Plat Name: Hampshire Knolls, Section 3
Plat #: 220190070

Location: Located immediately northeast of the intersection of Ethan Allen Avenue (MD - 410) and Jackson Avenue
Master Plan: Takoma Park Master Plan
Plat Details: R-60 zone; 2 lots
Applicant: Ethan Allen Development, LLC

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

1. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership or use of this property. The Subdivision Record Plat is not intended to replace and examination of title or to depict or note all matters affecting title.

2. All the terms, conditions, agreements, limitations and requirements associated with any preliminary plat, 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 recording 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.

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

4. This property is shown on Topo Map JH062 and WSCC 200 foot sheet 200NED1.

5. The Zoning Category is R-60.

6. This property is along Maryland Route 410 with a 50' Masterplan Right of Way.

7. The lots shown herein are limited to the uses and conditions as required by Preliminary Plan of Subdivision No. 12070120, entitled "Ethan Jackson Property--Parcel 93A".

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**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown herein is correct to the best of my professional knowledge, information and belief, and that it is a subdivision of all of the land conveyed from Paradise Point, LLC to Ethan Jackson Development, LLC by deed of correction recorded on September 6, 2018 among the Land Records of Montgomery County, Maryland in Book 2350 Page 124 said land known as Parcel P935.

I further certify all property markers shown (---) will be set where indicated in accordance with the provisions of Section 50.4.3.3 of the Montgomery County Code. The total area included on this Plat is 16,132 square feet or 0.37034 acres. The total area dedicated to the State of Maryland for public use is 910 square feet or 0.02089 acres of land.

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**OWNER'S CERTIFICATE**

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

Further, we grant a public utility easement (P.U.E.) as shown herein to the parties named in a document titled "Declaration of Terms and Conditions of Public Utility Easements", as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 Folio 457 which said terms are incorporated herein.

Further, we, our successors and/or assigns will cause permanent property corner markers as shown herein (---) to be set by a Registered Maryland Land Surveyor in accordance with Section 50.4.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

There are no septic tanks, wells, on-lot lines, leases, leases, leases, mortgages or trusts affecting the property shown herein.

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**SUBDIVISION RECORD PLAT**

**LOTS 17 & 18, BLOCK 93A**

**SECTION 3**

**HAMPSHIRE KNOLLS**

A SUBDIVISION OF PARCEL P935

TAKOMA PARK (13TH) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 20' OCTOBER, 2018

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**LANDMARK ENGINEERING, INC.**

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**CONSULTING ENGINEERS PLANNERS SURVEYORS**