

Plat Name: Polo Club Estates
Plat #: 220200190 & 220200200

Location: Located immediately east of the intersection of Query Mill Road and Glen Road

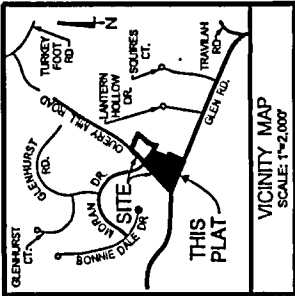
Master Plan: Potomac Sub-Region 2002 Master Plan

Plat Details: RE-2 zone; 5 lots

Owner: Terrier Glen, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190120 (MCPB Resolution No. 19-070), 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 plans.

PLAT NO.



VICINITY MAP
SCALE: 1"=2,000'

Owner's Certificate

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, Maryland Temporary easements, 25 feet wide, across the property, adjacent contiguous and parallel to the street frontage, for utility easements, and we hereby agree that all the easements hereby established after all required public improvements have been completed and accepted for maintenance by the State of Maryland.

Further, we grant to the applicable utility companies, their respective successors, Esment, designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision, we, our successors and assigns, will cause all property within this subdivision to be surveyed and recorded in accordance with the Maryland Surveyor in accordance with Section 50.4.3 G of the Montgomery County Code prior to the acceptance of public streets for maintenance.

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

TERRIER GLEN ROAD, LLC
Date: 2-5-2020

Witness
Victor Kazanjian, Manager

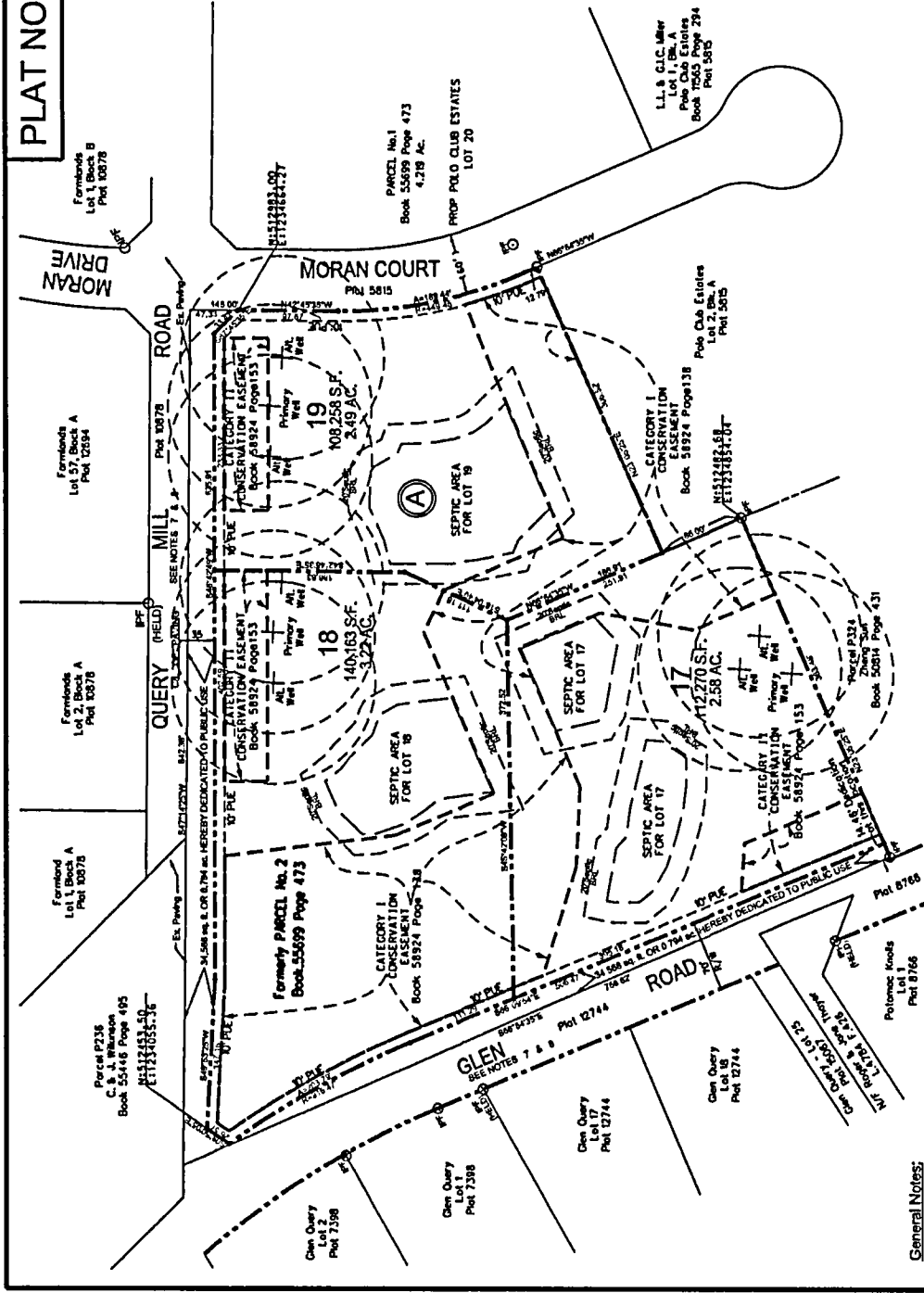
Surveyor's Certificate

I hereby certify to the best of my professional knowledge, information, and belief that the subdivision hereon is correct and conforms to the requirements of the Maryland Surveyor in accordance with Section 50.4.3 G of the Montgomery County Code. I am a duly Licensed Professional Surveyor in the State of Maryland. My commission expires on July 25, 2007. My name is Lloyd A. Porter Revocable Trust dated July 25, 2007 and Virginia B. Porter Revocable Trust dated July 25, 2007, by a deed dated December 29, 2017 and recorded in the Land Records of Montgomery County, Maryland in Liber 55659 at folio 471.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the requirements of section 50.4.3.G of the Montgomery County Code.

The total area in this plat of subdivision is 395,259 square feet or 9.074 acres of land, of which 34,568 square feet or 0.794 acres of land is dedicated to public use.

Date: 2/4/2020
David D. Korman, Surveyor
MD Registration No. 22415
(exp/renewal date 6/8/2020)



AREA	ACRES	SQ. FT.
3 LOTS	360,091 S.F.	8,280 AC.
0 PARCELS	0 S.F.	0 AC.
STREET DEDICATION	5,168 S.F.	0.118 AC.
TOTAL THIS PLAT	365,259 S.F.	8.404 AC.

TAX MAP GRID	GRID NO.	GRID AREA
ER-31	ER-31	277,943 S.F.
RE-2	RE-2	20,000 S.F.
DO-20	DO-20	20,000 S.F.
DO-20	DO-20	20,000 S.F.

- Legend:
- PF ○ IRON PIPE FOUND
 - REF ○ REBAR FOUND
 - SUF □ STONE FOUND
 - PROPERTY MARKER TO BE SET



General Notes:

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting the title.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for such plan are maintained by the Planning Board and are available for public review during normal business hours.
- The wells and septic areas shown are subject to change upon re-approval by the Montgomery County Department of Permitting Services Well and Septic Section.
- Septic areas are designed for a maximum of 6 bedrooms on Lots 18 and 19. The septic area on Lot 17 is designed for a maximum of 5 bedrooms.
- Lots will be served by private wells and septic systems.
- Horizontal Datum is Maryland State Plane (NAD83/93) Based on a rapid static observation of Traverse #1 and processed via NGS/OPUS. With a Grid Coordinate Northing of 513038.305, Easting of 1234622.475 Combined Scale factor of 0.99994392.
- Query Mill Road was formerly known as Duffer Mill Road as shown in a deed recorded in 1886 in Liber JA.1 at folio 491. The said deed did not establish the right of way for Query Mill Road as it is shown as an existing road adjoining the subject property of this plat, and no deed or other instrument has been recorded in the public records of Montgomery County, Maryland, which would establish the right of way subject to whatever rights Montgomery County has previously obtained. Query Mill Road is maintained by Montgomery County.
- Glen Road and Query Mill Road are maintained by Montgomery County, Maryland. In 1886 Esworthy Road was formerly known as Duffer Mill Road. Glen Road was a private road and a U.S. Mail Route and was considered for a public road as ordered by the County Commissioners for Montgomery County per document dated April 6, 1886 and recorded in Liber JA.1 at folio 491. The width of the road was not specified in the document.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

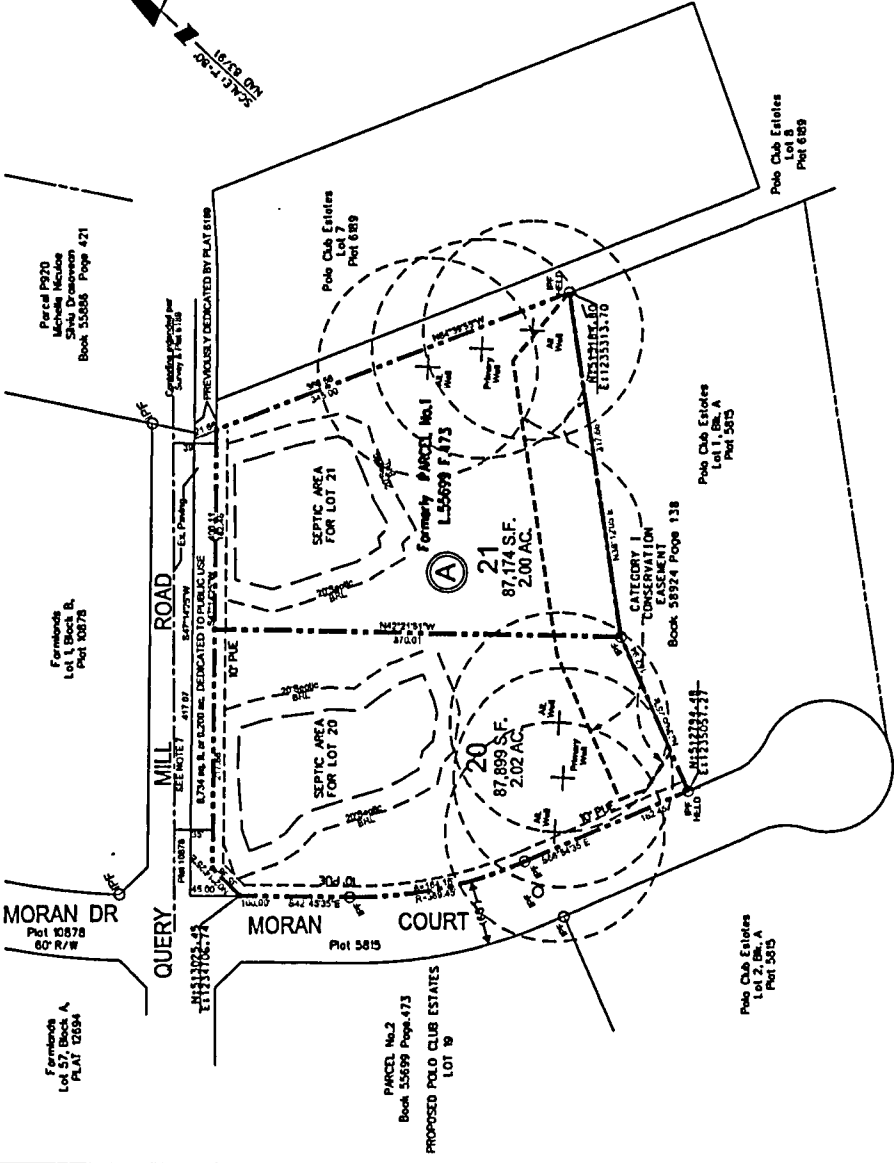
APPROVED: *Leah M. Hester* ASST. SECRETARY-TREASURER

DATE RECORDED: 2-22-2020

PLAT NO. _____

Kim Engineering, Inc.
MBE/DBE/WSB
5901 Armonville Road, Suite F
Beltsville, Maryland 20705
206-542-1238

PLAT NO.



Owner's Certificate

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the street to public use, establish the minimum building restriction lines and grant to Montgomery County, Maryland a temporary slope easement 25 feet wide across the property, adjacent, contiguous and parallel to the street, for the purpose of providing for the installation, maintenance and operation of public utility lines and structures, and the installation and maintenance of public utility lines and structures established after all required public improvements have been completed and accepted for maintenance by the State of Maryland.

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

As owners of this subdivision we, our successors and assigns, will cause all property corners and other monuments to be set and marked in accordance with the Maryland Surveyor in accordance with Section 50-4.3.G of the Montgomery County Code prior to the acceptance of public streets for maintenance.

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

TERRIER GLEN ROAD, LLC
Date: 2-5-2020

Victor Kazanjian, Manager
Witness: *Daniel...*

Surveyor's Certificate

I hereby certify to the best of my professional knowledge, information, and belief that the above described plat of subdivision, as shown on the attached plan, is the property known as "PARCEL LOTS 1) and 2) OF TERRIER GLEN ROAD, LLC, AS CONVEYED BY LLOYD A. PORTER REVOCABLE TRUST DATED JULY 25, 2007 and Virginia B. Porter Revocable Trust dated July 25, 2007 by a deed dated December 29, 2017 and recorded in the Land Records of Montgomery County, Maryland in Liber 35699 at folio 475.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the requirements of section 50-4.3.G of the Montgomery County Code.

The total area in this plat of subdivision is 183,807 square feet or 4.220 acres of land, of which 8,734 square feet or 0.200 acres of land is dedicated to public use.

2/4/2020
Date

[Signature]
Professional Land Surveyor
MD Registration No. 21415
(exp/renewal date 6/8/2020)

AREA TABULATION	S.F.	AC.
2 LOTS	175,073	4.018
2 PARCELS	8,734	0.200
STREET DEDICATION	8,734	0.200
TOTAL INS PLAT	183,807	4.220

TAX MAP GRID	FRST ENR1
PSSE GRID NO.	2170W5
CONSERVATION PLAN	CONP020
CONSERVATION PLAN	CONP000

Legend:

- PF ○ FROM PIPE FOUND
- RF ○ REBAR FOUND
- SM □ STONE FOUND
- PROPERTY MARKER TO BE SET

General Notes:

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting the title.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, or other documents submitted to 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 are available for public review during normal business hours.
- The wells and septic areas shown are subject to change upon re-approval by the Montgomery County Department of Permitting Services Well and Septic Section.
- Septic areas are designed for a maximum of 6 bedrooms.
- Lots will be served by private wells and septic systems.
- Horizontal Datum is Maryland State Plane (NAD83/91) based on a rapid static observation of Traverse #1 and processed via NGS/OPUS with a Grid Coordinate Northing of 5130338.305; Easting of 11234622.475. Combined Scale Factor of 0.99994392.
- Query Mill Road was formerly known as Duffer Mill Road as shown in a deed recorded in Liber 1A 1 at folio 100. The portion of Query Mill Road shown on this plat is not intended to be a new plat reference to the prescriptive rights. The portion of Query Mill Road being dedicated by this plat is subject to whatever rights Montgomery County has previously obtained. Query Mill Road is maintained by Montgomery County.



**SUBDIVISION RECORD PLAT
LOTS 20 & 21, BLOCK A
POLO CLUB ESTATES**

DARNESTOWN (6TH.) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=80' - NOV., 2019

Kim Engineering, Inc.

MBE/DBE/SWMB
5901 Armonville Road, Suite F
Baltimore, MD 21286
410-564-4238

DATE RECORDED
PLAT NO.

APPROVED: *[Signature]*
ASST. SECRETARY-TREASURER

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: *[Signature]*
ASST. SECRETARY-TREASURER

DATE RECORDED
PLAT NO.



SPEC. TESTING & DESIGN DATA

Lot No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

WELL & SEPTIC NOTES

Well No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	

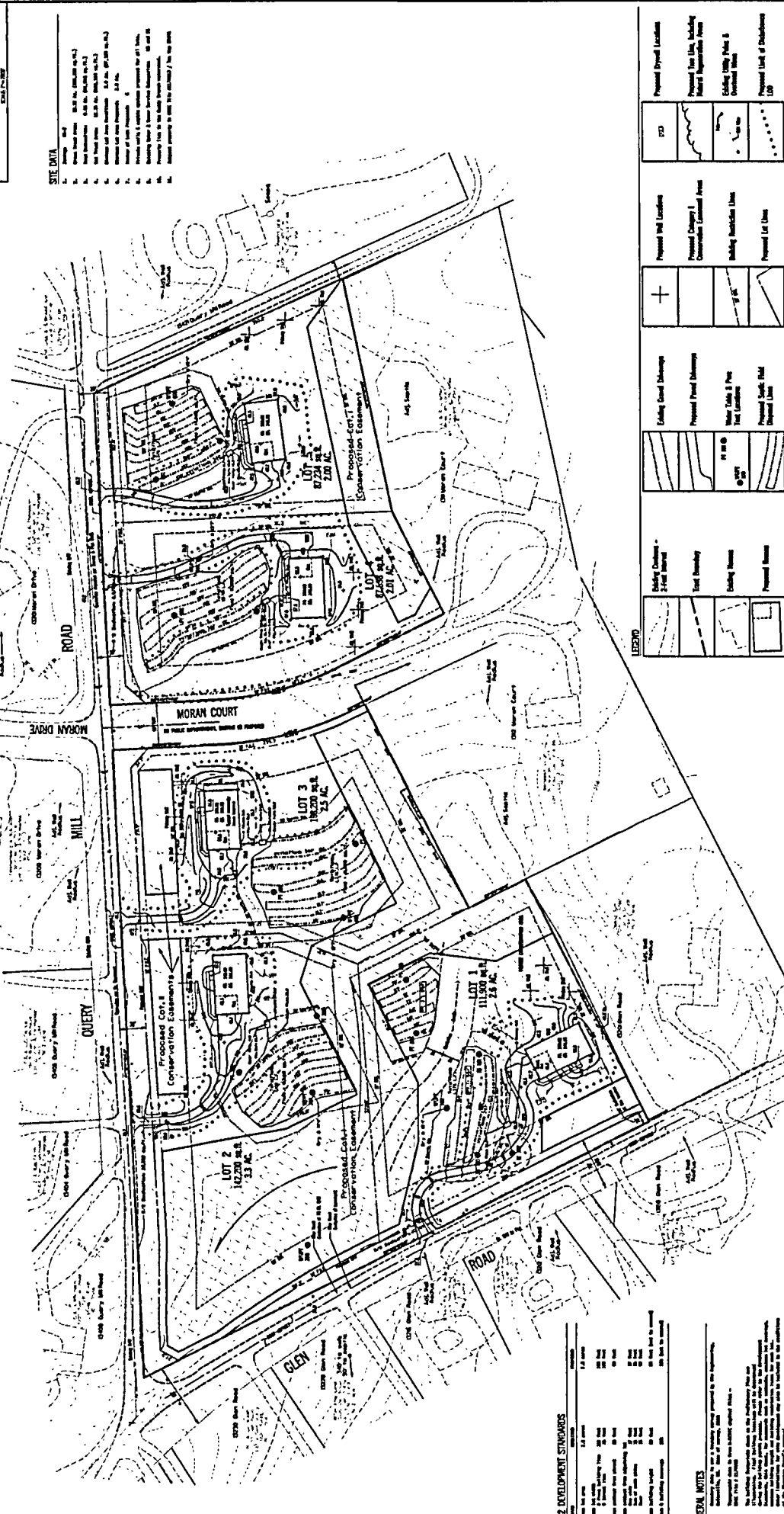
NOTE:
 1. All wells to be installed in accordance with the applicable codes and regulations.
 2. All septic systems to be installed in accordance with the applicable codes and regulations.

WELL & SEPTIC NOTES:
 1. All wells to be installed in accordance with the applicable codes and regulations.
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GENERAL NOTES:
 1. The building footprint shown on this Preliminary Plan is for informational purposes only. The actual building footprint may vary based on final engineering and permitting requirements.
 2. All lot dimensions are based on the recorded subdivision map for this site.
 3. The proposed lots are shown for informational purposes only. The actual lot boundaries may vary based on final engineering and permitting requirements.

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LEGEND

Proposed Physical Location	Proposed Physical Location
Proposed Lot Line, Including Proposed Easements	Proposed Lot Line, Including Proposed Easements
Existing Building Footprint	Existing Building Footprint
Proposed Lot Line	Proposed Lot Line

PROPOSED LOT LINES

Proposed Lot Line	Proposed Lot Line
Proposed Lot Line	Proposed Lot Line
Proposed Lot Line	Proposed Lot Line

PROPOSED BUILDING FOOTPRINTS

Proposed Building Footprint	Proposed Building Footprint
Proposed Building Footprint	Proposed Building Footprint
Proposed Building Footprint	Proposed Building Footprint

PROPOSED EASEMENTS

Proposed Easement	Proposed Easement
Proposed Easement	Proposed Easement
Proposed Easement	Proposed Easement

PROPOSED DRIVEWAYS

Proposed Driveway	Proposed Driveway
Proposed Driveway	Proposed Driveway
Proposed Driveway	Proposed Driveway

PROPOSED UTILITIES

Proposed Utility	Proposed Utility
Proposed Utility	Proposed Utility
Proposed Utility	Proposed Utility

PROPOSED FENCING

Proposed Fencing	Proposed Fencing
Proposed Fencing	Proposed Fencing
Proposed Fencing	Proposed Fencing

PROPOSED LANDSCAPING

Proposed Landscaping	Proposed Landscaping
Proposed Landscaping	Proposed Landscaping
Proposed Landscaping	Proposed Landscaping

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