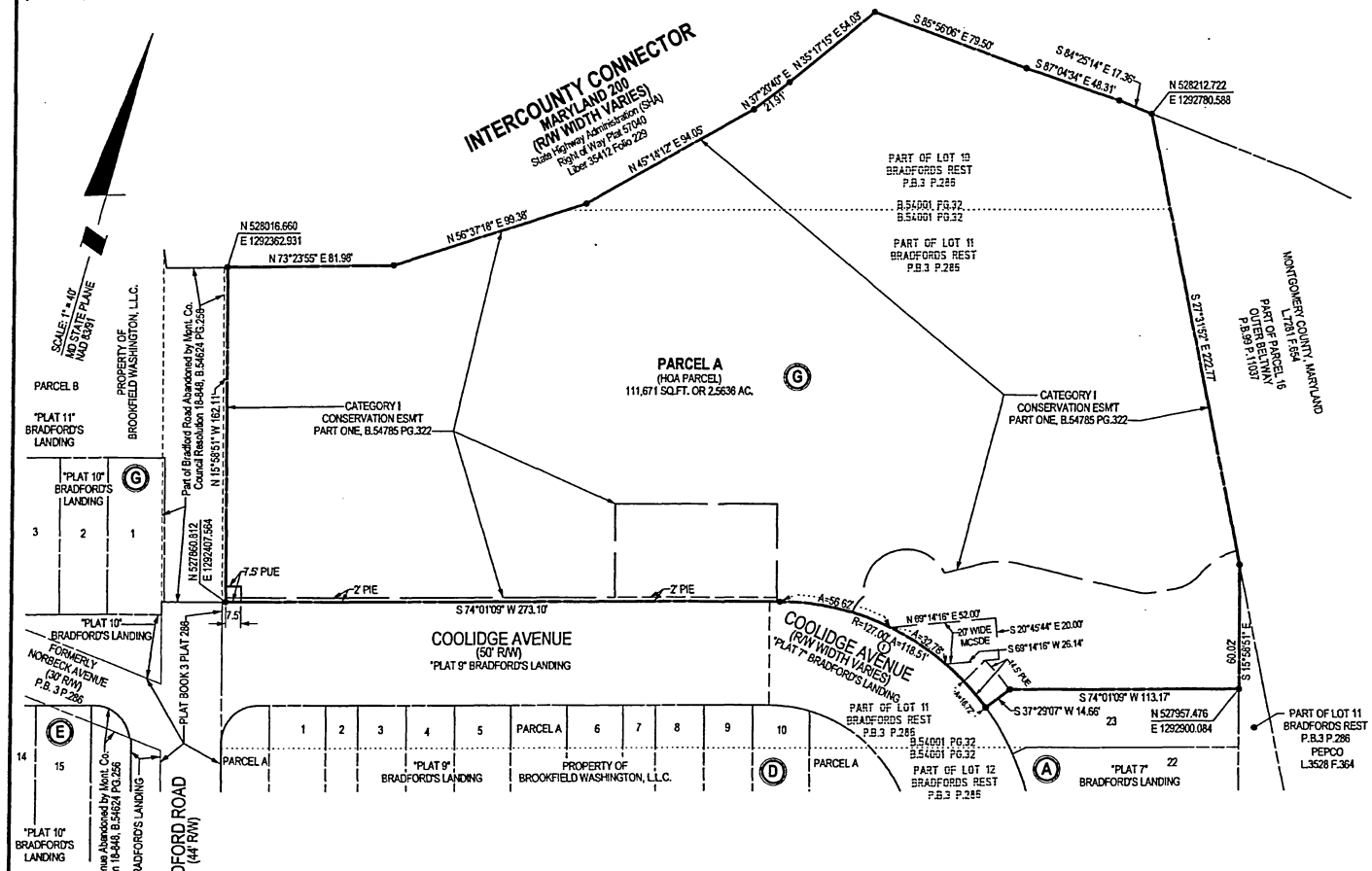
By: Neil Patel, Vice President — Date: 3/18/2018 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	53°27'58"	127.00'	118.51'	63.97'	N 79°14'52" W 114.26'



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcel A, Block G, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcel A, Block G, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

7.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

8.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

9.) This property is served by public water and sewer systems only.

10.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
R/W – Right of Way
SQ.FT. – Square Feet

AREA TABULATION

1 Parcel.....111,671 Square Feet or 2.5636 Acres

Total by this plat.....111,671 Square Feet or 2.5636 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 10, and 11 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in a conveyance to Brookfield Washington, L.L.C., a Delaware limited liability company, from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— 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 in this subdivision record plat is 111,671 square feet or 2.5636 acres of land. There is no street dedicated by this plat.

Brian L. Wood — 3/22/2018 — Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2017
DATE
DIRECTOR

RECORDED _____
PLAT _____

40 20 0 40 80

SUBDIVISION RECORD PLAT
PARCEL A, BLOCK G

BRADFORD'S LANDING

(Being a resubdivision of Part of Lots 10 & 11 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: MARCH 2018

SOLTESZ — PLAT 12

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.solteszco.com

220180300

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland storm drain easements, designated hereon as "MCSDE" for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PIE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 385 which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other 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 recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Neil Patel, Vice President — Date: 3/19/2018 — Witness/Attest

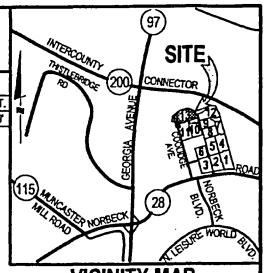
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	26°59'47"	124.00'	58.43'	29.77'	S 47°38'29" W 57.89'

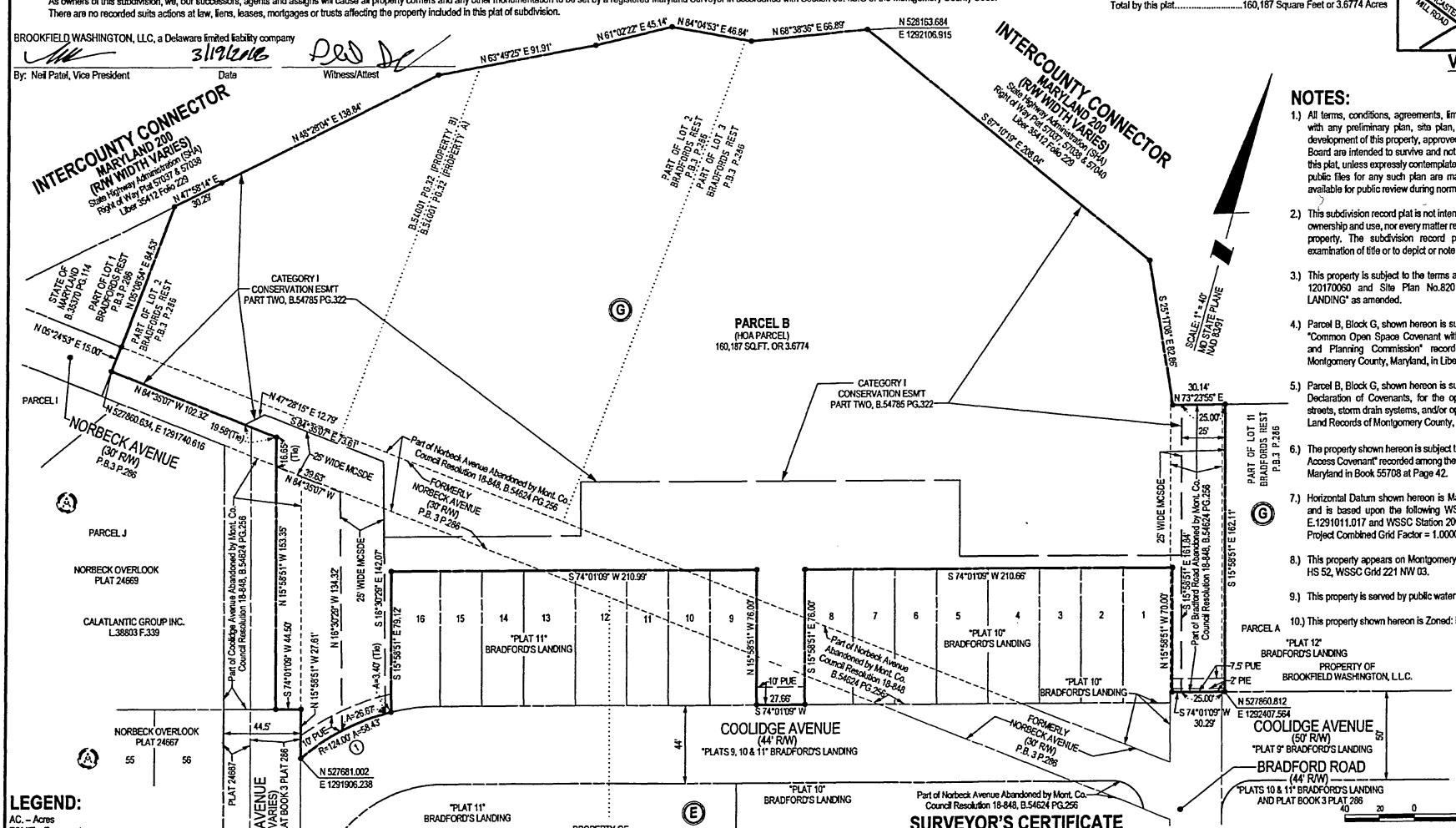
AREA TABULATION

1 Parcel.....160,187 Square Feet or 3.6774 Acres

Total by this plat.....160,187 Square Feet or 3.6774 Acres



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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.

3.) This property is subject to the terms and conditions of Preliminary Plan No. 120170060 and Site Plan No.820170060, both titled "BRADFORD'S LANDING" as amended.

4.) Parcel B, Block G, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at Folio 578.

5.) Parcel B, Block G, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Book 55400 at Page 319.

6.) The property shown hereon is subject to the terms and conditions of a "Public Access Covenant" recorded among the Land Records of Montgomery County, Maryland in Book 55708 at Page 42.

7.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following WSSC Station 19529 – N.527327.285, E.1291011.017 and WSSC Station 20083 – N.525529.284, E.1290784.623. Project Combined Grid Factor = 1.0000000.

8.) This property appears on Montgomery County Tax Map HS 562 in Tax Grid HS 52, WSSC Grid 221 NW 03.

9.) This property is served by public water and sewer systems only.

10.) This property shown hereon is Zoned: R-200 / TDR-7.

LEGEND:

AC. – Acres
ESM'T – Easement
L. F. – Liber Folio
B. PG. – Book Page
P.B. – Plat Book
P. – Plat
MCSDE – Montgomery County Storm Drain Esm't
MCTSE - Montgomery County Temporary Slope Esm't
R/W – Right of Way
SQ.FT. – Square Feet

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief; that the information shown hereon is correct, that it is a resubdivision of parts of Lots 2, 3, and 7 as shown on a subdivision record plat titled "BRADFORDS REST" and recorded in Plat Book 3 as Plat 286, said land being part of the property described in the following two (2) conveyances to Brookfield Washington, L.L.C., a Delaware limited liability company, 1.) from Elnora, Inc., a Delaware corporation, and Guy A. Hanks, Jr., the nominee and agent of Elnora, Inc., by deed dated February 14, 2017, and recorded in Book 54001 at Page 32; and 2.) from Fortunato Aroni and Maria Eugenia Aroni by Special Warranty Deed dated June 14, 2017, and recorded in Book 54557 at Page 123; and also part of the abandonment of Bradford Road, Norbeck Avenue and Coolidge Avenue by County Council for Montgomery County, Maryland, Resolution No.: 18-848, Introduced June 20, 2017, Adopted June 20, 2017, and recorded July 20, 2017, in Book 54624 at Page 256; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— 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 in the subdivision record plat is 160,187 feet or 3.6774 acres of land. There is no street dedicated by this plat.

Brian L. Wood — 3/22/2018 Date
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/06/18

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - March 27, 2017 DATE
DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
PARCEL B, BLOCK G
BRADFORD'S LANDING
(Being a resubdivision of Part of Lots 2, 3 & 7 Bradfords Rest)
OLNEY (8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: MARCH 2018

SOLTESZ — PLAT 13
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences www.soltesznc.com

220180310

BRADFORD'S LANDING

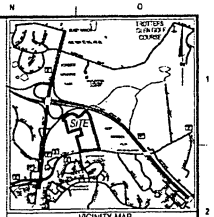
CERTIFIED PRELIMINARY PLAN

120170060

(8th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 120170060
APPROVAL
10/31/17

PLANNING DEPARTMENT USE ONLY (E-PLANS)



VICINITY MAP
SCALE 1"=200'

GENERAL NOTES:

1. THE EXISTING ZONE IS R-200 / TDR-7.
2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
3. THE PROJECT LIES WITHIN THE OLNEY MASTER PLAN.
4. THIS SITE LIES WITHIN THE NORTHWEST BRANCH - BACHELOR'S RUN WATERSHED. THIS AREA IS NOT A SPECIAL PROTECTION AREA.
5. PEPCO, BELL ATLANTIC, MD., INC., WASHINGTON GAS LIGHT CO. OF MD., THE CITY OF ROCKVILLE, WASHINGTON SUBURBAN SANITARY COMMISSION AND CABLE TV MONTGOMERY ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT.
6. THE PROPOSED LAYOUT, PARKING, DRIVEWAYS, BUILDINGS AND UTILITIES ARE APPROXIMATE AND SUBJECT TO CHANGE.
7. NO FLOODPLAIN EXISTS ON SITE.
8. THERE ARE NO DESIGNATED HISTORIC SITES ASSOCIATED WITH THESE PARCELS.
9. THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
10. EXISTING WATER AND SEWER SERVICE CATEGORIES: W-1/S-1, W-3/S-3, W-6/S-3, AND W-6/S-6. A CATEGORY CHANGE REQUEST HAS BEEN APPROVED TO BRING ALL CATEGORY 6 LEVELS OF SERVICE TO LEVEL 3.
11. PORTIONS OF NORBECK AVENUE AND BRADFORD ROAD WILL BE ABANDONED.
12. "UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPES WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE SITE PLAN ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL."

APPLICANT:

BROOKFIELD WASHINGTON, LLC
3201 JERMANTOWN ROAD, SUITE 150
FAIRFAX, VA 22030
TELEPHONE: 301-370-8513

ENGINEER

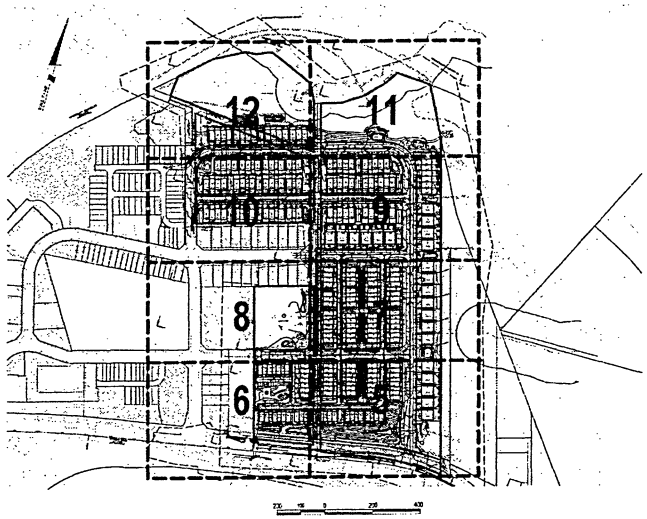
SOLTESZ, INC.
2 RESEARCH PLACE, SUITE 100
ROCKVILLE, MD 20850
TELEPHONE: 301-948-2750
FAX: 301-948-9067

LANDSCAPE ARCHITECT:

LAND PLANNING & DESIGN GROUP, INC.
5300 WESTVIEW DRIVE, SUITE 103
FREDERICK, MD 21703
TELEPHONE: 301-695-6172
FAX: 301-467-3544

ATTORNEY:

LERCH, EARLY & BREWER, CHTD
3 BETHESDA METRO CENTER, SUITE 460
BETHESDA, MD 20814
TELEPHONE: 301-841-3826
FAX: 301-347-1779



BRADFORD'S LANDING DEVELOPMENT STANDARDS

This plan is being developed using R-200 / TDR-7 Optional Method of Development Standards

	Prior Approved Zoning Ordinance Development Standards for R-200/TDR-7	Approved by the Planning Board and binding on the applicant
Site Area:		
Gross Tract Area	n/a	29.74 acres
Norbeck Road Dedication		0.17 acres
Bradford Road abandonment (excl. area added to tract)		0.58 acres
Net Lot Area		29.33 acres
Zoning Area	R-200/TDR-7 w/ MPDUs	R-200/TDR-7 w/ MPDUs
Density of Development:		
Density of Base Zone (R-200)	57 du (29.7 x 2)	292 D.U. (= 29.7 x 7)
Density with TDRs		344 D.U. (= 292 x 1.17)
Density with MPDU Bonus (22%)		44 D.U. (= 344 x 22%)
MPDU bonus of 22% (rounded)		
Total Units		344 D.U.
MPDUs		
Using Base density of 22% (see chart)	344 x 12% = 37 du	37 D.U.
Townhouses (100%)		37 D.U.
TDRs required		
Gross TDR Requirement	Min. 2.3 req'd to be provided	143 (= 292 - 37)
Min. TDR required		95 (= 2.3 x 143)
TDR Provided		143
Unit Types*:		
Detached House	n/a	22 D.U. (9%)
*Townhouse	n/a	222 D.U. (91%)
Total Number of Units		244 D.U.
	*The Planning Board approved a waiver of the minimum percentage of one-family detached units	
Zoning Standards		
Detached House		
Min. Lot Area	-	4,750 s.f.
Min. Lot Width at Street Front	-	50'
Maximum Building Height	-	40'
Setback from street (front)	-	30'
Setback from street side (end unit)	-	12'
Rear setback	-	27'
Side setback (end unit)	-	9'
Accessory structures to be left for HOA approval		
Parking	2 spaces/lot = 44 spaces req'd	44 spaces
Townhouse		
Min. Lot Area (Market Rate Units)	-	1,296 s.f.
Min. Lot Area (MPDU)	-	1,936 s.f.
Min. Lot Width at Street Front	-	18'
Maximum Building Height	-	45'
Setback from street (front)	-	12'
Setback from street (side)	-	9'
Rear setback	-	9'
Side setback (adjacent to townhouse)	-	5'
Side setback (adjacent to detached)	-	9'
Accessory structures to be left for HOA approval		
Parking (Market Rate Units)	2 spaces/lot = 372 spaces req'd	372 spaces
Parking (MPDU)	1 space/lot = 37 spaces req'd	37 spaces
Common Open Space (% OF GTA) (59-C-4.315.6.2.b)	25% (5.67 acres)	25.1% (5.69 acres)

* Common Open Space requirement to be reduced from 40% to 25% per pending Zoning Text Amendment 15-03, Transferable Development Rights Overlay Zone - Optional Method Standards

LEGEND:

90'	EXISTING GRADE
96	PROPOSED GRADE
	EXISTING BUILDING
	EXISTING RIGHT OF WAY
12" W	PROPOSED WATER LINE
EX 12W	EXISTING 12" WATER LINE
8" S	PROPOSED SEWER
EX 8"S	EXISTING 8" SEWER
PROP. S.D.	PROPOSED STORM DRAIN
EX. 12" RCP	EXISTING STORM DRAIN
SM	STORMWATER MANAGEMENT

SHEET INDEX

PRELIMINARY PLAN

SHEET 1	COVER SHEET
SHEET 2	APPROVAL SHEET
SHEET 3	PROPOSED STREET SECTIONS
SHEET 3A	PROPOSED STREET SECTIONS
SHEET 4	OVERALL PRELIMINARY PLAN
SHEET 5	PRELIMINARY PLAN
SHEET 6	PRELIMINARY PLAN
SHEET 7	PRELIMINARY PLAN
SHEET 8	PRELIMINARY PLAN
SHEET 9	PRELIMINARY PLAN
SHEET 10	PRELIMINARY PLAN
SHEET 11	PRELIMINARY PLAN
SHEET 12	PRELIMINARY PLAN
SHEET 13	ILLUSTRATIVE STREETSCAPE LAYOUT

LOT AND PARCEL PLANS

SHEET 1	COVER SHEET
SHEET 2	LOT AND PARCEL PLAN
SHEET 3	LOT AND PARCEL PLAN

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THE PLANS SHOWN HEREON CONFORM TO THE DESIGN STANDARDS OF CHAPTER 59 OF THE MONTGOMERY COUNTY CODE, 1984 AND AS AMENDED PREVIOUSLY.

SIGNATURE: _____ DATE: 8/14/17
PRINTED NAME: Thomas Chiocca TITLE: Senior Vice President
MD REG. NO. 11194

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 11194 EXPIRATION DATE: 11-21-2018

COVER SHEET

CERTIFIED PRELIMINARY PLAN 120170060
BRADFORD'S LANDING

OLNEY (8TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SOLTESZ
Engineering Surveying Planning Environmental Sciences
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com
Rockville Lanham Wexford Leesburg Frederick Soltesz DC, LLC

NO.	REVISION	BY	DATE
1	4-28-2016 - 120170060		

DATE OCT 2016 CAD FILENAME/LOCATION 16-7784
DESIGNED TECHNICIAN A.K. CHECKED

MISS UTILITY NOTE
INFORMATION CONCERNING UTILITIES, PIPELINES AND UTILITIES CONTAINED HEREIN WAS OBTAINED FROM AVAILABLE RECORDS. THE OWNER, THE ENGINEER OR THE SURVEYOR DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES OR AGENCIES HAVING JURISDICTION OVER THE UTILITIES IN QUESTION FOR THE EXACT LOCATION AND ELEVATION OF THE UTILITIES PRIOR TO THE START OF EXCAVATION. IF DISCREPANCIES ARE FOUND, THE OWNER OR THE ENGINEER MUST BE CONTACTED IMMEDIATELY. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" 48 HOURS AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCE LESS THAN 18" MAY INDICATE INTERFERENCE TO THE PARTIES.

OWNER/DEVELOPER/APPLICANT
BROOKFIELD WASHINGTON, LLC
3201 JERMANTOWN ROAD, SUITE 150
FAIRFAX, VA 22030
301-408-2211
CONTACT: CRAIG KAZANJIAN

TAX MAP HS52 ZONING CATEGORY R-200 / TDR 7
MINIMUM LOT SIZE 27,000 SQ. FT. 22,000 SQ. FT. ZONE
SITE DATUM
VERTICAL DATUM
HORIZONTAL DATUM
ELEVATION

STATE OF MARYLAND THOMAS J. CHIOCCA No. 11194 PROFESSIONAL ENGINEER
8/14/17

Scale as noted
SHEET 1 OF 13
PROJECT NO. 1404-05-02

Q:\1404\02\PRED\Plat Plan\CP PRELI-120170060-201.dwg Sasser 200.0000 8/14/ Ubem SDelage-Alex PLtanyr PDF_Grey_3-0.pltcfg Plotter "EXT_SLB.tbl 8/14/2017 4:41:48 PM

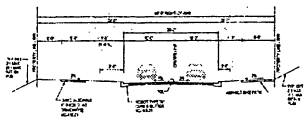
MONTGOMERY PLANNING DEPARTMENT
MONTGOMERY COUNTY, MARYLAND
Certified Preliminary Plan: 120170060
APPROVAL
Date: 08/09/17

PLANNING DEPARTMENT USE ONLY (E-PLANS)

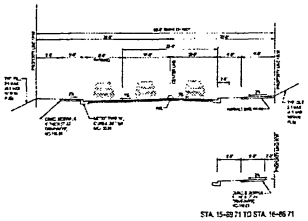
MONTGOMERY COUNTY PLANNING BOARD

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 120170060
APPROVAL
09/05/17

PLANNING DEPARTMENT USE ONLY (E-PLANS)

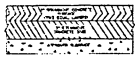


MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 50'-0" RIGHT-OF-WAY
MOD. STD. MC-2001.02
(BYE PATH ON ONE SIDE, SIDEWALK ON OTHER SIDE)
CLARA DOWNEY AVE. - STA. 17+33.96 TO STA. 19+20.05 AND STA. 20+29.54 TO STA. 21+79.77
NOT TO SCALE



STA. 15+89.71 TO STA. 16+86.71

MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 50'-0" RIGHT-OF-WAY
MOD. STD. MC-2001.02
(PARKING ON ONE SIDE)
CLARA DOWNEY AVE. - STA. 15+68.71 TO STA. 17+23.47
STA. 19+31.74 TO STA. 20+18.59
NOT TO SCALE



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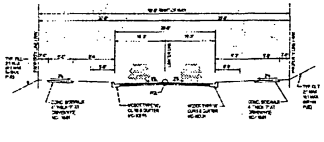
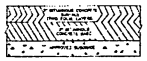
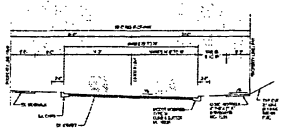
CLARA DOWNEY AVE



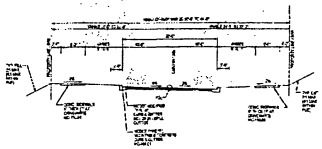
TERTIARY RESIDENTIAL ROAD
PUBLIC 50'-0" RIGHT-OF-WAY
STD. MC-2001.02
(SIDEWALK ON BOTH SIDES)
DOC BERLIN DR. - STA. 15+79.45 TO STA. 19+93.15
NOT TO SCALE



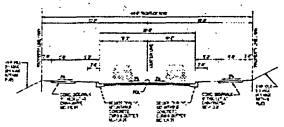
PAVING SECTION FOR TERTIARY RESIDENTIAL ROAD
DOC BERLIN DR.



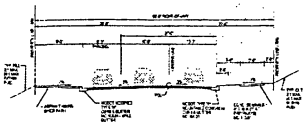
MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 50'-0" RIGHT-OF-WAY
MOD. MC-2001.02
(SIDEWALK ON BOTH SIDES & SUPER ELEVATED)
PUBLIC STREET 'A' - STA. 8+50 TO STA. 11+10.00
STA. 8+50 TO STA. 9+07 - 28' PAVING
STA. 9+07 TO STA. 10+48 - PAVING VARIES FROM 28' TO 24'
STA. 10+48 TO STA. 11+10.00 - 24' PAVING
NOT TO SCALE



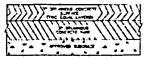
MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC RIGHT-OF-WAY WIDTH - 50'-0" TO 44'-0"
MOD. MC-2001.02
(SIDEWALK ON BOTH SIDES & SUPER ELEVATED)
PUBLIC STREET 'A' - STA. 11+10.00 TO STA. 12+87.08
*NOTE: PUBLIC STREET 'A' - STA. 12+45.48 LEFT SIDE, STA. 12+63.06 RIGHT SIDE BEGIN 3' CURB STD. MC-104.01
NOT TO SCALE



MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 50'-0" RIGHT-OF-WAY
MOD. MC-2001.01
(SIDEWALK ON BOTH SIDES)
PUBLIC STREET 'A' - STA. 13+61.08 TO STA. 15+87.75
*NOTE: STA. 16+62.42 LEFT SIDE ENDS 3' CURB STD MC-104.01 AND BEGINS 6" CURB STD. MC-104.01
NOT TO SCALE



MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 50'-0" RIGHT-OF-WAY
STD. MC-2001.02
(PARKING ON ONE SIDE AND BIKE PATH ADJACENT TO PARKING)
PUBLIC STREET 'A' - STA. 17+47.82 TO STA. 19+55.33
NOT TO SCALE



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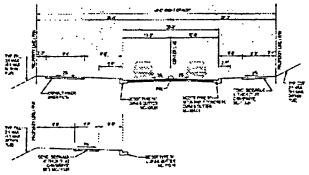
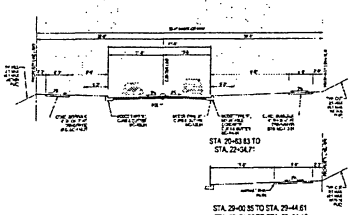
PUBLIC STREET 'A'
44', 57 & 62' RW



STA. 16+67.75 TO STA. 16+93.69

STA. 17+02.82 TO STA. 17+37.33

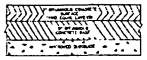
MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 52'-0" RIGHT-OF-WAY
MOD. MC-2001.02
(BYE PATH ON ONE SIDE, SIDEWALK ON OTHER SIDE)
PUBLIC STREET 'A' - STA. 16+67.75 TO STA. 17+37.33
STA. 19+25.82 TO STA. 19+61.63
NOT TO SCALE



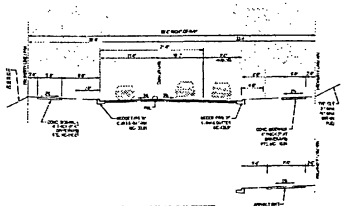
STA. 20+63.63 TO STA. 22+04.7'

STA. 29+00.85 TO STA. 29+44.61
STA. 30+74.59 TO STA. 30+81.16

MOD. SECONDARY RESIDENTIAL STREET
PUBLIC 52'-0" RIGHT-OF-WAY
MOD. MC-2002.01
(NO DESIGNATED PARKING)
PUBLIC STREET 'A' - STA. 21+48.71 TO STA. 22+94.47
STA. 24+41.96 TO STA. 25+29.47
STA. 28+57.00 TO STA. 29+44.61'
STA. 30+74.59 TO STA. 30+81.16
NOT TO SCALE

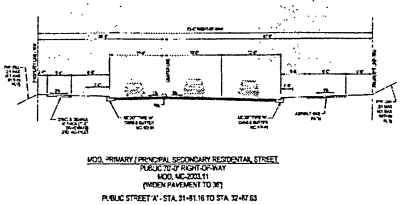


PAVING SECTION FOR SECONDARY RESIDENTIAL ROAD
PUBLIC STREET 'A'
72' RW



STA. 29+56.04 TO STA. 30+64.11

MOD. SECONDARY RESIDENTIAL STREET
PUBLIC 52'-0" RIGHT-OF-WAY
MOD. MC-2002.02
(PARKING ON ONE SIDE)
PUBLIC STREET 'A' - STA. 23+34.36 TO STA. 24+31.47
STA. 25+39.96 TO STA. 25+46.61
STA. 29+55.04 TO STA. 30+64.11
NOT TO SCALE



MOD. PRIMARY / PRINCIPAL SECONDARY RESIDENTIAL STREET
PUBLIC 70'-0" RIGHT-OF-WAY
MOD. MC-2003.11
(WIDEN PAVEMENT TO 36')
PUBLIC STREET 'A' - STA. 31+61.16 TO STA. 32+87.63
NOT TO SCALE

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 11104 EXPIRATION DATE: 1-21-2018
SIGNAT. NE: DATE 8/8/17
PRINTED NAME: Thomas Choice TITLE Senior Vice President
NO. REG. NO. 11104

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 11104 EXPIRATION DATE: 1-21-2018

STATE OF MARYLAND
THOMAS CHOICE
No. 11104
PROFESSIONAL ENGINEER
8/8/17

PROPOSED STREET SECTIONS

CERTIFIED PRELIMINARY PLAN 120170060
BRADFORD'S LANDING

OLNEY (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SOLTESZ
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www.soltesz.com
Engineering
Surveying
Planning
Environmental Sciences
Rockville
Lanham
Wilmington
Lower Beam
Frederick
Soltesz DC, LLC

NO.	SUBMISSION FOR CERTIFICATE APPROVAL		
	REVISIONS	BY	DATE
DATE: OCT 2016	CAD STANDARDS VERSION: 15 - JCW		
DRAWN BY:	FILE PATH:	CHECKED:	

MISS UTILITY NOTE
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WERE OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR IS ADVISED TO CONTACT "MISS UTILITY" (1-800-257-7777) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS, WHICH EXISTS IN LOCAL CONFLICT THE ENGINEER'S AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEAR SPACES LESS THAN NOTED MAY INCLUDE 10-15% AND SO THEIR PLAN

OWNER/DEVELOPER/APPLICANT
BROOKFIELD WASHINGTON, LLC
3201 JERMANTOWN ROAD, SUITE 150
FAIRFAX, VA. 22030
301.498.2211
CONTACT CRAIG KAZANJIAN

TAX MAP HQ32	ZONING CATEGORY R-200/TDR-7
GRID NO. SHEET 22/14HQ3 22/14HQ4	AREA
SITE DATUM NAD/NGVD	AREA
TAX/ZONAL STATUS	

SHEET NO.	3
OF	13
PRELIMINARY PLAN NO.	120170060
1454-85-02	

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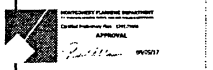
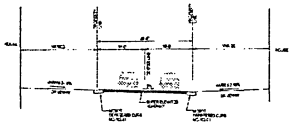
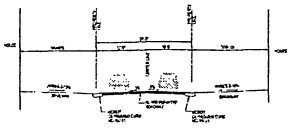


PLANNING DEPARTMENT USE ONLY (E-PLANS)



PRIVATE ALLEY "A", "B", "C" (NORTH PART), "D"

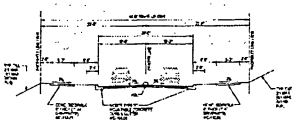
NOT TO SCALE



PRIVATE ALLEY "C" (SOUTH PART)

NOT TO SCALE

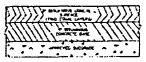
PAVING SECTION FOR INTERIOR TOWNHOUSE ROADS AND PARKING AREAS



MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 44'-0" RIGHT-OF-WAY
MOD. MC-2001.01
(SIDEWALK ON BOTH SIDES)

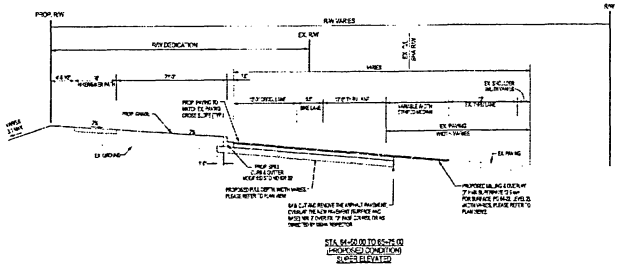
PRIVATE ROAD A - STA. 0+00 TO STA. 9+24.58

NOT TO SCALE



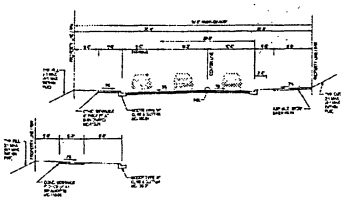
PAVING SECTION FOR TERTIARY RESIDENTIAL ROAD

PRIVATE ROAD A



STA. 64+00.00 TO 65+75.00
(PROPOSED CONDITION)
SUPER ELEVATED

MD ROUTE 28/NORBECK ROAD
MSHA TYPICAL PAVING SECTION
(RW VARIES)
(ULTIMATE 150' RW)

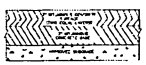


STA. 0+00 TO STA. 0+58.05
STA. 2+70.09 TO STA. 2+89.14

MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 52'-0" RIGHT-OF-WAY
MOD. STD. MC-2001.02
(PARKING ON ONE SIDE AND BIKE PATH ON THE OTHER SIDE)

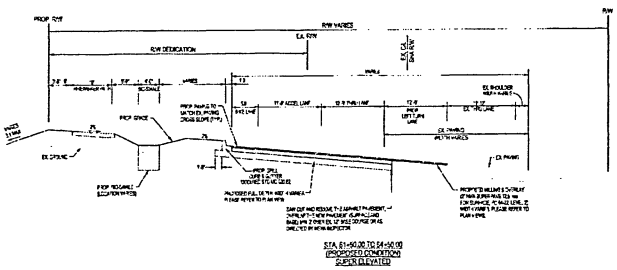
BRADFORD ROAD - STA. 0+00 TO STA. 2+89.14

NOT TO SCALE



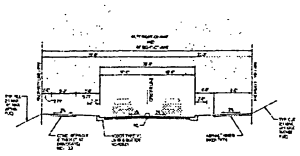
PAVING SECTION FOR TERTIARY RESIDENTIAL ROAD

BRADFORD ROAD



STA. 61+50.00 TO 64+50.00
(PROPOSED CONDITION)
SUPER ELEVATED

MD ROUTE 28/NORBECK ROAD
MSHA TYPICAL PAVING SECTION
(RW VARIES)
(ULTIMATE 150' RW)

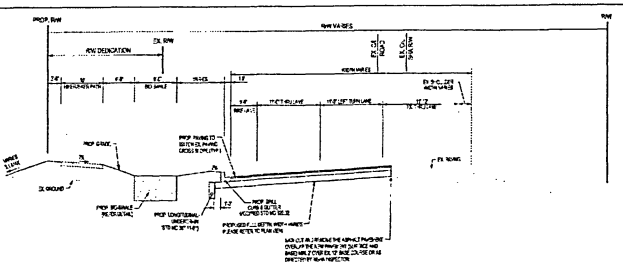


MOD. TERTIARY RESIDENTIAL ROAD
PUBLIC 44'-0" RIGHT-OF-WAY
MOD. MC-2001.01
(SIDEWALK ON BOTH SIDES)

BRADFORD ROAD - STA. 2+89.14 TO STA. 5+52.74

*(GRASS STRIP LARGER DUE TO EX. R/W LOCATION)
PUBLIC 44'-0" RIGHT-OF-WAY
BRADFORD ROAD - STA. 2+89.14 TO STA. 4+15.14
**(GRASS STRIP LARGER DUE TO EX. R/W LOCATION)
PUBLIC 44'-0" RIGHT-OF-WAY
BRADFORD ROAD - STA. 4+15.14 TO STA. 5+74.14

NOT TO SCALE



STA. 57+50.00 TO 61+00.00
(PROPOSED CONDITION)

MD ROUTE 28/NORBECK ROAD
MSHA TYPICAL PAVING SECTION
(RW VARIES)
(ULTIMATE 150' RW)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 11194 EXPIRATION DATE: 11-21-2016

SIGNATURE: _____ DATE: 8/19/13
PRINTED NAME: Thomas Dwyer TITLE: Senior Vice President
MD REG. NO. 11194

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 11194 EXPIRATION DATE: 11-21-2016

8/19/13

PROPOSED STREET SECTIONS

CERTIFIED PRELIMINARY PLAN 120170060
BRADFORD'S LANDING

OLNEY (5TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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NO.	REVISION	BY	DATE

DATE: OCT 2016 | CAD STANDARDS VERSION: 15 - 2016
DESIGNED: AVI | DRAWN: | CHECKED: |

MISS UTILITY NOTE

INFORMATION ON UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND STATUS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. IF ANY UTILITIES NOT SHOWN ARE FOUND, OR IF ANY OF THE UTILITIES SHOWN ARE INCORRECT, THE CONTRACTOR MUST CONTACT THE UTILITY BY CALL-BEFORE-YOU-DIG AT 1-800-257-7777 IN ORDER TO HAVE THE UTILITY DIVISION OR ITS REPRESENTATIVE FIELD THEM SHOWN ON THE PLAN OR THEM AT THE DIVISION'S EXPENSE. IF ANY UTILITIES ARE FOUND, OR IF ANY OF THE UTILITIES SHOWN ARE INCORRECT, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN 18" ARE REQUIRED BETWEEN THE PLANS.

OWNER/DEVELOPER/APPLICANT

BROOKFIELD WASHINGTON, LLC
5301 JERMANTOWN ROAD, SUITE 150
FAIRFAX, VA. 22030
301.435.0771
CONTACT: CRAIG KAZANJIAN

HSS2	R-2017-09-7
221NW3	
221NW3A	

8/19/13

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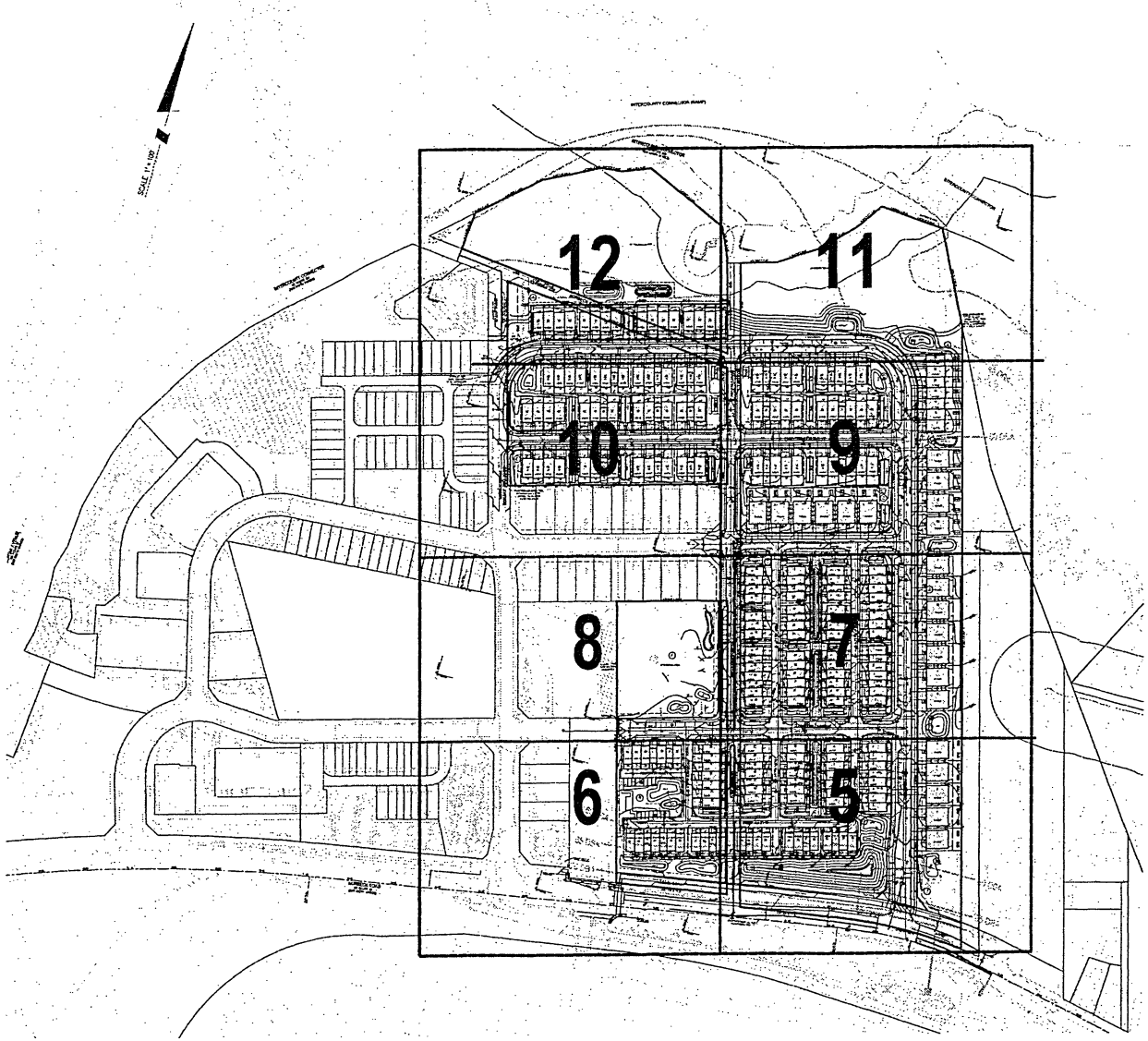
MONTGOMERY PLANNING DEPARTMENT
APPROVAL
06/29/17

PLANNING DEPARTMENT USE ONLY (E-PLANS)



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN, DESIGN CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS AMENDED, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE _____ DATE 6/29/17

PRINTED NAME Thomas Dwyer TITLE Senior Vice President

No. REG. NO. 11296

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 11296 EXPIRATION DATE 11-21-2017

OVERALL PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN 120170060

BRADFORD'S LANDING

OLNEY (5th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SOLTESZ

Engineering
Surveying
Planning
Environmental Sciences

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Rockville
Lanham
Walkersville
Leonardtown
Frederick
Soltesz DC, LLC

NO.	SUBMISSION PRELIMINARY PLAN	BY	DATE
1		KTL	6/29/17

DATE OCT 2016 | SCALE 1" = 100' | CHECKED PI

MISS UTILITY NOTE

WARNING! THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES HAVE BEEN OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. IF THE LOCATION OF A PROPOSED UTILITY CONFLICTS WITH AN EXISTING UTILITY, THE CONTRACTOR SHALL CONTACT THE UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AT 301-948-2750 AND ARRANGE FOR A FIELD MEETING WITH CONTRACTOR TO MANDATE UTILITY CONFLICT RESOLUTIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT

BROOKFIELD WASHINGTON, LLC
1201 JERMANTOWN ROAD, SUITE 150
FAIRFAX, VA 22033
301-476-2211
CONTACT: CRAIG KAZANJIAN

TAX MAP	ZONING CATEGORY
HS32	R-200 / TDR 7
PARCEL ID / SHEET	TOTAL
221NW03 / 221NW04	
SITE / BLDG	BASE
MONTGOMERY, MD	
VERTICAL	

STATE OF MARYLAND — THOMAS DWYER — No. 11296 — PROFESSIONAL ENGINEER
6-29-17

Scale for this sheet: 1" = 100'

SHEET 4 OF 13

PROJECT NO. 1454.05.02

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