

Plat Name: Mateny Hill
Plat #: 220170210

Location: Located on the east side of Mateny Hill Road, 230 feet north of Dawson Farm Road

Master Plan: Germantown Master Plan

Plat Details: RT-12.5 zone; 28 lots, 3 parcels

Applicant: Mateny Hill, LC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120150070 (MCPB Resolution No. 16-038), and Site Plan No. 820160020 (Certified Site Plan dated September 7, 2016) 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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property owned by Mateny Hill, L.C., a Maryland limited liability company, from a plat, by deed dated August 11, 2016 and recorded among the Land Records of Montgomery County, Maryland in Liber 32725 at Folio 368.

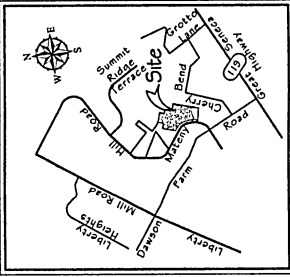
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 95,987 square feet or 2.2036 acres of land, of which 8,872 square feet or 0.2037 of an acre of land are dedicated to public use.

Date: 2/3/17

[Signature]
 David B. Dabolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2019

Area Tabulation
 28 Lots: 46,065 s.f. or 1.0575 ac.
 3 Parcels: 41,050 s.f. or 0.9424 ac.
 Street: 8,872 s.f. or 0.2037 ac.
 Total: 95,987 s.f. or 2.2036 ac.



Vicinity Map
(Not to Scale)

Owner's Certificate

We, Mateny Hill, L.C., a Maryland limited liability company, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establishes the minimum building restriction lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements shown, adjacent, contiguous and parallel to all public street rights of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements shown, adjacent, contiguous and parallel to all public street rights of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements shown, adjacent, contiguous and parallel to all public street rights of way lines.

Public use provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and 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.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 52725 at Folio 376 and the parties in interest thereto have below indicated their assent.

Mateny Hill, L.C.
 a Maryland Limited liability company

I hereby assent to this Subdivision Record Plat
 Sandy Spring Bank
 Trustee: *[Signature]*
 Terry Rawlings, Trustee

By: *[Signature]*
 John Clark, Manager

Witness: *[Signature]*
 Terry Rawlings, Trustee

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or 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 recodification 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. 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.

4. This development is served by public water and sewer systems only.

5. Parcels G, H & I, Block A are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 31086 at Folio 57.

6. Parcels G, H & I, Block A are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. The portion of the WSSC W/W recorded in Liber 9511 at Folio 668 that lies within the public dedication for Mateny Hill Road is subject to a Subordination Agreement to be recorded among the Land Records Montgomery County, Maryland.

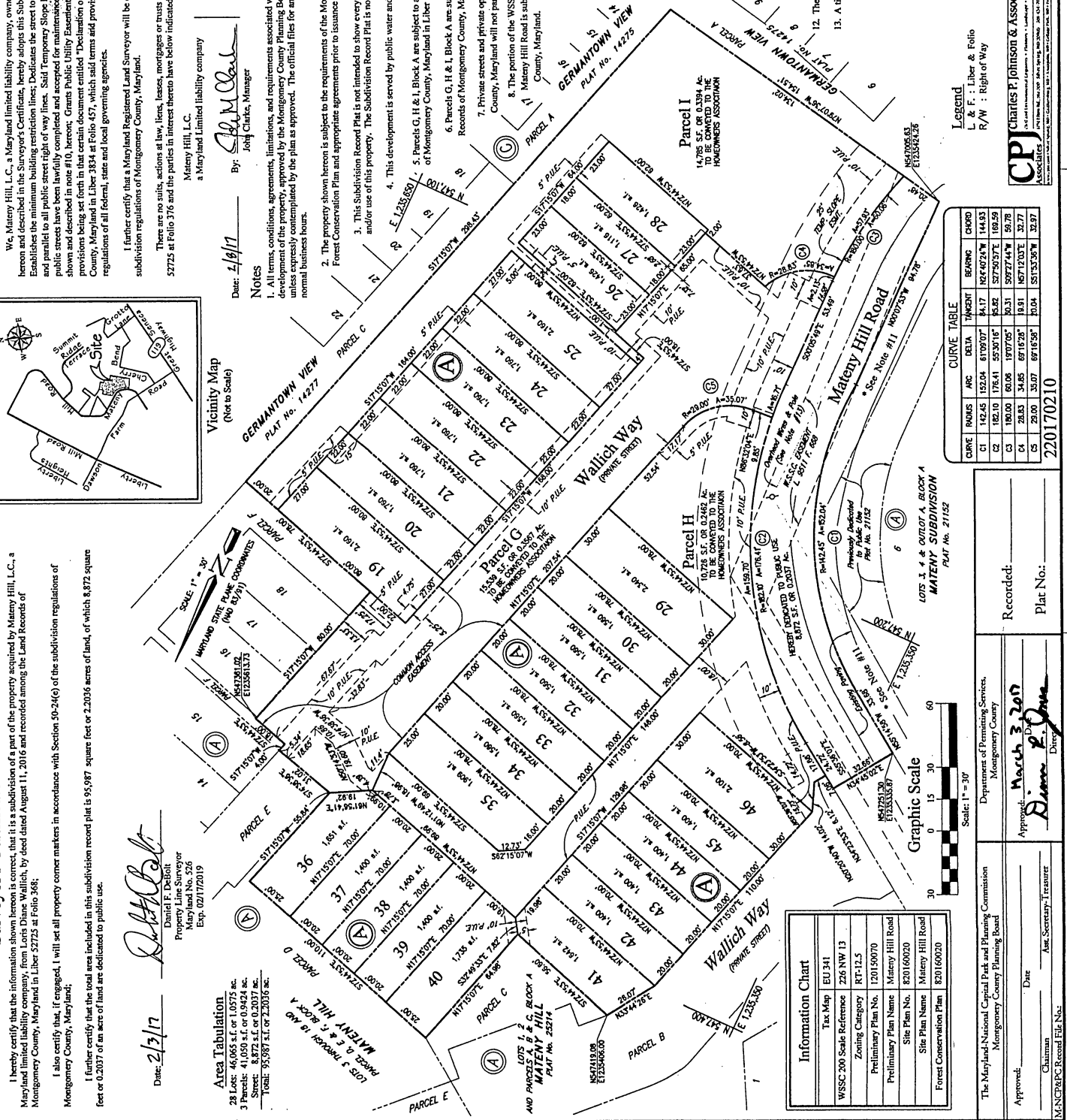
9. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System (NAD 83/91) using NGS control stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.99997433. The unadjusted factor is 0.99997433. The unadjusted factor for the bearing is 0.99997433. The adjusted bearing and distance shown are based on grid coordinates. The vertical datum is NGVD29. The coordinate values for GAIT are N 534457.87 E 1249651.19 Elevation 660.50

10. Parcel G, Block A, is subject to a Common Access Easement as delineated hereon, over Wallich Way, a private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The public access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded with the assent/consent of the Maryland Department of Transportation (MDOT). The Maryland Department of Transportation (MDOT) is not participating in the maintenance of these private facilities.

11. This portion of Mateny Hill Road is an apparent prescriptive right of way of variable width, maintained by Montgomery County, Maryland. No plats or deeds could be found establishing this portion of the right of way. The portion of the dedication within Mateny Hill Road is subject to whatever rights Montgomery County has previously obtained.

12. The ultimate width of Mateny Hill Road is to be 60 feet.

13. A title search revealed no easement for the existing overhead wires and utility pole

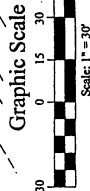


CURVE TABLE

CURVE	RADIUS	ARC DELTA	CHORD	BEARINGS
C1	142.45	152.04	61.09207'	84.17
C2	182.00	176.41	55.29147'	65.82
C3	180.00	50.88	197.6767'	93.31
C4	263.5	34.85	69.1258'	83.81
C5	250.0	35.07	69.1538'	83.04

Information Chart

Tax Map	EU 341
WSSC 200 Scale Reference	226 NW 13
Zoning Category	RT-12.5
Preliminary Plan No.	120150070
Preliminary Plan Name	Mateny Hill Road
Site Plan No.	820160020
Site Plan Name	Mateny Hill Road
Forest Conservation Plan	820160020



Legend
 L = F. I. Liber & Folio
 R/W = Right of Way

220170210
 Department of Permitting Services,
 Montgomery County

Recorded: March 3, 2017
 Approved: *[Signature]*
 Ass. Secretary - Treasurer
 Date
 Chairman
 Montgomery County Planning Board

220170210
 Scale: 1" = 30'

Subdivision Record Plat
 Lots 19 through 46,
 and Parcels G, H & I, Block A
Mateny Hill
 Gaithersburg (9th) District
 Montgomery County, Maryland
 February, 2017

CPJ Charles P. Johnson & Associates, Inc.
 Professional Land Surveyors & Planners - License No. 14330
 5500 South ...

