

**Plat Name:** Layhill Overlook (6)  
**Plat #:** 220110220 - 220110270

**Location:** Located in the northeast quadrant of the intersection of Bel Pre Road and Homecrest Road

**Master Plan:** Aspen Hill

**Plat Details:** PD-2 zone; 39 lots, 9 parcels  
Community Water, Community Sewer

**Applicant:** Aspen Hill Estates, LLC

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12007049A (MCPB Resolution No. 08-89) and with Site Plan No. 82008016A (Certified Site Plan dated November 19, 2010), 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.**

10' W.S.S.C. & UTILITY EASEMENT LINE BEARING	LENGTH
W 12°31'36" E	8.00'
N 75°31'36" W	8.00'
W 3°15'00" E	8.00'
W 3°15'00" E	8.00'

**VICINITY MAP**  
SCALE: 1" = 200'

**NOTES:**

- This property is zoned PD-2, as of the date of plat recording.
- This subject property is shown on Maryland Department of Assessment and Taxation Tax Map HR 583.
- All Terms, Conditions, Agreements, Limitations, and Requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, drawing, development plan, site plan, or other document, including but not limited to the Preliminary Plan, Project Plan, or other document, are incorporated by reference into this plat and shall not be extinguished by the recording of this plat unless expressly contemplated by the Plan as approved. The official public files for any such documents are available for public review during normal business hours.
- This property is served by public water and public sewer systems.
- This Subdivision Record Plat is not intended to show any matter affecting the ownership and use of the property. The Subdivision Record Plat is intended to show only those matters affecting the title or title matters affecting this. Examination of the title or title matters affecting this is the responsibility of the purchaser.
- The land contained herein is within an approved planned development subdivision and residential is not permitted after the property is developed.
- This property shown herein is subject to the requirements of the Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- The property shown herein is limited to uses and conditions as stated in the Preliminary Plan No. 12007049A, and Site Plan #620060160, entitled "LAYHILL OVERLOOK".
- This Development conforms with the requirements of chapter 23-A of the Montgomery County Code regarding moderately priced affordable units.
- The property included in this plat is subject to a Forest on a Hill Ordinance, which is subject to review and approval by the Maryland-National Capital Park and Planning Commission at 8787 George Avenue, Silver Spring, Maryland.
- Parcels 'B', 'C' and 'D' included in this plat are subject to the Common Open Space Covenant recorded in Plat 28645 at Falls 578. Parcels 'B', 'C' & 'D' are to be conveyed to Homeowners Association and to be recorded herewith.

**AREA TABULATION**

NUMBER OF LOTS: 4  
NUMBER OF PARCELS: 3  
AREA OF LOTS: 14,646 SF. OR 0.3362 AC.  
AREA OF PARCELS: 14,646 SF. OR 0.3362 AC.  
AREA OF STREET DEDICATION: 26,578 SF. OR 0.6097 AC.  
TOTAL AREA: 130,448 SF. OR 2.9946 AC.

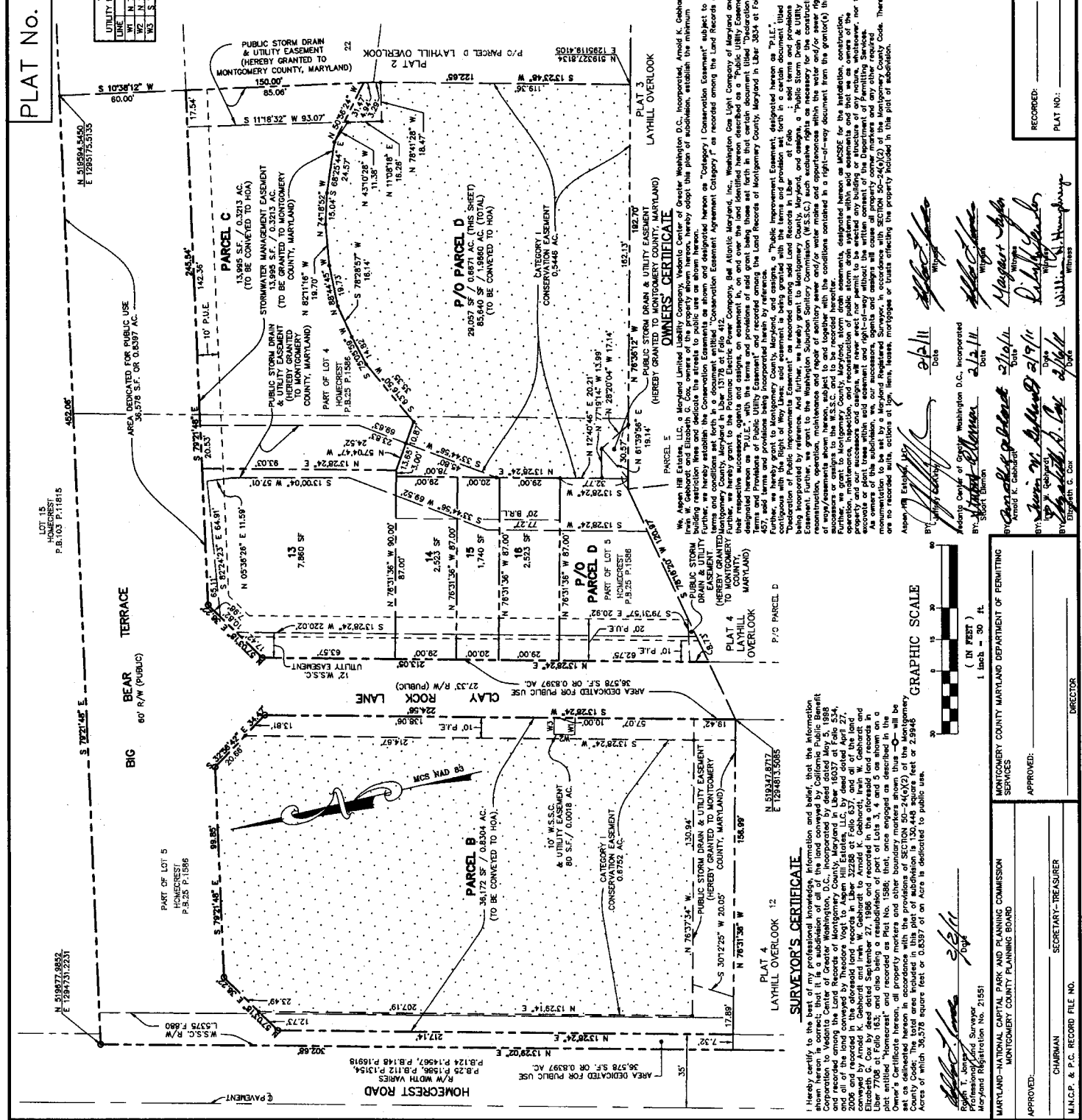
**SUBDIVISION RECORD PLAT  
LAYHILL OVERLOOK  
LOTS 13-16 AND  
PARCELS 'B', 'C', & P/O 'D'**

WHEATON, 13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: 02-02-11  
PLAT 1

**Paton Harris Rust & Associates**  
Engineers, Surveyors, Planners, Longscope Architects.  
8818 CENTRE PARK DRIVE  
COLUMBIA, MD 21045  
T 410-997-8900  
F 410-997-9282



P:\PROJECT\130033-0\SURVEY\FINAL\PLATS 1 & 6.DWG



**OWNERS' CERTIFICATE**

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, located at Greater Washington D.C., Incorporated, Arnold K. Gehardt, Irvin M. Gehardt and Elizabeth C. Cox, owners of the property shown hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and the minimum setback lines and the minimum lot area and hereby certify that the information shown herein is correct, that it is a subdivision of all of the land conveyed by California Public Benefit Corporation to Vedicita Center of Greater Washington, D.C., Incorporated by deed dated May 23, 1998, and all of the land conveyed by Theodore Vost to Aspen Hill Estates, LLC, by deed dated April 27, 2006 and recorded in the aforesaid land records in Liber 32288 of Falls 637, and all of the land conveyed by Aspen Hill Estates, LLC to Vedicita Center of Greater Washington, D.C., Incorporated by deed dated September 27, 1998 and recorded in the aforesaid land records in Liber 7708 of Falls 163, and also being a subdivision of part of Lots 3, 4 and 5 as shown on a plat entitled "Homestead" and recorded as Plat No. 1588; that, once engaged as described in the Owner's Certificate hereon, all property within the boundaries of this plat of subdivision shall be subject to the provisions of the Montgomery County Code; that the total area included in this plat of subdivision is 130,448 square feet or 2.9946 Acres of which 36,578 square feet or 0.8397 of an Acre is dedicated to public use.

**SURVEYOR'S CERTIFICATE**

I hereby certify, to the best of my professional knowledge, information and belief, that the information shown herein is correct; that it is a subdivision of all of the land conveyed by California Public Benefit Corporation to Vedicita Center of Greater Washington, D.C., Incorporated by deed dated May 23, 1998, and all of the land conveyed by Theodore Vost to Aspen Hill Estates, LLC, by deed dated April 27, 2006 and recorded in the aforesaid land records in Liber 32288 of Falls 637, and all of the land conveyed by Aspen Hill Estates, LLC to Vedicita Center of Greater Washington, D.C., Incorporated by deed dated September 27, 1998 and recorded in the aforesaid land records in Liber 7708 of Falls 163; and also being a subdivision of part of Lots 3, 4 and 5 as shown on a plat entitled "Homestead" and recorded as Plat No. 1588; that, once engaged as described in the Owner's Certificate hereon, all property within the boundaries of this plat of subdivision shall be subject to the provisions of the Montgomery County Code; that the total area included in this plat of subdivision is 130,448 square feet or 2.9946 Acres of which 36,578 square feet or 0.8397 of an Acre is dedicated to public use.

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 30 ft

Aspen Hill Estates, LLC  
BY: [Signature]  
Date: 2/2/11

Kentco Center of Greater Washington D.C., Incorporated  
BY: [Signature]  
Date: 2/2/11

Aspen Hill Estates, LLC  
BY: [Signature]  
Date: 2/2/11

Aspen Hill Estates, LLC  
BY: [Signature]  
Date: 2/2/11

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

APPROVED: [Signature]  
DATE: 2/2/11

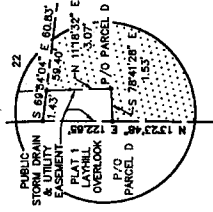
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature]  
DATE: 2/2/11

CHAIRMAN: [Signature]  
SECRETARY-TREASURER: [Signature]

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_  
DIRECTOR \_\_\_\_\_

PLAT No.



**OWNERS' CERTIFICATE**  
SCALE: 1" = 200'

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, Vedotto Center of Greater Washington D.C., incorporated, Arnold K. Gebhardt, Irvin W. Gebhardt, and Elizabeth C. Cox, owners of the property shown hereon, hereby submit the information and documents herein to the appropriate public use as shown hereon.  
Further, we hereby establish the Conservation Easements as shown and designated hereon as "Category I Conservation Easement" subject to the terms and conditions set forth in a document entitled "Conservation Easement Agreement Category I" as recorded among the Land Records of Montgomery County, Maryland in Liber 15378 at Folio 417.  
Further, we grant to the Potomac Electric Power Company, Ball Atlantic Maryland, Inc., Washington Gas Light Company of Maryland, and the land interests herein 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 titled "Declaration of Terms and Provisions of Public Utility Easement and Record of Sale," recorded among the Land Records of Montgomery County, Maryland in Liber 457, said terms and provisions being incorporated herein by reference. And further, we hereby grant to Montgomery County, Maryland, and design, a "Public Storm Drain & Utility Easement."  
Further, we grant to Montgomery County, Maryland, storm drain easements, designated hereon as "M.C.S.D.E." for the installation, construction, operation, maintenance, inspection, repair and replacement of storm drains, and the utility easements, designated hereon as "M.C.U.E." for the installation, construction, operation, maintenance, inspection, repair and replacement of utility lines, on 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 alter the natural ground surface or the surface of any existing driveway, road, or easement or fringe affecting the property included in this plat of subdivision.  
Department of Permitting Services.

As owners of this subdivision, we, our successors, agents and assigns will cause all the property included in this plat of subdivision to be surveyed by a Licensed and Maryland Registered Surveyor, in accordance with SECTION 50-24(a)(2) of the Montgomery County Code. There are no recorded mortgages, liens, taxes, leases, mortgages or fringes affecting the property included in this plat of subdivision.  
Aspen Hill Estates, LLC

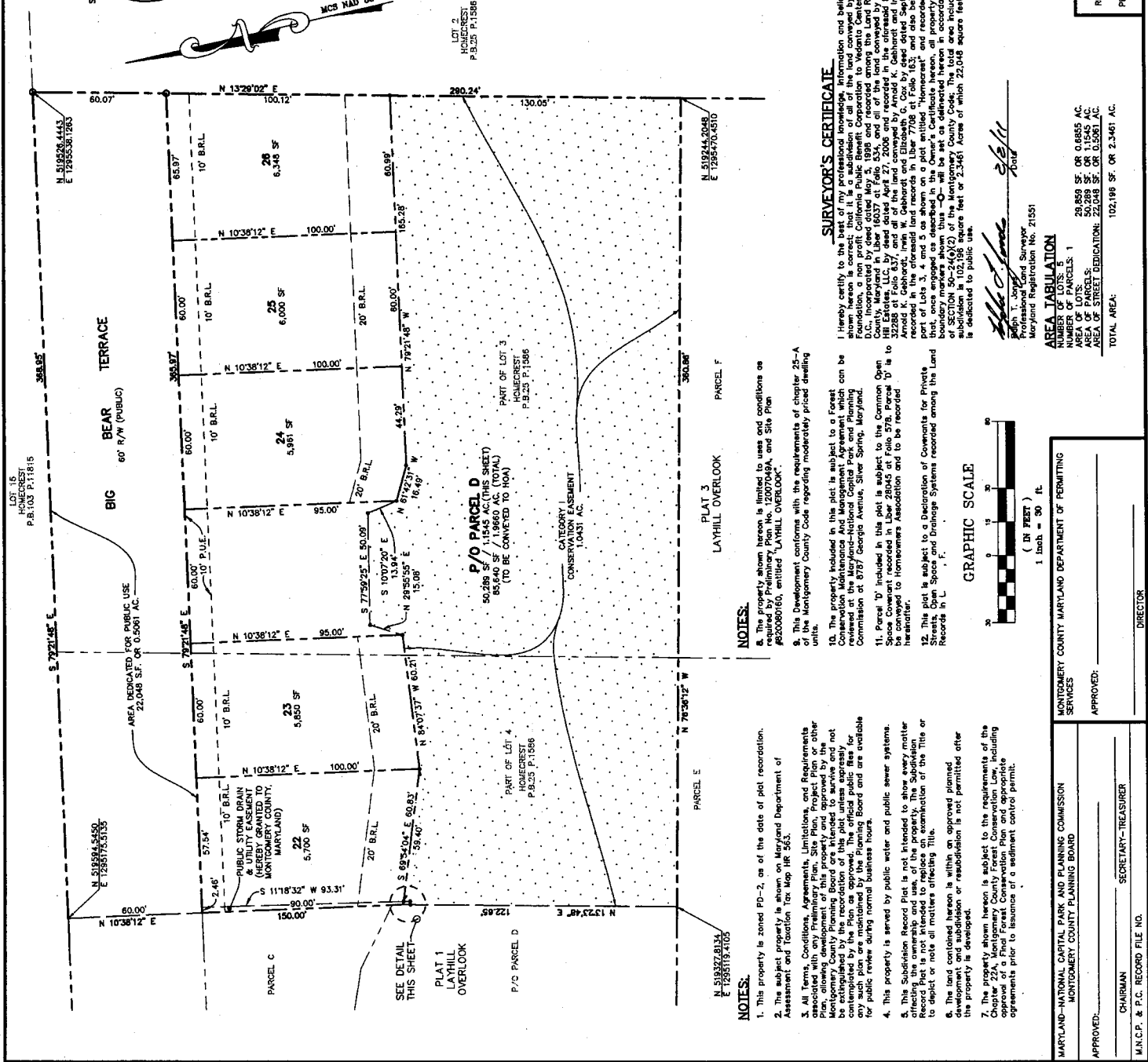
BY: [Signature] Date: 2/11/11  
BY: [Signature] Date: 2/11/11  
BY: [Signature] Date: 2/11/11  
BY: [Signature] Date: 2/11/11  
BY: [Signature] Date: 2/11/11  
BY: [Signature] Date: 2/11/11

**SUBDIVISION RECORD PLAT**  
**LAYHILL OVERLOOK**  
**LOTS 22-26 &**  
**P/O PARCEL 'D'**

WHEATON, 13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 02-02-11

Patton Harris Rust & Associates  
Engineers, Surveyors, Planners, Landscape Architects  
8818 CENTRE PARK DRIVE  
COLUMBIA, MD 21045  
T 410-997-8900  
F 410-997-9282



**NOTES:**

- This property is zoned PD-2, as of the date of plat recordation.
- The subject property is shown on Maryland Department of Assessment and Taxation Tax Map IR 563.
- All Terms, Conditions, Agreements, Limitations, and Requirements associated with any Preliminary Plan, Site Plan, Project Plan or other documents submitted to the Planning and Zoning Commission and any other appropriate Commission shall be subject to the requirements of the Montgomery County Planning Board and shall be subject to the approval of the Board and are enforceable for public review during normal business hours.
- This property is served by public water and public sewer systems.
- This Subdivision Record Plat is not intended to show any matter affecting the ownership and use of the property. The Subdivision Record Plat is not intended to show any matter affecting the title or to depict or note all matters affecting title.
- The land included hereon is within an approved planned development and subdivision. No other matters affecting the development and subdivision or subdivision is not permitted after the plat is approved.
- The property shown hereon is subject to the requirements of the Charter, 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

**SURVEYOR'S CERTIFICATE**

I, the undersigned, do hereby certify that the information shown hereon is correct to the best of my professional knowledge, information and belief, that the information shown hereon is a true and correct representation of all of the land conveyed by the instrument(s) described herein, that the same have been surveyed by me or under my supervision and in accordance with the provisions of the Montgomery County Code, and that the same are correctly shown hereon. I have caused to be prepared a true and correct copy of the original record of this plat and the same are on file in my office at the address herein above stated. I have caused to be prepared a true and correct copy of the original record of this plat and the same are on file in my office at the address herein above stated. I have caused to be prepared a true and correct copy of the original record of this plat and the same are on file in my office at the address herein above stated. I have caused to be prepared a true and correct copy of the original record of this plat and the same are on file in my office at the address herein above stated. I have caused to be prepared a true and correct copy of the original record of this plat and the same are on file in my office at the address herein above stated.

[Signature]  
Joseph T. Jorgensen, Surveyor  
Maryland Registration No. 21351

AREA TABULATION  
AREA OF LOTS: 5  
NUMBER OF PARCELS: 1  
AREA OF LOTS: 29,859 SF OR 0.6865 AC.  
AREA OF STREETS: 22,048 SF OR 0.5081 AC.  
TOTAL AREA: 102,198 SF OR 2.3461 AC.

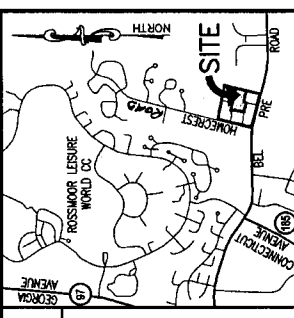
**GRAPHIC SCALE**



MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES  
APPROVED: \_\_\_\_\_ SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
DIRECTOR \_\_\_\_\_

MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: \_\_\_\_\_  
SECRETARY-TREASURER \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION  
APPROVED: \_\_\_\_\_  
SECRETARY-TREASURER \_\_\_\_\_

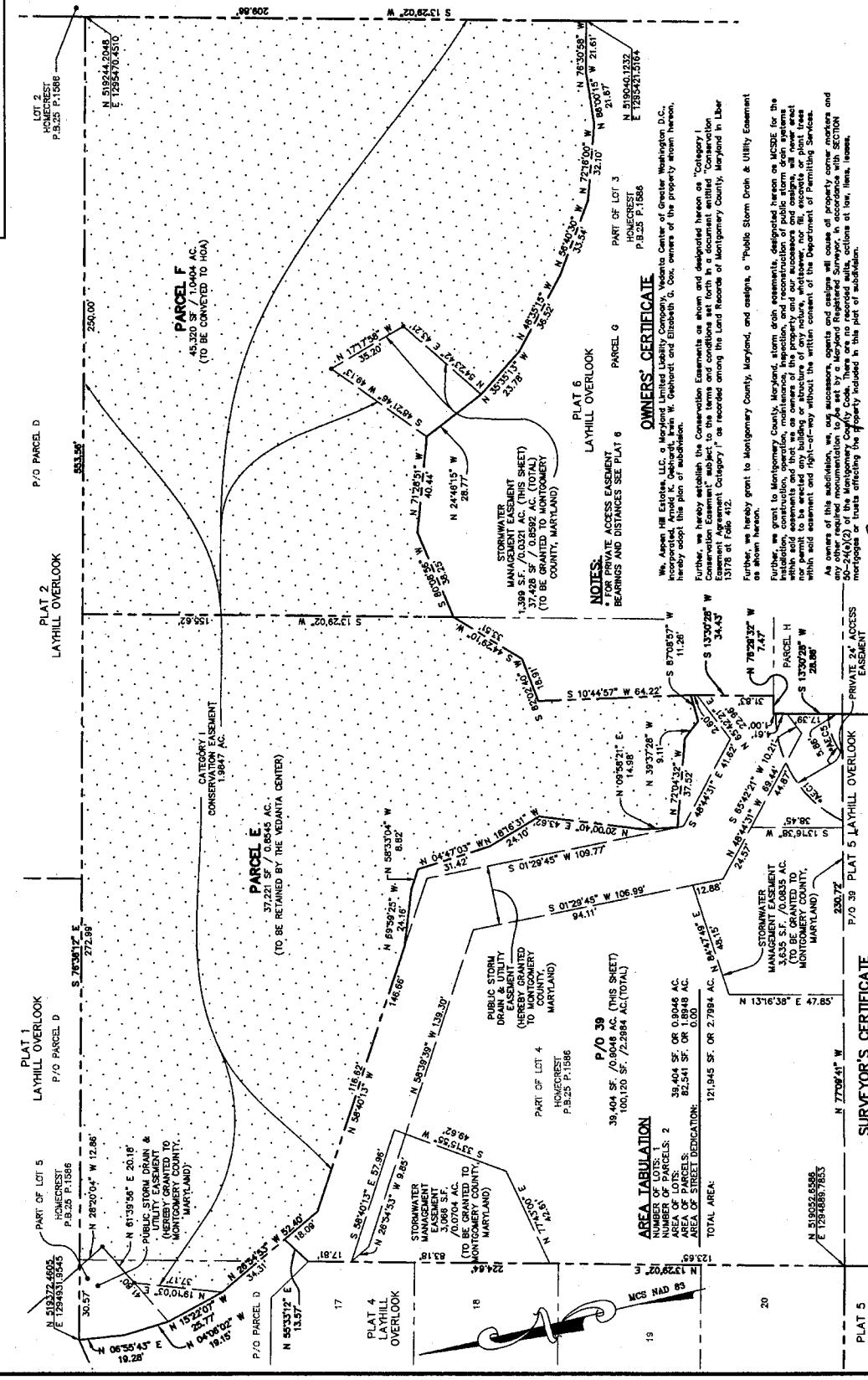


**VICINITY MAP**  
SCALE: 1" = 200'

**NOTES:**

- This property is zoned PD-2, as of the date of plat reservation.
- The subject property is shown on Maryland Department of Assessment and Taxation Tax Map HR 900.
- All Terms, Conditions, Agreements, Limitations, and Easements shown on this plat shall be deemed a part of this Project Plan or other Plan, allowing development of this property and approved by the Montgomery County Planning Board and intended to be recorded in the official public files for any such plan are maintained by the Montgomery County Planning Board and intended to be recorded in the official public files for any such plan are maintained by the Montgomery County Planning Board.
- This property is served by public water and public sewer systems.
- This Subdivision Record Plat is not intended to show the location of any easements, encroachments, or other matters affecting Title.
- The land contained hereon is within an approved planned development and subdivision or rezoning is not permitted after the property is developed.
- The property shown hereon is subject to the requirements of the Chapter 22A, Montgomery County Forest Conservation Plan and appropriate agreements prior to issuance of a treatment control permit.
- The property shown hereon is limited to uses and conditions as required by Preliminary Plan No. 2207049A, and Site Plan #90080160, entitled "LAYHILL OVERLOOK".
- This Development conforms with the requirements of Montgomery County Code regarding moderately priced dwelling units.
- The property included in this plat is subject to a preliminary plan and site plan as required by the Maryland-National Capital Park and Planning Commission at 8767 Georgia Avenue, Silver Spring, Maryland.
- Parcel "F" included in this plat is subject to the Common Open Space Covenant recorded in Liber 28045 at Folio 576. Parcel "F" is to be conveyed to the Homeowners Association and to be recorded hereafter.
- This plat is subject to a Declaration of Covenants recorded among the Land Records in Liber 28045 at Folio 576.

**PLAT No.**



**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 subdivision of all of the land conveyed by the Romaniance Subdivision, D.C., incorporated by deed dated May 26, 1994 and recorded among the Land Records of Montgomery County, Maryland in Liber 16037 at Folio 534, and all of the land conveyed by Theodore Vogt to Aspen 320 Estates, LLC by deed dated April 27, 2006 and recorded in the official public files for the County of Montgomery, Maryland in Liber 28045 at Folio 576. I am a duly Licensed Professional Surveyor in the State of Maryland. I am a member of the American Surveying and Mapping Association, Inc. and the National Society of Professional Surveyors, Inc. My commission expires on 10/31/2011. I am a member of the American Surveying and Mapping Association, Inc. and the National Society of Professional Surveyors, Inc. My commission expires on 10/31/2011. I am a member of the American Surveying and Mapping Association, Inc. and the National Society of Professional Surveyors, Inc. My commission expires on 10/31/2011.

**OWNERS' CERTIFICATE**  
We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, Vestavia Center of Greater Washington D.C., incorporated, Arnold K. Gebhardt, Irvin W. Gebhardt and Elizabeth G. Cox, owners of the property shown hereon, hereby certify that the information shown hereon is correct and that we have read and understand the terms and conditions of the Subdivision Record Plat and the Declaration of Covenants recorded in Liber 28045 at Folio 576. We hereby grant to Montgomery County, Maryland, and assigns, a "Public Storm Drain & Utility Easement" as shown hereon. Further, we grant to Montgomery County, Maryland, storm drain easements, designated hereon as MSDE 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 any structure, building, or other improvement on the property which would interfere with the proper operation of the storm drain system within said easement and right-of-way without the written consent of the Department of Permitting Services. As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a Maryland Registered Surveyor, in accordance with SECTION 50-24(a)(2) 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 or subdivision.

**APPROVED:**  
CHAIRMAN  
SECRETARY-TREASURER  
DIRECTOR

**APPROVED:**  
MONTGOMERY COUNTY PLANNING BOARD  
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

**DATE:** 2/14/11  
**DATE:** 2/17/11  
**DATE:** 2/10/11  
**DATE:** 2/19/11

**WITNESSES:**  
Irvin W. Gebhardt  
Elizabeth G. Cox



**APPROVED:**  
MONTGOMERY COUNTY PLANNING BOARD  
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

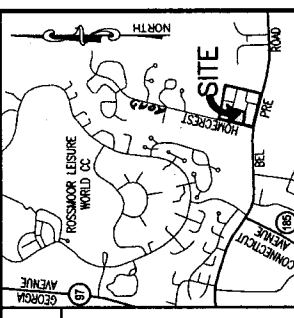
**APPROVED:**  
CHAIRMAN  
SECRETARY-TREASURER  
DIRECTOR

**PLAT 3**  
DATE: 02-02-11  
**Platton Harris Rest & Associates**  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 CENTRE PARK DRIVE  
COLUMBIA, MD 21045  
T 410-997-8600  
F 410-997-9282

**RECORDED:**  
**PLAT NO.:**

**APPROVED:**  
CHAIRMAN  
SECRETARY-TREASURER  
DIRECTOR

**APPROVED:**  
MONTGOMERY COUNTY PLANNING BOARD  
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES



**NOTES:**

1. This property is zoned PG-2, as of the date of plat recordation.
2. The subject property is shown on Maryland Department of Assessment and Taxation Tax Map MR 383.
3. All Terms, Conditions, Agreements, Limitations, and Requirements associated with any Preliminary Plan, Site Plan, Project Plan or other Plan, arising development of this property, shall be deemed to be incorporated into this recordation of this plat unless expressly contemplated by the Board or a subsequent amendment to the Plan. All Plans are maintained by the Planning Board and are available for public review during normal business hours.
4. This property is served by public water and public sewer systems.
5. The Subdivision Record Plat is not intended to show any matter affecting the ownership and use of the property. The Subdivision Record Plat is not intended to replace an existing Plat. The title or to depict or note all matters affecting this.
6. The land contained herein is within an approved planned development and subdivision or re-subdivision is not permitted after the property is developed.
7. The property shown herein is subject to the requirements of the Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and "agreements prior to issuance of a permit.
8. The property shown herein is limited to uses and conditions as required by Preliminary Plan No. 12007049A, Site Plan #82080160, entitled "LAYHILL OVERLOOK".
9. The Development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding moderately priced dwelling units.
10. The property included in this plat is subject to a Forest Conservation Maintenance and Management Agreement which is recorded in Liber 28045 at Folio 578.
11. Parcel 'D' included in this plat is subject to the Common Open Space Covenant recorded in Liber 28045 at Folio 578. Parcel 'D' is to be conveyed to Homeowners Association and to be recorded hereinafter.
12. This plat is subject to a Declaration of Covenants for a Planned Community and a Declaration of Covenants recorded among the Land Records in Liber 28045 at Folio 578.

**OWNERS' CERTIFICATE**

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, Vedato Center of Greater Washington D.C., incorporated, Arnold K. Gabhardt, Irwin W. Gabhardt and Elizabeth G. Cox, as the owners of the above described property, do hereby grant to the public use as shown herein.

Further, we hereby grant to the Potomac Electric Power Company, Bell Atlantic Maryland, Inc., Washington Gas Light Company of Maryland and to their respective successors, agents and assigns, an easement in, on and over the land identified herein as a "Public Improvement Easement" for the installation, construction, operation, maintenance and repair of sanitary sewer and/or water mains and appurtenances with the easement and right-of-way shown on the attached plat. The easement shall be together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to Montgomery County, Maryland, storm drain easements, designated herein as "P.I.E.", contiguous with the right of way shown on the attached plat for the installation, construction, operation, maintenance and reconstruction of public storm drain systems with said easements and that we do hereby grant to the Montgomery County Department of Permitting Services, the right to record only building or structures 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.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with the requirements of the Montgomery County Code. There are no recorded acts, omissions or judgments, mortgages or trusts affecting the property included in this plat of subdivision.

Aspen Hill Estates, LLC  
By: *Elizabeth G. Cox*  
Date: 2/11/11

Vedato Center of Greater Washington D.C., Incorporated  
By: *Arnold K. Gabhardt*  
Date: 2/11/11

Arnold K. Gabhardt  
By: *Arnold K. Gabhardt*  
Date: 2/10/11

Irwin W. Gabhardt  
By: *Irwin W. Gabhardt*  
Date: 2/10/11

Elizabeth G. Cox  
By: *Elizabeth G. Cox*  
Date: 2/10/11

**OWNER'S CERTIFICATE**

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, Vedato Center of Greater Washington D.C., incorporated, Arnold K. Gabhardt, Irwin W. Gabhardt and Elizabeth G. Cox, as the owners of the above described property, do hereby grant to the public use as shown herein.

Further, we hereby grant to the Potomac Electric Power Company, Bell Atlantic Maryland, Inc., Washington Gas Light Company of Maryland and to their respective successors, agents and assigns, an easement in, on and over the land identified herein as a "Public Improvement Easement" for the installation, construction, operation, maintenance and repair of sanitary sewer and/or water mains and appurtenances with the easement and right-of-way shown on the attached plat. The easement shall be together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to Montgomery County, Maryland, storm drain easements, designated herein as "P.I.E.", contiguous with the right of way shown on the attached plat for the installation, construction, operation, maintenance and reconstruction of public storm drain systems with said easements and that we do hereby grant to the Montgomery County Department of Permitting Services, the right to record only building or structures 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.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with the requirements of the Montgomery County Code. There are no recorded acts, omissions or judgments, mortgages or trusts affecting the property included in this plat of subdivision.

**SURVEYOR'S CERTIFICATE**

I hereby certify to the truth and validity and belief that the information contained herein is a true and correct copy of the original survey and plat as shown on the attached plat and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Maryland. I am duly licensed in the State of Maryland under License No. 15155.

Professional Land Surveyor  
Maryland Registration No. 15155

*Elizabeth G. Cox*  
2/10/11

**AREA TABULATION**

NUMBER OF PARCELS: 1  
AREA OF LOTS: 65,277 SF. OR 1.4985 AC.  
AREA OF PARCELS: 8,294 SF. OR 0.1445 AC.  
AREA OF STREET DEDICATION: 15,202 SF. OR 0.3482 AC.  
TOTAL AREA: 88,773 SF. OR 1.9920 AC.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft

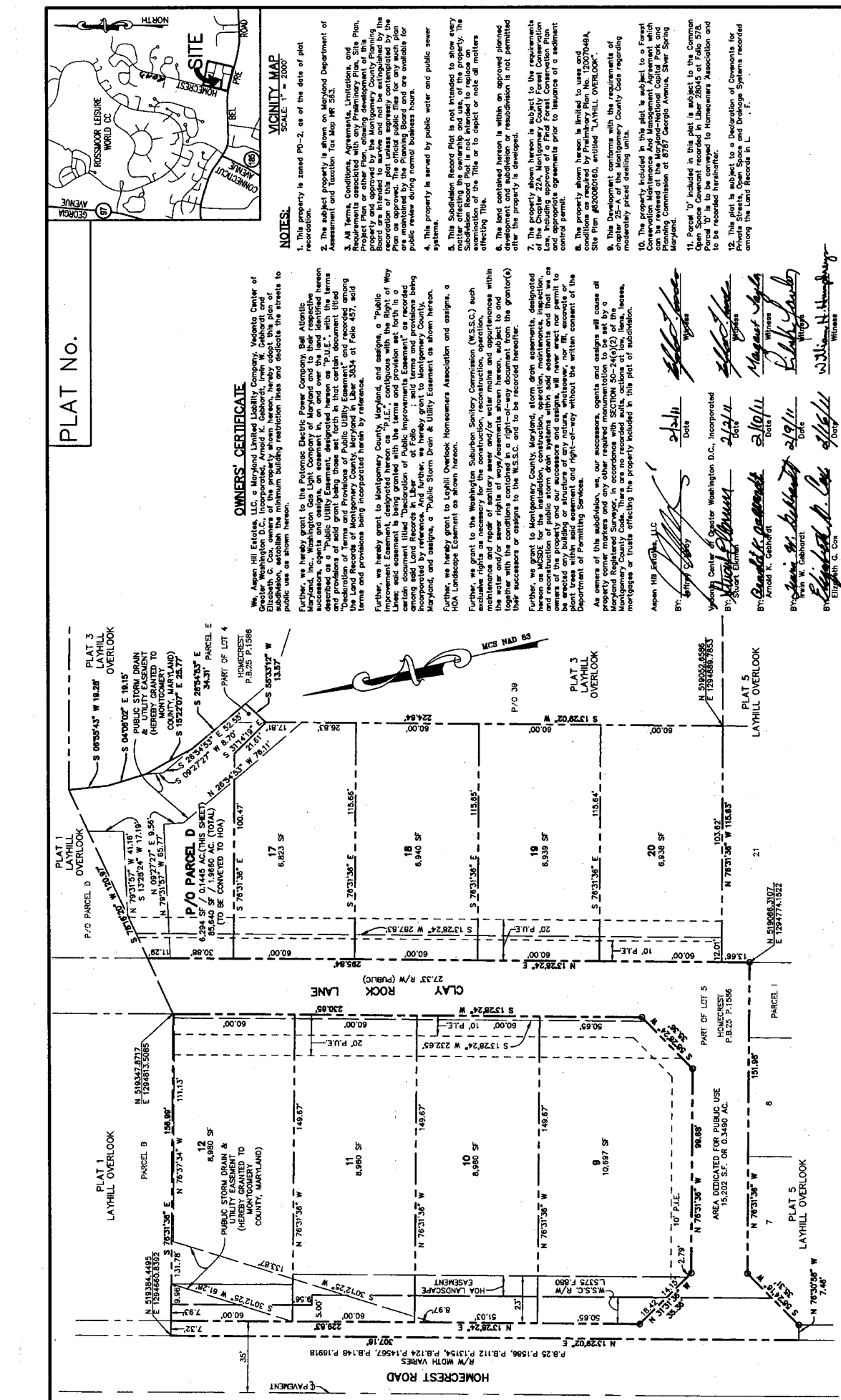
**APPROVED:**

MONTGOMERY COUNTY MARYLAND DEPARTMENT OF PERMITTING SERVICES

CHAIRMAN: \_\_\_\_\_ SECRETARY-TREASURER: \_\_\_\_\_

DIRECTOR: \_\_\_\_\_

**RECORDED:** \_\_\_\_\_  
**PLAT NO.:** \_\_\_\_\_



**PLAT No.**

**OWNERS' CERTIFICATE**

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, Vedato Center of Greater Washington D.C., incorporated, Arnold K. Gabhardt, Irwin W. Gabhardt and Elizabeth G. Cox, as the owners of the above described property, do hereby grant to the public use as shown herein.

Further, we hereby grant to the Potomac Electric Power Company, Bell Atlantic Maryland, Inc., Washington Gas Light Company of Maryland and to their respective successors, agents and assigns, an easement in, on and over the land identified herein as a "Public Improvement Easement" for the installation, construction, operation, maintenance and repair of sanitary sewer and/or water mains and appurtenances with the easement and right-of-way shown on the attached plat. The easement shall be together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to Montgomery County, Maryland, storm drain easements, designated herein as "P.I.E.", contiguous with the right of way shown on the attached plat for the installation, construction, operation, maintenance and reconstruction of public storm drain systems with said easements and that we do hereby grant to the Montgomery County Department of Permitting Services, the right to record only building or structures 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.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with the requirements of the Montgomery County Code. There are no recorded acts, omissions or judgments, mortgages or trusts affecting the property included in this plat of subdivision.

Aspen Hill Estates, LLC  
By: *Elizabeth G. Cox*  
Date: 2/11/11

Vedato Center of Greater Washington D.C., Incorporated  
By: *Arnold K. Gabhardt*  
Date: 2/11/11

Arnold K. Gabhardt  
By: *Arnold K. Gabhardt*  
Date: 2/10/11

Irwin W. Gabhardt  
By: *Irwin W. Gabhardt*  
Date: 2/10/11

Elizabeth G. Cox  
By: *Elizabeth G. Cox*  
Date: 2/10/11

**OWNER'S CERTIFICATE**

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, Vedato Center of Greater Washington D.C., incorporated, Arnold K. Gabhardt, Irwin W. Gabhardt and Elizabeth G. Cox, as the owners of the above described property, do hereby grant to the public use as shown herein.

Further, we hereby grant to the Potomac Electric Power Company, Bell Atlantic Maryland, Inc., Washington Gas Light Company of Maryland and to their respective successors, agents and assigns, an easement in, on and over the land identified herein as a "Public Improvement Easement" for the installation, construction, operation, maintenance and repair of sanitary sewer and/or water mains and appurtenances with the easement and right-of-way shown on the attached plat. The easement shall be together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to Montgomery County, Maryland, storm drain easements, designated herein as "P.I.E.", contiguous with the right of way shown on the attached plat for the installation, construction, operation, maintenance and reconstruction of public storm drain systems with said easements and that we do hereby grant to the Montgomery County Department of Permitting Services, the right to record only building or structures 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.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with the requirements of the Montgomery County Code. There are no recorded acts, omissions or judgments, mortgages or trusts affecting the property included in this plat of subdivision.

**SURVEYOR'S CERTIFICATE**

I hereby certify to the truth and validity and belief that the information contained herein is a true and correct copy of the original survey and plat as shown on the attached plat and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Maryland. I am duly licensed in the State of Maryland under License No. 15155.

Professional Land Surveyor  
Maryland Registration No. 15155

*Elizabeth G. Cox*  
2/10/11

**AREA TABULATION**

NUMBER OF PARCELS: 1  
AREA OF LOTS: 65,277 SF. OR 1.4985 AC.  
AREA OF PARCELS: 8,294 SF. OR 0.1445 AC.  
AREA OF STREET DEDICATION: 15,202 SF. OR 0.3482 AC.  
TOTAL AREA: 88,773 SF. OR 1.9920 AC.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft

**APPROVED:**

MONTGOMERY COUNTY MARYLAND DEPARTMENT OF PERMITTING SERVICES

CHAIRMAN: \_\_\_\_\_ SECRETARY-TREASURER: \_\_\_\_\_

DIRECTOR: \_\_\_\_\_

**RECORDED:** \_\_\_\_\_  
**PLAT NO.:** \_\_\_\_\_



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
FC1	8843.88	186.70	83.35	186.70	N 28°04'18" W	113°34'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CI	3167.36	16.64	8.32	16.64	N 82°32'13" W	018°04'
C2	8881.88	272.97	136.47	272.97	N 77°40'58" W	145°52'
C3	5100.00	33.77	17.85	33.77	N 57°31'24" W	37°58'18"
C4	5830.00	284.13	142.07	284.13	N 24°58'57" W	128°45'37"

**NOTES:**

- This property is zoned PD-2, as of the date of plat recordation.
- The subject property is shown on Maryland Department of Assessment and Taxation Top Map Grid 563.
- All Terms, Conditions, Agreements, Limitations, and Requirements associated with any Preliminary Plan, Site Plan, Project Plan or other documents submitted to the Planning Board shall apply to this subdivision. The Planning Board shall have the authority to approve or deny any application submitted to it, and its decision shall be final and not subject to appeal.
- The land contained herein is within an approved planned development and subdivision or reestablishment is not permitted after the property is developed.
- This property is served by public water and public sewer systems.
- This Subdivision Record Plat is not intended to show any matter which is not shown on the present recordation of the title or to depict or note all matters affecting this title.
- The land contained herein is within an approved planned development and subdivision or reestablishment is not permitted after the property is developed.
- The property shown hereon is subject to the requirements of the Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision certificate permit.
- The property shown hereon is limited to use as conditions as set forth in the zoning ordinance, site plan and the subdivision certificate permit.
- This subdivision conforms with the requirements of chapter 25-A of the Montgomery County Code regarding moderately priced dwelling units.
- The property included in this plat is subject to a Forest Conservation Maintenance and Management Agreement which can be reviewed at the Maryland-National Capital Park and Planning Commission at 8787 Georgia Avenue, Silver Spring, Maryland.
- The Common Access Easement shown hereon as a private street entitled Wye River Way is to provide permanent unobstructed access to the general public over the street and sidewalks therein.
- Parcels 'G' and 'H' included in this plat are subject to the Common Open Space Covenant recorded in Liber 28045 at Folio 578, and all of the land conveyed by Thedore Vogt to Aspen Hill Estates, LLC, as recorded in Liber 32387 at Folio 45, and also being a subdivision of part of a lot shown on a plat entitled "homestead" and recorded as Plat No. 1586; that, once shown on a plat entitled "homestead", all property markers and other boundary markers shown on the plat shall be deemed to be the property markers of the subdivision shown on the plat.
- The total area included in this plat of subdivision is 115,187 square feet or 2.6443 Acre, none of which is dedicated to public use.

**FOREST CONSERVATION EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
AE1	48.00	76.97	49.00	69.30	N 58°20'28" E	50°00'00"
AE2	50.00	78.54	50.00	70.71	N 31°29'32" E	90°00'00"
AE3	50.00	78.54	50.00	70.71	S 58°30'28" E	90°00'00"
AE4	25.00	37.33	23.13	33.88	S 80°43'48" W	85°53'37"
AE5	25.00	37.33	23.13	33.88	S 31°29'32" E	90°00'00"
AE6	25.00	37.33	23.13	33.88	S 58°30'28" W	90°00'00"
AE7	25.00	37.33	23.13	33.88	S 58°30'28" W	90°00'00"
AE8	10.00	15.71	10.00	14.14	N 31°29'32" W	90°00'00"

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and sworn as a Professional Land Surveyor for the State of Maryland, do hereby certify that the information shown hereon is correct; that it is a subdivision of all or part of the land conveyed by California Public Benefit Corporation to the Virginia Center of the Land Records of Montgomery County, Maryland in Liber 6037 at Folio 534, and all of the land conveyed by Theodore Vogt to Aspen Hill Estates, LLC, as recorded in Liber 32387 at Folio 45, and also being a subdivision of part of a lot shown on a plat entitled "homestead" and recorded as Plat No. 1586; that, once shown on a plat entitled "homestead", all property markers and other boundary markers shown on the plat shall be deemed to be the property markers of the subdivision shown on the plat.

Professional Land Surveyor  
Maryland Registration No. 21551

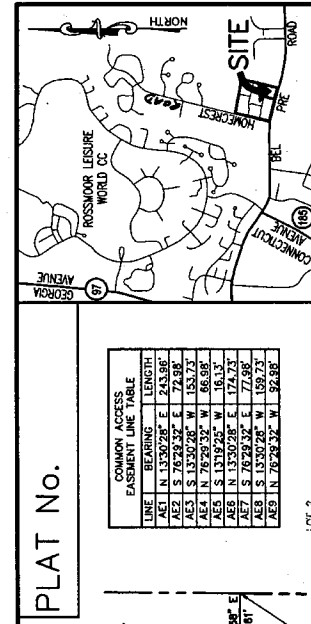
**COMMON ACCESS EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
AE9	48.00	76.97	49.00	69.30	N 58°20'28" E	50°00'00"
AE10	50.00	78.54	50.00	70.71	N 31°29'32" E	90°00'00"
AE11	50.00	78.54	50.00	70.71	S 58°30'28" E	90°00'00"
AE12	25.00	37.33	23.13	33.88	S 80°43'48" W	85°53'37"
AE13	25.00	37.33	23.13	33.88	S 31°29'32" E	90°00'00"
AE14	25.00	37.33	23.13	33.88	S 58°30'28" W	90°00'00"
AE15	10.00	15.71	10.00	14.14	N 31°29'32" W	90°00'00"

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and sworn as a Professional Land Surveyor for the State of Maryland, do hereby certify that the information shown hereon is correct; that it is a subdivision of all or part of the land conveyed by California Public Benefit Corporation to the Virginia Center of the Land Records of Montgomery County, Maryland in Liber 6037 at Folio 534, and all of the land conveyed by Theodore Vogt to Aspen Hill Estates, LLC, as recorded in Liber 32387 at Folio 45, and also being a subdivision of part of a lot shown on a plat entitled "homestead" and recorded as Plat No. 1586; that, once shown on a plat entitled "homestead", all property markers and other boundary markers shown on the plat shall be deemed to be the property markers of the subdivision shown on the plat.

Professional Land Surveyor  
Maryland Registration No. 21551



**VICINITY MAP**  
SCALE: 1" = 200'

**OWNERS' CERTIFICATE**

We, Aspen Hill Estates, LLC, a Maryland Limited Liability Company, and the Virginia Center of the Land Records of Montgomery County, Maryland, do hereby certify that the information shown hereon is correct; that it is a subdivision of all or part of the land conveyed by California Public Benefit Corporation to the Virginia Center of the Land Records of Montgomery County, Maryland in Liber 6037 at Folio 534, and all of the land conveyed by Theodore Vogt to Aspen Hill Estates, LLC, as recorded in Liber 32387 at Folio 45, and also being a subdivision of part of a lot shown on a plat entitled "homestead" and recorded as Plat No. 1586; that, once shown on a plat entitled "homestead", all property markers and other boundary markers shown on the plat shall be deemed to be the property markers of the subdivision shown on the plat.

Further, we hereby establish the Conservation Easements as shown and designated hereon as "Public Open Space" and "Common Access Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 13178 at Folio 412.

Further, we hereby grant to the Potomac Electric Power Company, Ball Atlantic Maryland, Inc., Washington Gas Light Company of Maryland and to their respective successors, agents and assigns, an easement in, on and over the land identified hereon described as a "Public Utility Easement," with the terms and provisions of said grant being those set forth in the deed and plat recorded in the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, said terms and provisions being incorporated herein by reference.

Further, we hereby grant to Montgomery County, Maryland, and assigns, a "Public Improvement Easement" designated hereon as "P.I.E.", contiguous with the Right of Way Lines, said easement is being granted with the terms and provisions set forth in a certain document titled "Declaration of Public Improvements Easement" as recorded among said Land Records in Liber at Folio ; said Public Improvements Easement, subject to and together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereto.

Further, we grant to Montgomery County, Maryland, storm drain easements, designated hereon as MSBE for the installation, construction, operation, maintenance, inspection, and reconstruction of storm drains, and/or water mains and appurtenances within the water and/or sewer rights of way/easements shown hereon, subject to and together with the conditions contained in a right-of-way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereto.

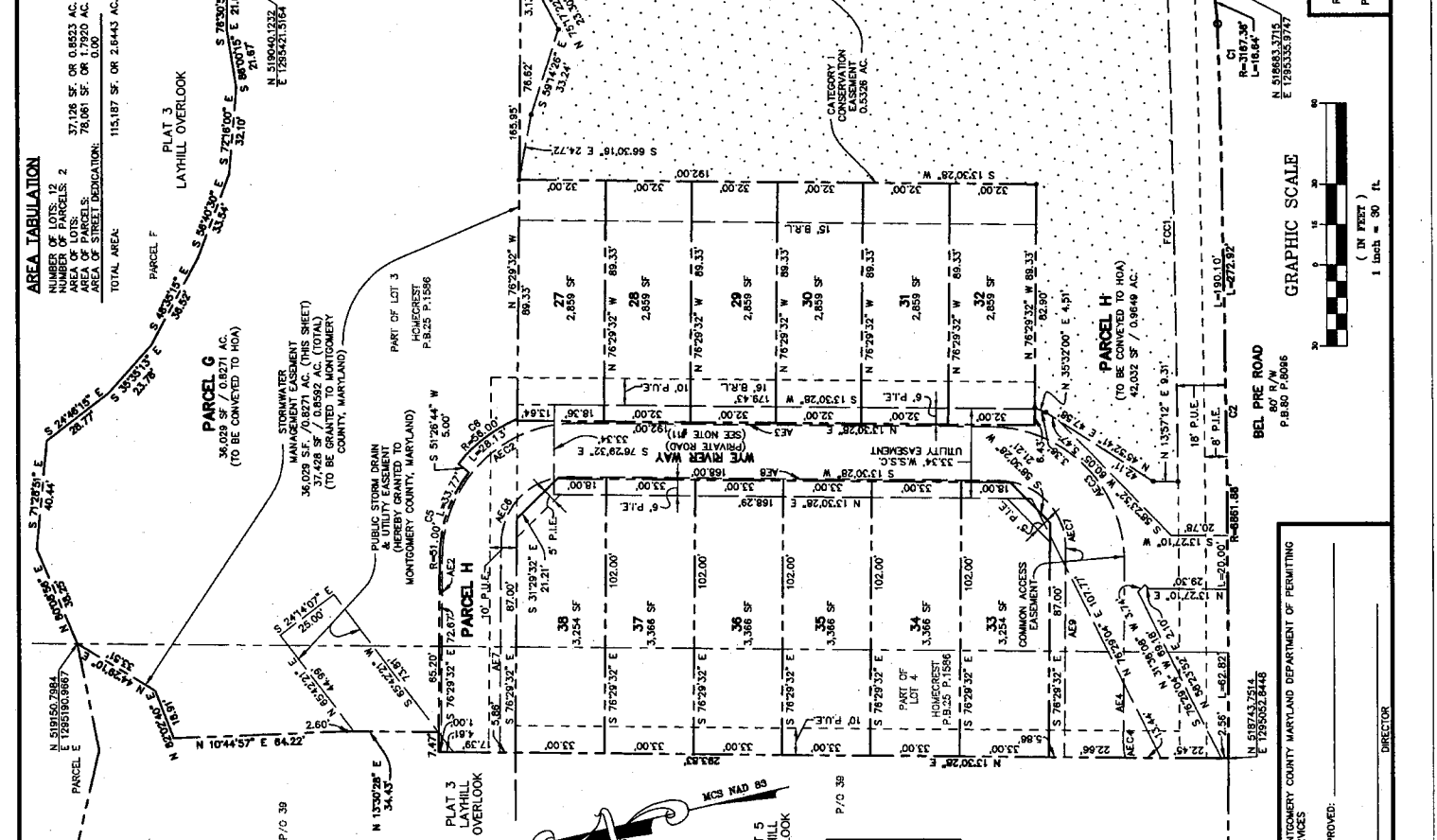
As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and other boundary markers shown on the plat to be set by a Professional Registered Surveyor in accordance with the provisions of SECTION 50-24(c)(2) of the Code of the City of Montgomery, Maryland, at locations of law, lines, leases, mortgages or trusts affecting the property included in this plat of subdivision.

Aspen Hill Estates, LLC  
By: \_\_\_\_\_ Date: 2/11/11

Virginia Center of the Land Records of Montgomery County, Maryland  
By: \_\_\_\_\_ Date: 2/11/11

Aspen Hill Estates, LLC  
By: \_\_\_\_\_ Date: 2/11/11

Virginia Center of the Land Records of Montgomery County, Maryland  
By: \_\_\_\_\_ Date: 2/11/11



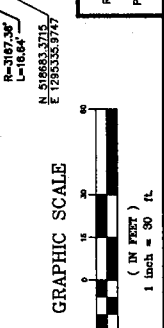
**SUBDIVISION RECORD PLAT**  
**LAYHILL OVERLOOK**  
**LOTS 27-38 AND**  
**PARCELS 'H' & 'G'**

WHEATON, 13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'  
DATE: 02-02-11

**Patton Harris Rust & Associates**  
Engineers, Surveyors, Planners, Landscape Architects.

8818 CENTRE PARK DRIVE  
COLUMBIA, MD 21045  
T 410-897-8900  
F 410-897-9282



**RECORDED:** \_\_\_\_\_  
**PLAT NO.:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_  
CHAIRMAN SECRETARY-TREASURER

**APPROVED:** \_\_\_\_\_  
DIRECTOR

MONTGOMERY COUNTY PLANNING BOARD  
MONTGOMERY COUNTY PLANNING BOARD  
MONTGOMERY COUNTY PLANNING BOARD

# RECORD PLAT REVIEW SHEET

Plat Name: Layhill Overlook Plat Number: 220110220-270  
 Plan Name: Layhill Overlook Plan Number: 12007049A  
 Plat Submission Date: 9-1-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N. Brumstein Checked: AB Date 3/2/11

**Initial DRD Review:**

Signed Preliminary Plan - Date 10/20/08 Checked: Initial SJS Date 10/28/2010  
 Planning Board Resolution - Date 7-24-08 Checked: Initial SJS Date 10/28/2010  
 Site Plan Req'd for Development? Yes  No  Verified By: SJS (initial)  
 Site Plan Name: Layhill Overlook Site Plan Number: 820080160  
 Planning Board Resolution - Date 8/25/08 Checked: Initial SJS Date 10/28/2010  
 Site Plan Signature Set - Date 7-22-09 Checked: Initial SJS Date 1-31-2011  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements OK Open Space OK  
 Non-standard BRLs  Adjoining Land  Vicinity Map OK Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9/1/2010	9/15/2010	9/29/2010	NO REVISIONS
Research	Bobby Fleury			9-3-2010	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up): Initial SJS Date 1/31/11  
 Final Mylar & DXF/DWG Received: Initial SJS Date 2/18/2011  
 Final Mylar Review Complete: Initial SJS Date 3/1/2011

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 3-10-2011

Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

**MCDPS Approval of Plat:**

Consultant Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_

**Plat Reproduction:**

Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_

Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_

Update Plat Books for Resubdivision: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_

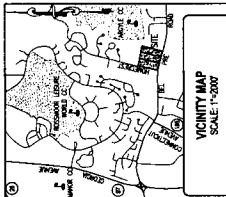
Notify Consultant to Seal Plats: \_\_\_\_\_  
 Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_  
 Recordation Info Entered into Hansen \_\_\_\_\_

No. \_\_\_\_\_







**Palton Harris Rust & Associates, PC**  
 Engineers, Surveyors, Planners, Landscape Architects  
 8165 Green Park Drive Columbia, MD 21055  
 TEL: 410-397-9900 F: 410-397-9282

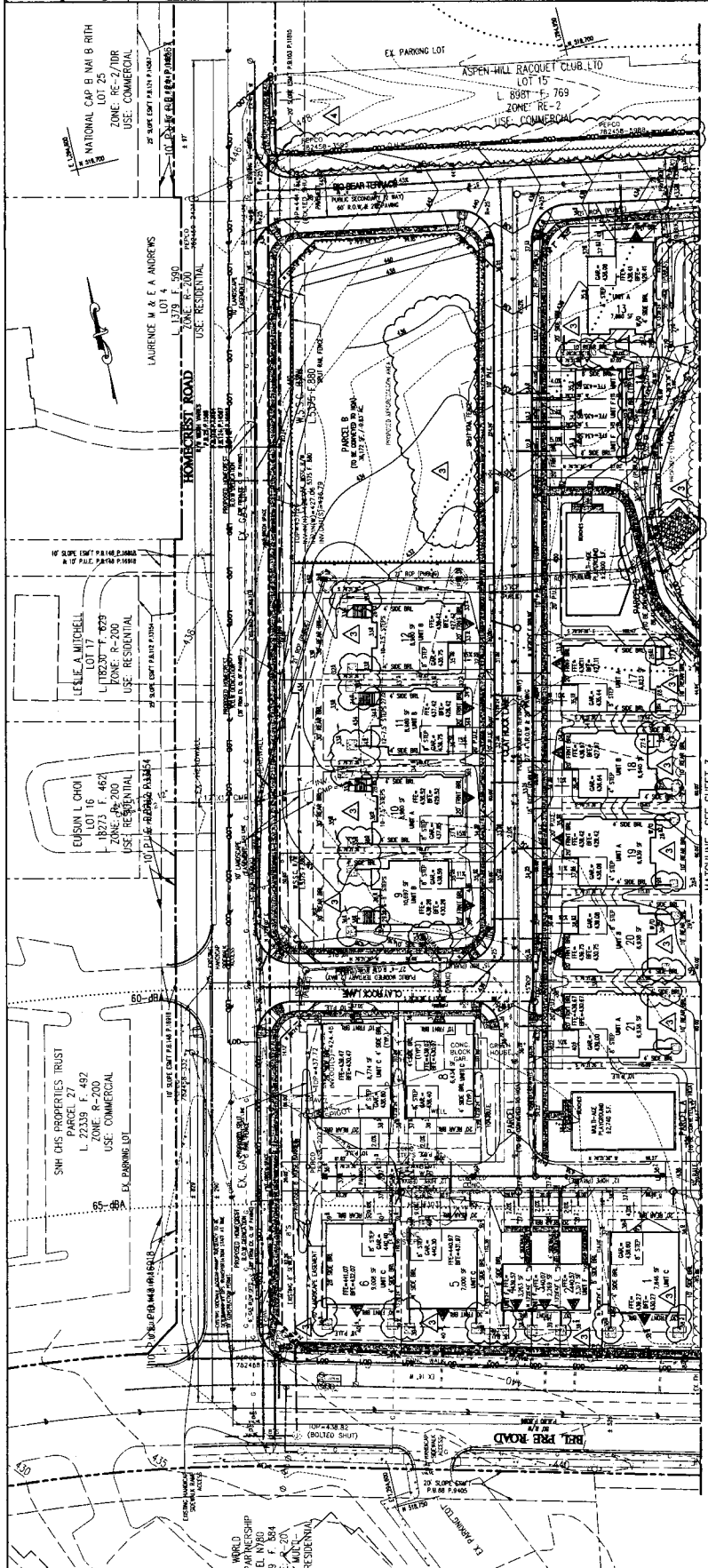
NO.	REVISION
1	Issue for Review
2	Issue for Review
3	Issue for Review
4	Issue for Review
5	Issue for Review
6	Issue for Review
7	Issue for Review
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9	Issue for Review
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49	Issue for Review
50	Issue for Review

**SITE PLAN**  
**LAYHILL OVERLOOK**  
 TAX MAP HRES  
 18065 GEORGIA AVE 2ND FLOOR  
 MONTGOMERY COUNTY, MARYLAND  
 13TH ELECTON DISTRICT

**PHRA**  
 C-4.02  
 OCT 19 2020

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 SCALE: 1"=40'

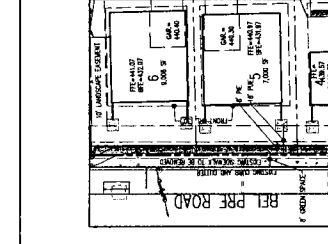
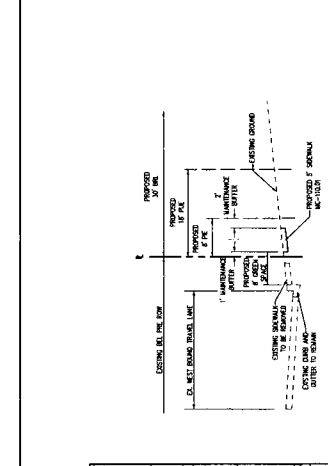
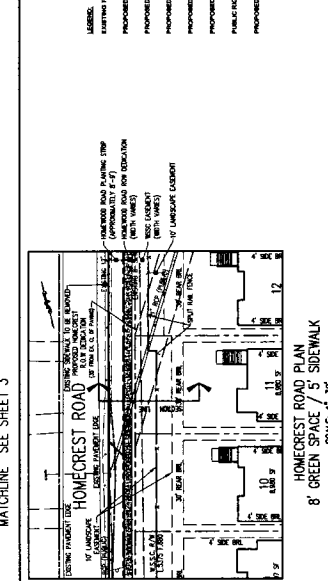
FILE NO. 18029-2-0  
 SHEET NO. 21690  
 SHEET 6 OF 17



**LEGEND**

[Symbol]	EXISTING TYPED	[Symbol]	PROPOSED TYPED
[Symbol]	PROPOSED TOP	[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED WATER	[Symbol]	PROPOSED SEWER
[Symbol]	PROPOSED SEWER	[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM DRAIN	[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED LOT LINE	[Symbol]	PUBLIC RIGHT OF WAY
[Symbol]	PUBLIC RIGHT OF WAY	[Symbol]	PROPOSED BALUNES

**GRAPHIC SCALE**  
 1" = 40'



**DEVELOPER CERTIFICATE**

I, the undersigned, do hereby certify that the above described property is the property of [Developer Name] and that the same is being offered for sale to the public by the undersigned.

Signature: [Signature]  
 Title: [Title]

**MONTEGOMERY COUNTY PLANNING DEPARTMENT**

Approved for the Planning Board:  
 [Signature]  
 Planning Board Member

Approved for the Planning Board:  
 [Signature]  
 Planning Board Member

**NOTICE**

1. EXISTING SIDEWALKS WILL BE REMOVED AND NEW 5' SIDEWALKS WILL BE INSTALLED IN FRONT OF THE EXISTING SIDEWALKS AND NEW 5' SIDEWALKS WILL BE INSTALLED IN FRONT OF THE NEW HOMECREST ROAD RIGHT OF WAY.

2. PROPOSED SIDEWALKS WILL BE INSTALLED BETWEEN THE NEW BACK OF CURB AND PROPOSED EDGE OF 5' SIDEWALK.

**NOTICE**

1. EXISTING SIDEWALKS WILL BE REMOVED AND NEW 5' SIDEWALKS WILL BE INSTALLED IN FRONT OF THE EXISTING SIDEWALKS AND NEW 5' SIDEWALKS WILL BE INSTALLED IN FRONT OF THE NEW BEL PRE ROAD RIGHT OF WAY.

2. PROPOSED SIDEWALKS WILL BE INSTALLED BETWEEN THE NEW BACK OF CURB AND PROPOSED EDGE OF 5' SIDEWALK.

**NOTICE**

1. EXISTING SIDEWALKS WILL BE REMOVED AND NEW 5' SIDEWALKS WILL BE INSTALLED IN FRONT OF THE EXISTING SIDEWALKS AND NEW 5' SIDEWALKS WILL BE INSTALLED IN FRONT OF THE NEW BEL PRE ROAD RIGHT OF WAY.

2. PROPOSED SIDEWALKS WILL BE INSTALLED BETWEEN THE NEW BACK OF CURB AND PROPOSED EDGE OF 5' SIDEWALK.

