

**Plat Name:** Edgemoor  
**Plat #:** 220220480

Location: Located on the south side of Moorland Lane, 250 feet east of Glenwood Road.  
Master Plan: Bethesda-Chevy Chase Master Plan  
Plat Details: R-90 zone; 1 lot  
Owner: [REDACTED]

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 62020008A (MCPB Resolution No. 21-114), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision plat of all the property acquired by Chad Sweet and Julie Sweet by two deeds, the first (1st) from Kristina M. Kelly, Personal Representative of the Estate of Kathleen G. Kelly, dated January 21, 2021 and recorded among the Land Records of Montgomery County, Maryland in Book 61855 at Page 408, the second (2nd) from 5310 Moorland Lane LLC, a Delaware limited liability company, dated March 3, 2021, and recorded among the aforesaid Land Records in Book 62963 at Page 007, that it is a subdivision of part of Lot 2, Block 8, as shown on a subdivision record plat said "Edgemoor" and recorded among the aforesaid Land Records in Plat Book 3 as Plat No. 284 (acquired by said "Edgemoor" and recorded among the aforesaid Land Records in Book 61855 at Page 408) and also all of Lot 21, Block 8 as shown on a subdivision record plat entitled "Lots 20 & 21, Block 8" and recorded among the aforesaid Land Records as Plat No. 25722 (acquired by said deed recorded in Book 62963 at Page 007).

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 33.025 square feet or 0.7582 acres of land of which 400 square feet or 0.0092 of an acre of land is dedicated to public use by this plat.

Date: 3/1/22  
Daniel F. DeBolt  
Property Line Surveyor  
Maryland Reg. No. 526  
Exp.: 02/17/2023

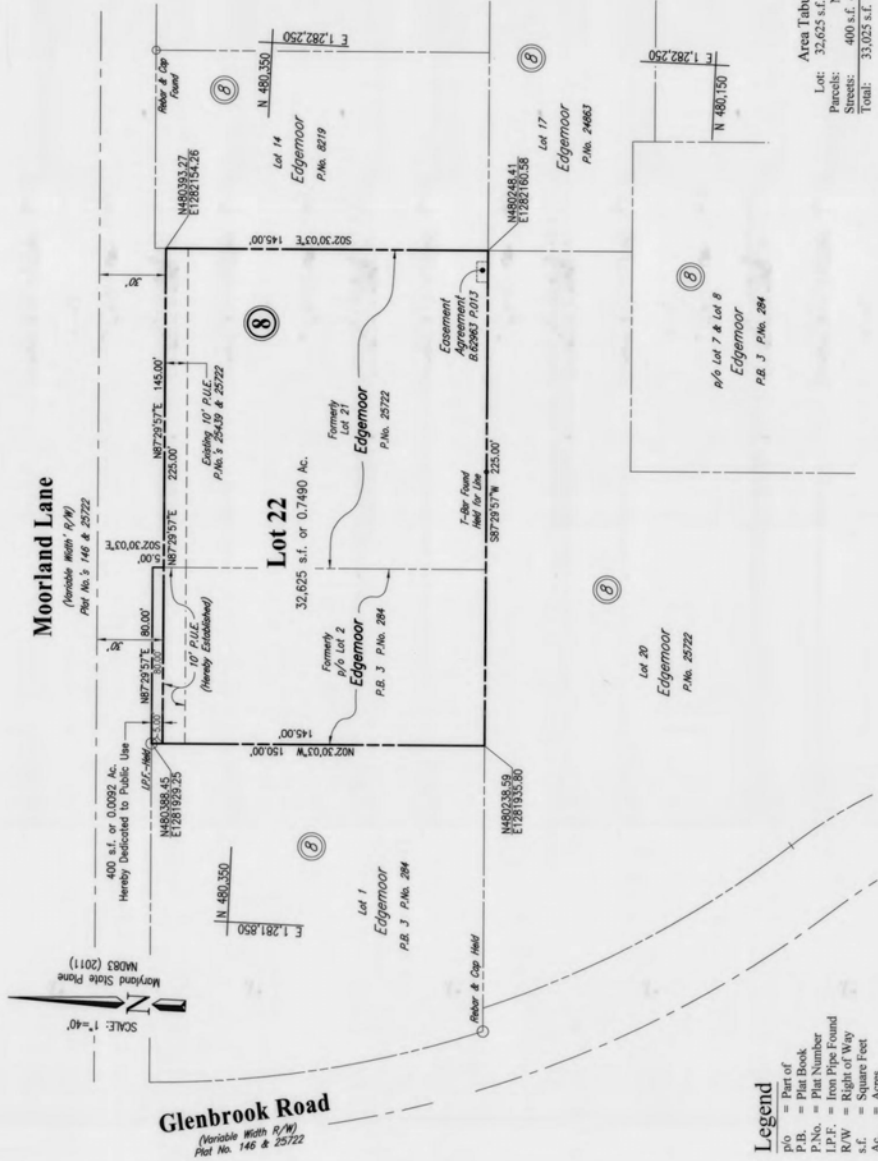
Owner's Certificate

Chad Sweet and Julie Sweet, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, dedicate the street widening to public use; establish the minimum building restriction lines; grant to the applicable utility companies, their respective successors and assigns, a Public Utility Easement as shown herein and identified as "P.U.E." with the terms and provisions of said easement being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corners markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

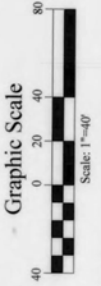
There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein.

Date: 3/14/22

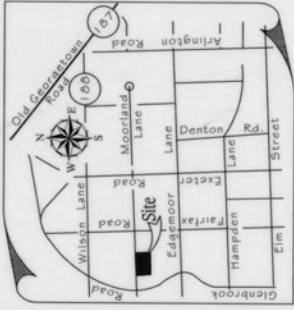


Legend  
p/o = Part of  
P.B. = Plat Book  
P.No. = Plat Number  
L.P.F. = Iron Pipe Found  
R/W = Right of Way  
s.f. = Square Feet  
Ac. = Acres

Area Tabulation  
Lot: 32.625 s.f. or 0.7490 Ac.  
Parcels: N/A  
Streets: 400 s.f. or 0.0092 Ac.  
Total: 33.025 s.f. or 0.7582 Ac.



Vicinity Map  
(Scale 1"=1,000')



Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- This property is served by public water and sewer systems only.
- The property shown herein is zoned R-90.
- W.S.S.C. 200 scale reference: 209 NW 05.
- The property shown herein is limited to the uses and conditions as required by Administrative Subdivision Plan #62020008A entitled "Edgemoor - Lots 20, 21 & p/o Lot 2, Block 8" any proposed changes in use will require further Planning Board review and approval.
- Water/Sewer Categories: W/S1
- This property is shown on Tax Map HNI22
- Coordinates shown herein were established using Trimble's Real-Time Kinematic and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average elevation for the subject property is 0.999951712. The average property elevation based on NAD 83 datum is 366 feet, for an elevation factor of 0.999987484. The combined factor for the subject property is 0.999939197. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 22, Block 8

a resubdivision of p/o Lot 2 and Lot 21, Block 8

Edgemoor

Bethesda (7th) District

Montgomery County, Maryland

March, 2022 Scale: 1" = 40'

CPJ Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
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Department of Permitting Services,  
Montgomery County

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chair \_\_\_\_\_  
Montgomery Plat Signatory  
for Secretary-Treasurer

Recorded: \_\_\_\_\_  
Plat No.: \_\_\_\_\_

220220480

