

Approved Metes & Bounds Easement Package Tying Into Ex. WSSC Easements
100% Complete & Approved on 1st Submission
Development Services Group – System Extension Plan (New Public Water/Sewer)

The following example represents a typical Development Services Group easement package for new public water and sewer. This example was kindly authorized by ***Ken Dye, Prop. Line Surveyor for Soltesz*** and represents an easement submittal package found to be 100% correct on its 1st submittal and review. New WSSC easement documents are shown first and backup material (base deeds, easements & plats) second. It is a notable example because:

- 1) Well prepared Legal Description (Schedule “A”) citing ties to various plat lines and *connections/calls for new service tying into two (2) different ex. WSSC easements*. Also conventionally important items (see MS Word easement template) are correct:
 - a. Tax ID’s Listed
 - b. Base Deed: Grantor/Grantee – Liber/Folio – Date
 - c. Plat References (if applicable)
 - d. Correct Basis of Bearings (NAD 1983 – 1991 Adjustment)
 - e. P.O.B. tied to at least one other boundary line or property marker
 - f. Total Areas
 - g. Certification to COMAR 09.13.06.12
 - h. Original Signature & Original Seal w/ Expiration Date
 - i. Other items not mentioned but conform to standard survey practice, etc.
- 2) The sketch is well drafted with line weights, text sizes, correct annotation references, good sheet size (M 16”x30”) displaying entire easement area at site plan scale, and correct survey datum.
- 3) Both the color easement sketch (Schedule “B”) and colorized site plans are properly drafted to WSSC color standards:
 - a. Red – property lines, property owner name, & recording references
 - b. Blue – new easement P.O.B.
 - c. Green – new WSSC easement lines & text
 - d. Brown – existing WSSC easement lines & text
 - e. Orange – temporary construction strips & text (not used in this example)

Thank you Ken for allowing the Land Unit to use this example.

Terry

Terrence Blomquist, Prof LS
Engineering Assistant V – Right of Way Review
WSSC Land Unit 5th Floor – Technical Services Group
Ph: 301-206-8671
<http://www.wsscwater.com/home/jsp/content/land-unit.faces>



TSG - LAND UNIT
14501 Sweitzer Lane
Laurel, Md, 20707

EASEMENT INTAKE FORM

CONTRACT # DA 5275 C 11

Date 10/24/13

Title of Easement to be: Description of a WSSC Easement

WSSC PM: Bryan Hall

OWNER OF THE PROPERTY IN FEE SIMPLE

Owner Bowie Mill Road, LLC

Address 1355 Beverly Road, Suite 240

City McLean

State VA

Zip Code 22101

Liber & Folio 45808/215

PLAT (if Appl.) 24515 & 24516

☒ Montgomery Co

☐ PG. Co.

☐ URGENT - (Provide Justification)

DISTRICT MC - 8. OLNEY

200' Sheet # 225 NW 04

Do you need to CUT Trees within construction strip (it will tell you on the plan) ☐ Yes ☒ No

LOCATION of EASEMENT

Brightwood Circle To Serve Olney Springs - Part 3
FROM BOWIE MILL ROAD THRU
BRIGHTWOOD CIR. (PRIVATE) TIE TO EX.
EASE.

LIST TAX ID #'S

See Attached Sheet

KIND OF INSTRUMENT REQUIRED

- ☐ AGREEMENT
☒ EASEMENT
☐ FEE SIMPLE
☐ LICENSE
☐ LETTER OF PERMISSION NEEDED
☐ SUBORDINATION (Fee Applies)
☐ RELEASE (Fee Applies)

- ☒ WATER/SEWER / APPURTENANCES
☐ TEMPORARY CONST. STRIP
☐ OTHER (FILL IN BELOW)

Easement to be Acquired By:

☐ WSSC ☒ OWNER

Who do we contact for Signature ? (Name & Phone)

Kenneth L. Dye (SOLTESZ) 301-948-2750

M-150

SKETCH #'s

Part # & Type

1 M & B

2

3

4

5

R/W Length

R/W Width

Area - Sq. Ft.

24,699

Area - Acres

0.5670

Easement Transmitted By: (SURVEY OR ENG. FIRM)

Company SOLTESZ

Name Kenneth L. Dye

Address 2 Research Place

City Rockville

State MD

Zip Code 20850

email k dye@solteszco.com

Phone # 301-948-7250

Print

Checklist:

- 1 TRANSMITTAL
- 2 SCHEDULE "A" (Legal Description)
- 1 SCHEDULE "B" (WSSC Color Sketch)
- 1 SCHEDULE "B" (B/W Sketch)
- 1 SCHEDULE "B" (B/W Mylar Sketch)
- 2 PLAN SHEETS (Colored Per Owner)

Also Send Backup Documents:

Subject Prop. Deeds & Other Deeds Cited
Subject Prop. Record Plats & Plats Cited
Ex. WSSC Easements Referenced

- ☒ Tax Id #'s on Schedule "A"
☒ Signed to 09.13.06.12 COMAR
☒ All Items Included for Review?

PROCESSED

P.M.

Tech Rev.

Prop AQ.

QC

Tax I.D. No.:

08-03712668, 08-03712384, 08-03712373, 08-03712497, 08-03712500, 08-03712511,
08-03712522, 08-03712533, 08-03712544, 08-03712555, 08-03712566, 08-03712577,
08-03712588, 08-03712590, 08-03712602, 08-03712613, 08-03712624, 08-03712635,
08-03712646, 08-03712657



SOLTESZ

SOLTESZ

2 Research Pl., Suite 100

Rockville, MD 20850

P: 301.948.2750

F: 301.948.9067

www.solteszco.com



Transmittal

To:	WSSC – Lobby Level Development Services Group, 7th Floor 14501 Sweitzer Lane Laurel, Maryland 20707	Date:	October 24, 2013
Attn:	Bryan Hall <i>BARBARA DILLMAN</i>	Subject:	Bowie Mill, aka Olney Springs DA 5275 C 11 WSSC Esm't
		Project #:	0675-31-00

 The following items are transmitted: ☒ Herewith ☐ Separate Cover ☐ Via Messenger ☐ Overnight

Copies	Pages	Description
1	1	WSSC Intake Form (Transmittal)
2	5	Schedule "A" (Legal Description)
1	1	Schedule "B" (WSSC Color Sketch)
1	1	Schedule "B" (B/W Sketch)
1	1	Schedule "B" (B/W Mylar Sketch)
2	2	Plan Sheets (Colored Per Owner)
1		Subject Deed 45808/215
1		Existing WSSC Esm't 45436/198 & 5303/293
1	2	Record Plats 24515 & 24516
1	20	SDAT Tax Info Sheets
1		Computations

 The above items are submitted: ☐ At your request ☐ For your review ☐ For your files
☐ For your approval ☐ For your action ☐ For your information

General Remarks:
Copies to:

By:

Kenneth L. Dye

Tax I.D. No's.: (See last page of description)

SCHEDULE "A"

DESCRIPTION OF A WSSC EASEMENT

**BOWIE MILL ROAD, LLC, OWNER
c/o ELM STREET DEVELOPMENT, INC.
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101**

TO

**WASHINGTON SUBURBAN SANITARY COMMISSION
14501 SWEITZER LANE
LAUREL, MARYLAND 20707**

Being a strip or parcel of land hereinafter described, in, through, over and across part of the property described in a conveyance from MONTGOMERY COUNTY MARYLAND, a body corporate and politic, to BOWIE MILL ROAD, LLC, a Maryland limited liability company, by deed dated December 26, 2012, and recorded among the Land Records of Montgomery County, Maryland in Liber 45808 at Folio 215, said property being Parcels O, R and S, and Lots 56 through 72, Block A, as shown on the following two (2) subdivision record plats, the first (1st) being entitled "SUBDIVISION RECORD PLAT, LOTS 46 THROUGH 72 AND, PARCELS Q THROUGH S, BLOCK A, OLNEY SPRINGS" and recorded among the said Land Records as Plat 24515, and the second (2nd) being entitled "SUBDIVISION RECORD PLAT, PARCELS O AND P, BLOCK A, OLNEY SPRINGS" and recorded among the said Land Records as Plat 24516; and being more particularly described in Maryland State Plane Meridian (NAD83/91) as follows:

Beginning for the said strip or parcel of land at a point lying on the South 63°55'35" West, 189.38 foot line of Parcel R, Block A, as shown on the aforementioned subdivision record plat recorded as Plat 24515, said point being distant 12.50 feet from the end thereof, said line also being a southerly right of way line of Bowie Mill Road, eighty (80) foot right of way, as shown on said plat, said point having Coordinate values of N=542487.438 feet and E=1286436.221 feet, and running thence reversely with and along part of said line

- 1.) North 63°55'35" East, 20.00 feet to a point; thence departing said line and running so as to cross and include part of said Parcel R, Block A, the following ten (10) courses:
- 2.) South 26°31'27" East, 80.60 feet to a point; thence

- 3.) North 63°28'33" East, 3.50 feet to a point; thence
- 4.) South 26°31'27" East, 12.00 feet to a point; thence
- 5.) South 63°28'33" West, 3.50 feet to a point; thence
- 6.) South 26°31'27" East, 27.91 feet to a point; thence
- 7.) North 63°28'33" East, 24.01 feet to a point; thence
- 8.) North 18°31'36" East, 130.68 feet to a point; thence
- 9.) South 71°28'24" East, 21.89 feet to a point; thence
- 10.) North 42°38'38" East, 23.36 feet to a point; thence
- 11.) South 72°35'55" East, 3.88 feet to a point at the northern most corner of Lot 46, Block A, said point also being the beginning of the South 17°24'05" West, 188.00 foot common line between said Parcel R, Block A, and Lots 46 through 54 and Parcel P, Block A, as shown on said Plat 24515; thence running with and along said common line
- 12.) South 17°24'05" West, 188.00 feet to a point; thence departing said common line and running so as to cross and include part of said Parcel R and Parcel S, Block A, the following seven (7) courses:
 - 13.) South 17°24'05" West, 7.80 feet to a point; thence
 - 14.) North 32°30'40" West, 26.33 feet to a point; thence
 - 15.) South 57°29'20" West, 16.16 feet to a point; thence
 - 16.) South 18°31'36" West, 31.83 feet to a point; thence
 - 17.) South 26°31'27" East, 208.45 feet to a point; thence
 - 18.) South 71°28'24" East, 11.24 feet to a point; thence
- 19.) North 66°30'07" East, 1.33 feet to a point at the end of the fifteenth (15th) or North 23°29'53" West, 11.24 foot line of a Washington Suburban Sanitary Commission (WSSC) Easement, described in Part Two of an easement and right of way granted by Montgomery County, Maryland, to the Washington Suburban Sanitary Commission by This Right of Way dated October 26, 2012, and recorded among the aforesaid Land Records in Liber 45436 at Folio 198, said line also being the South 23°29'53" East, 11.24 foot line of said Parcel S, Block A, as shown on said

plat recorded as Plat 24515, said line further being the North 23°29'53" West, 11.24 foot line of Parcel O, Block A, as shown on the aforementioned plat recorded as Plat 24516; thence running with and along all of the fifteenth (15th) and fourteenth (14th) line of said WSSC Easement and the common lines between Parcels O and S, Block A, the following three (3) courses:

- 20.) South 23°29'53" East, 11.24 feet to a point; thence
- 21.) South 04°15'17" West, 33.53 feet to a point; thence
- 22.) South 26°36'37" East, 24.61 feet to a point; thence departing said common lines and running so as to cross and include part of said Parcel O, Block A
- 23.) South 26°36'37" East, 185.62 feet to a point on the northwesterly right of way line of a twenty (20) foot wide right of way for a sanitary sewer described in Part Two of a right of way granted by the Board of Education of Montgomery County to the Washington Suburban Sanitary Commission by This Right of Way dated March 21, 1979, and recorded among the aforesaid Land Records in Liber 5303 at Folio 293, said point being distant 15.07 feet from the end of the fourth (4th) or South 45°16'00" West, 210.00 foot centerline of said sanitary sewer right of way at an offset distance of ten (10) feet right; thence running with and along the said northwesterly right of way line of the said twenty (20) foot wide right of way for a sanitary sewer the following two (2) courses:
- 24.) South 45°16'03" West, 19.58 feet to a point; thence
- 25.) South 03°13'57" East, 3.51 feet to a point; thence departing said northwesterly right of way and running so as to cross and include part of said Parcels O and S, Block A, the following two (2) courses:
- 26.) North 26°36'37" West, 209.40 feet to a point; thence
- 27.) South 63°28'33" West, 0.54 feet to a point at the eastern most corner of Lot 55, Block A, as shown on said Plat 24515; thence running with and along the front lot line of said Lot 55, Block A
- 28.) North 26°31'27" West, 23.00 feet to a point at the easterly common corner between Lots 55 and 56 Block A; thence running with and along part of the common line between said Lots 55 and 56, Block A
- 29.) South 63°28'33" West, 1.50 feet to a point; thence departing said common line and running so as to cross and include part of Lots 56 through 72 and Parcels R and S, Block A, the following fourteen (14) courses:
- 30.) North 26°31'27" West, 121.00 feet to a point; thence

plat recorded as Plat 24515, said line further being the North 23°29'53" West, 11.24 foot line of Parcel O, Block A, as shown on the aforementioned plat recorded as Plat 24516; thence running with and along all of the fifteenth (15th) and fourteenth (14th) line of said WSSC Easement and the common lines between Parcels O and S, Block A, the following three (3) courses:

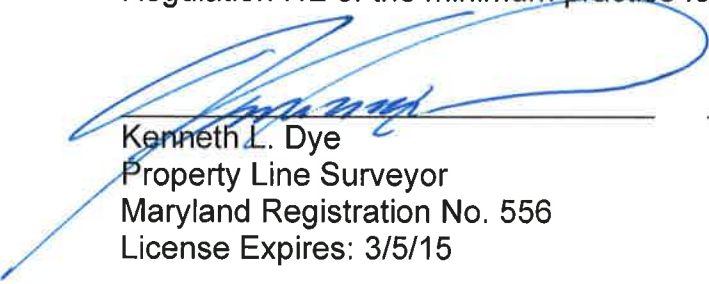
- 20.) South 23°29'53" East, 11.24 feet to a point; thence
- 21.) South 04°15'17" West, 33.53 feet to a point; thence
- 22.) South 26°36'37" East, 24.61 feet to a point; thence departing said common lines and running so as to cross and include part of said Parcel O, Block A
- 23.) South 26°36'37" East, 185.62 feet to a point on the northwesterly right of way line of a twenty (20) foot wide right of way for a sanitary sewer described in Part Two of a right of way granted by the Board of Education of Montgomery County to the Washington Suburban Sanitary Commission by This Right of Way dated March 21, 1979, and recorded among the aforesaid Land Records in Liber 5303 at Folio 293, said point being distant 15.07 feet from the end of the fourth (4th) or South 45°16'00" West, 210.00 foot centerline of said sanitary sewer right of way at an offset distance of ten (10) feet right; thence running with and along the said northwesterly right of way line of the said twenty (20) foot wide right of way for a sanitary sewer the following two (2) courses:
- 24.) South 45°16'03" West, 19.58 feet to a point; thence
- 25.) South 03°13'57" East, 3.51 feet to a point; thence departing said northwesterly right of way and running so as to cross and include part of said Parcels O and S, Block A, the following two (2) courses:
- 26.) North 26°36'37" West, 209.40 feet to a point; thence
- 27.) South 63°28'33" West, 0.54 feet to a point at the eastern most corner of Lot 55, Block A, as shown on said Plat 24515; thence running with and along the front lot line of said Lot 55, Block A
- 28.) North 26°31'27" West, 23.00 feet to a point at the easterly common corner between Lots 55 and 56 Block A; thence running with and along part of the common line between said Lots 55 and 56, Block A
- 29.) South 63°28'33" West, 1.50 feet to a point; thence departing said common line and running so as to cross and include part of Lots 56 through 72 and Parcels R and S, Block A, the following fourteen (14) courses:
- 30.) North 26°31'27" West, 121.00 feet to a point; thence

- 31.) South 63°28'33" West, 3.50 feet to a point; thence
- 32.) North 26°31'27" West, 20.00 feet to a point; thence
- 33.) North 63°28'33" East, 10.00 feet to a point; thence
- 34.) North 26°31'27" West, 4.00 feet to a point; thence
- 35.) South 63°28'33" West, 10.00 feet to a point; thence
- 36.) North 26°31'27" West, 79.83 feet to a point; thence
- 37.) North 63°28'33" East, 10.00 feet to a point; thence
- 38.) North 26°31'27" West, 12.50 feet to a point; thence
- 39.) South 63°28'33" West, 10.00 feet to a point; thence
- 40.) North 26°31'27" West, 20.00 feet to a point; thence
- 41.) North 63°28'33" East, 9.73 feet to a point; thence
- 42.) North 06°14'27" East, 20.62 feet to a point; thence
- 43.) North 26°31'27" West, 98.66 feet to a point on the North 63°55'35" East, 84.75 foot common line between said Lot 72 and Parcel S, Block A, as shown on said plat recorded as Plat 24515; thence running with and along part of said line
- 44.) North 63°28'33" East, 1.20 feet to a point at the end of said common line between said Lot 72 and Parcel S, Block A; thence departing said common line and running so as to cross and include part of said Parcel R, Block A, the following two (2) courses:
- 45.) North 63°28'33" East, 12.50 feet to a point; thence
- 46.) North 26°31'27" West, 47.58 feet to the point of beginning; containing 24,699 square feet or 0.5670 of an acre of land, more or less.

Tax I.D. No.:

08-03712668, 08-03712384, 08-03712373, 08-03712497, 08-03712500, 08-03712511, 08-03712522, 08-03712533, 08-03712544, 08-03712555, 08-03712566, 08-03712577, 08-03712588, 08-03712590, 08-03712602, 08-03712613, 08-03712624, 08-03712635, 08-03712646, 08-03712657

I hereby certify to the Washington Suburban Sanitary Commission, to the best of my professional knowledge, information, and belief that: this metes and bounds description was prepared by me or under my direct supervision and that it is in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12 of the minimum practice for Land Surveyors.



Kenneth L. Dye
Property Line Surveyor
Maryland Registration No. 556
License Expires: 3/5/15

10-24-13

Date

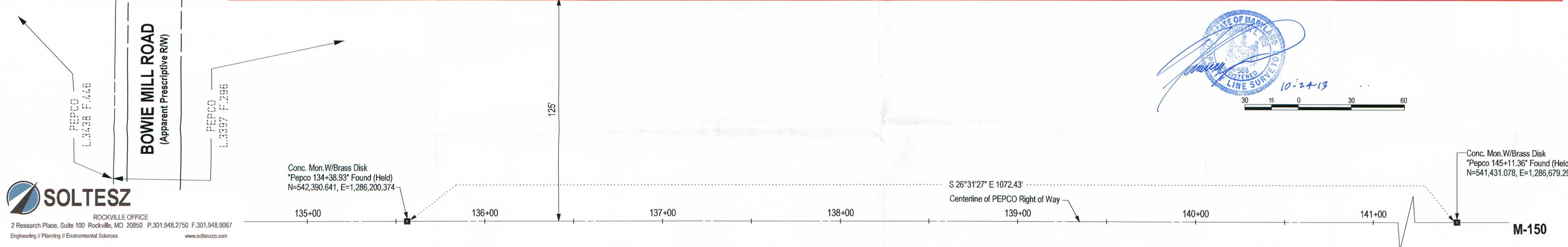
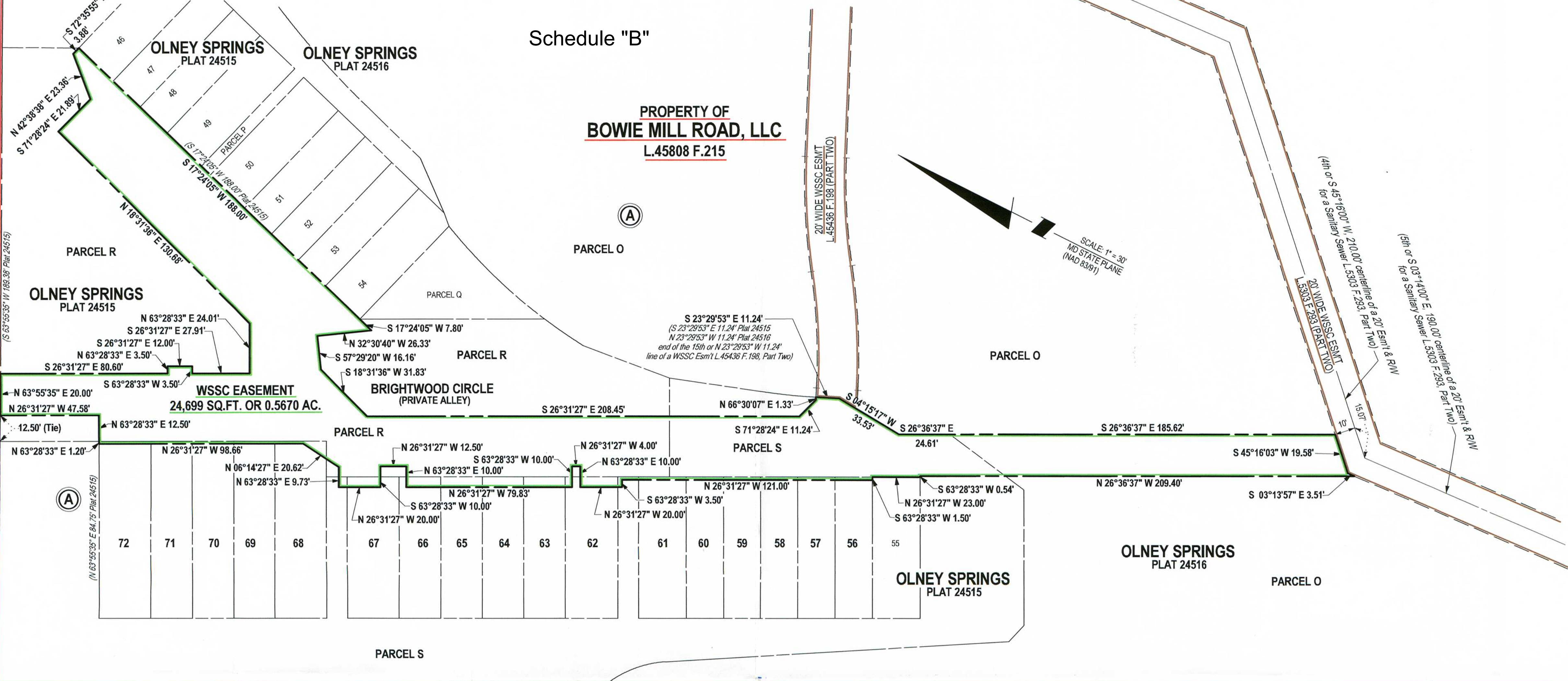
Schedule "B"

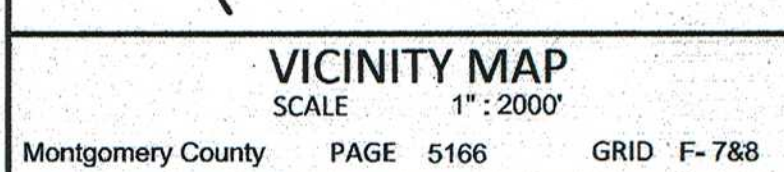
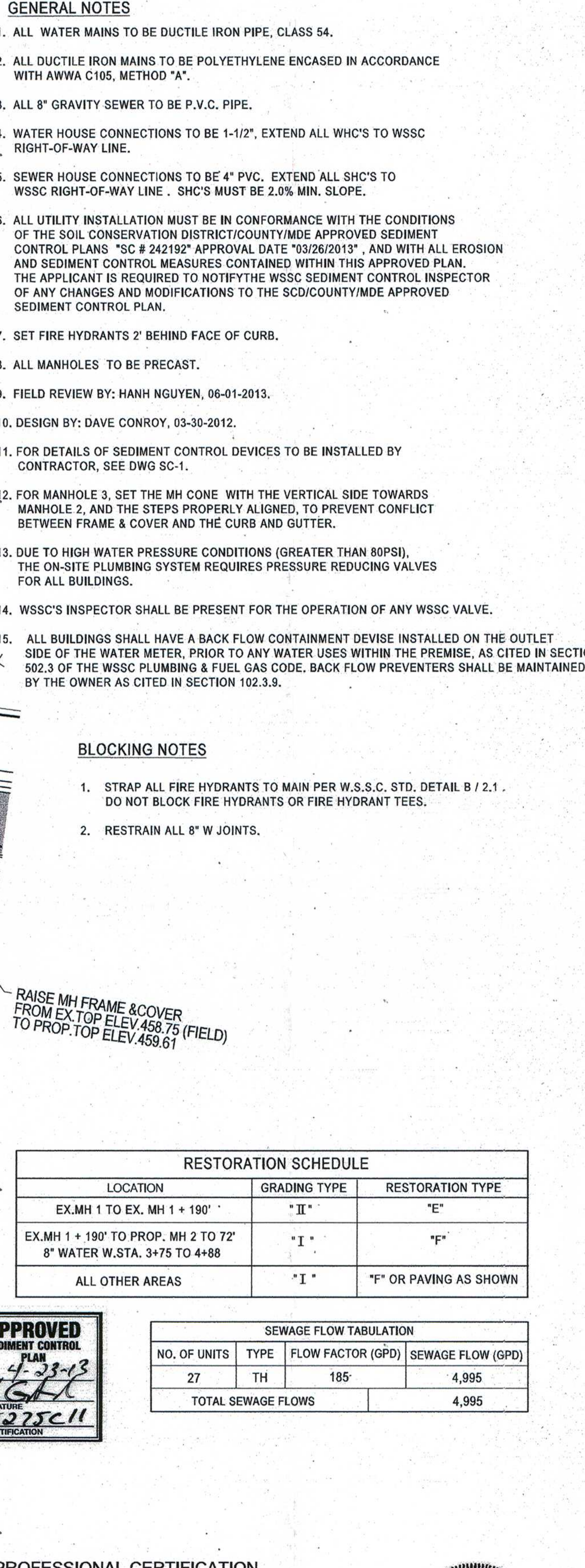
PROPERTY OF
BOWIE MILL ROAD, LLC
L.45808 F.215

BRIGHTWOOD ROAD
(60' R/W)
P.B.103 P.11821

BOWIE MILL ROAD
(80' R/W)
P.B.103 P.11821 & PLAT 24515

Point of Beginning
N=542487.438, E=1286436.221



[illegible]

*TO BE ACQUIRED BY APPLICANT

AS BUILT DATA

DRAWING INDEX

S.C.I.	1	Sediment Control Details
WSSC's DEVELOPMENT SERVICES GROUP		
7/11/13		
DATE	Tom Gingrich Unit Coordinator	
7/11/13		
DATE	Bryan Hall Sr. Development Project	

CONTRACT		DA 5275 C 11	
		NO	1
00016	005111101		0

1. NOTIFY THE WSSC CONTRACT MANAGER @ 301-206-7363 AND SEDIMENT CONTROL SPECIALIST @ 301-206-8077, A MINIMUM OF 72 HOURS IN ADVANCE, TO COORDINATE A PRECONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF THE WORK. THE UTILITY SEDIMENT CONTROL PERMIT WILL BE ISSUED TO THE APPLICANT OR HIS/HER CONTRACTOR AT THIS MEETING.
2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS AS DEFINED IN THE SEP.
3. ALL WORK TO BE PERFORMED BY THE APPLICANT'S CONTRACTOR UNDER THE SUPERVISION AND INSPECTION OF THE SYSTEMS INSPECTION GROUP AT NO COST TO WSSC.
4. THE APPLICANT IS TO PROVIDE THE SYSTEMS INSPECTION GROUP'S FIELD OFFICE 48 HOURS NOTICE IN THE FORM OF WRITTEN REQUEST IF THE CONTRACTOR WILL BE UTILIZING OVERTIME HOURS. OVERTIME INSPECTION WILL BE BILLED AT THE PREVAILING WSSC HOURLY OVERTIME RATE.
5. THE APPLICANT WILL PROVIDE ALL MATERIALS AND MATERIAL CERTIFICATIONS FOR THIS CONTRACT IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS.
6. THE APPLICANT WILL BE REQUIRED TO PROVIDE ALL CONTROLS AND STAKEOUT ASSOCIATED WITH THIS CONSTRUCTION.
7. THE APPLICANT IS TO PROVIDE THE SYSTEMS INSPECTION GROUP'S FIELD OFFICE TWO WEEKS NOTICE AFTER BASE PAVING AND TWO WEEKS NOTICE PRIOR TO FINAL PAVING FOR INSPECTION OF STRUCTURES AND APPURTENANCES.
8. EXCLUDING PIPE SIZING AND MATERIALS, WSSC TAKES NO RESPONSIBILITY FOR DESIGN ERRORS AND/OR OMISSIONS. WSSC'S APPROVAL/PERMIT ACCEPTANCE DOES NOT CONSTITUTE A WARRANTY NOR DOES IT RELEASE THE APPLICANT FROM RESPONSIBILITY FOR THE DESIGN, AS WELL AS ANY DEFICIENCY WHICH MAY SUBSEQUENTLY BE FOUND.
9. WSSC TAKE NO RESPONSIBILITY FOR THE ACCURACY OF "AS-BUILT" INFORMATION PROVIDED BY WSSC OR ANY DEVIATIONS FROM DESIGN PLANS OF EXISTING PIPELINES. THE DESIGNER MAY OBTAIN THIS INFORMATION TO THE DESIRE BUT IS RESPONSIBLE FOR DETERMINING IF ANY CHANGE HAVE BEEN MADE TO THE ORIGINAL DESIGN OF THE EXISTING PIPELINE. PERFORMING TEST PIT AND FIELD SURVEYS TO VERIFY IF THEY PLAN TO UTILIZE THIS INFORMATION, AND FOR ADJUSTING THEIR DESIGN ACCORDINGLY. WSSC DOES NOT PROVIDE ANY WARRANTY OR ANY ASSURANCE THAT ANY INFORMATION PROVIDED IS ACCURATE AND/OR UP TO DATE.

1. ALL WATER MAINS TO BE DUCTILE IRON PIPE, CLASS 54.
2. ALL DUCTILE IRON MAINS TO BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA C105, METHOD "A".
3. ALL 8" GRAVITY SEWER TO BE P.V.C. PIPE.
4. WATER HOUSE CONNECTIONS TO BE 1-1/2", EXTEND ALL WHC'S TO WSSC RIGHT-OF-WAY LINE.
5. SEWER HOUSE CONNECTIONS TO BE 4" PVC. EXTEND ALL SHC'S TO WSSC RIGHT-OF-WAY LINE . SHC'S MUST BE 2.0% MIN. SLOPE.
6. ALL UTILITY INSTALLATION MUST BE IN CONFORMANCE WITH THE CONDITIONS OF THE SOIL CONSERVATION DISTRICT/COUNTY/MDE APPROVED SEDIMENT CONTROL PLANS "SC # 242192" APPROVAL DATE "03/26/2013", AND WITH ALL EROSION AND SEDIMENT CONTROL MEASURES CONTAINED WITHIN THIS APPROVED PLAN. THE APPLICANT IS REQUIRED TO NOTIFY THE WSSC SEDIMENT CONTROL INSPECTOR OF ANY CHANGES AND MODIFICATIONS TO THE SCD/COUNTY/MDE APPROVED SEDIMENT CONTROL PLAN.
7. SET FIRE HYDRANTS 2' BEHIND FACE OF CURB.
8. ALL MANHOLES TO BE PRECAST.
9. FIELD REVIEW BY: HANH NGUYEN, 06-01-2013.
10. DESIGN BY: DAVE CONROY, 03-30-2012.
11. FOR DETAILS OF SEDIMENT CONTROL DEVICES TO BE INSTALLED BY CONTRACTOR, SEE DWG SC-1.
12. FOR MANHOLE 3, SET THE MH CONE WITH THE VERTICAL SIDE TOWARDS MANHOLE 2, AND THE STEPS PROPERLY ALIGNED, TO PREVENT COLLAPSE BETWEEN FRAME & COVER AND THE CURB AND GUTTER.
13. DUE TO HIGH WATER PRESSURE CONDITIONS (GREATER THAN 80PSI), THE ON-SITE PLUMBING SYSTEM REQUIRES PRESSURE REDUCING VALVES FOR ALL BUILDINGS.
14. WSSC'S INSPECTOR SHALL BE PRESENT FOR THE OPERATION OF ANY WSSC VALVE.
15. ALL BUILDINGS SHALL HAVE A BACK FLOW CONTAINMENT DEVICE INSTALLED ON THE OUTLET SIDE OF THE WATER METER, PRIOR TO ANY WATER USES WITHIN THE PREMISE, AS CITED IN SECTION 502.3 OF THE WSSC PLUMBING & FUEL GAS CODE. BACK FLOW PREVENTERS SHALL BE MAINTAINED BY THE OWNER AS CITED IN SECTION 102.3.9.

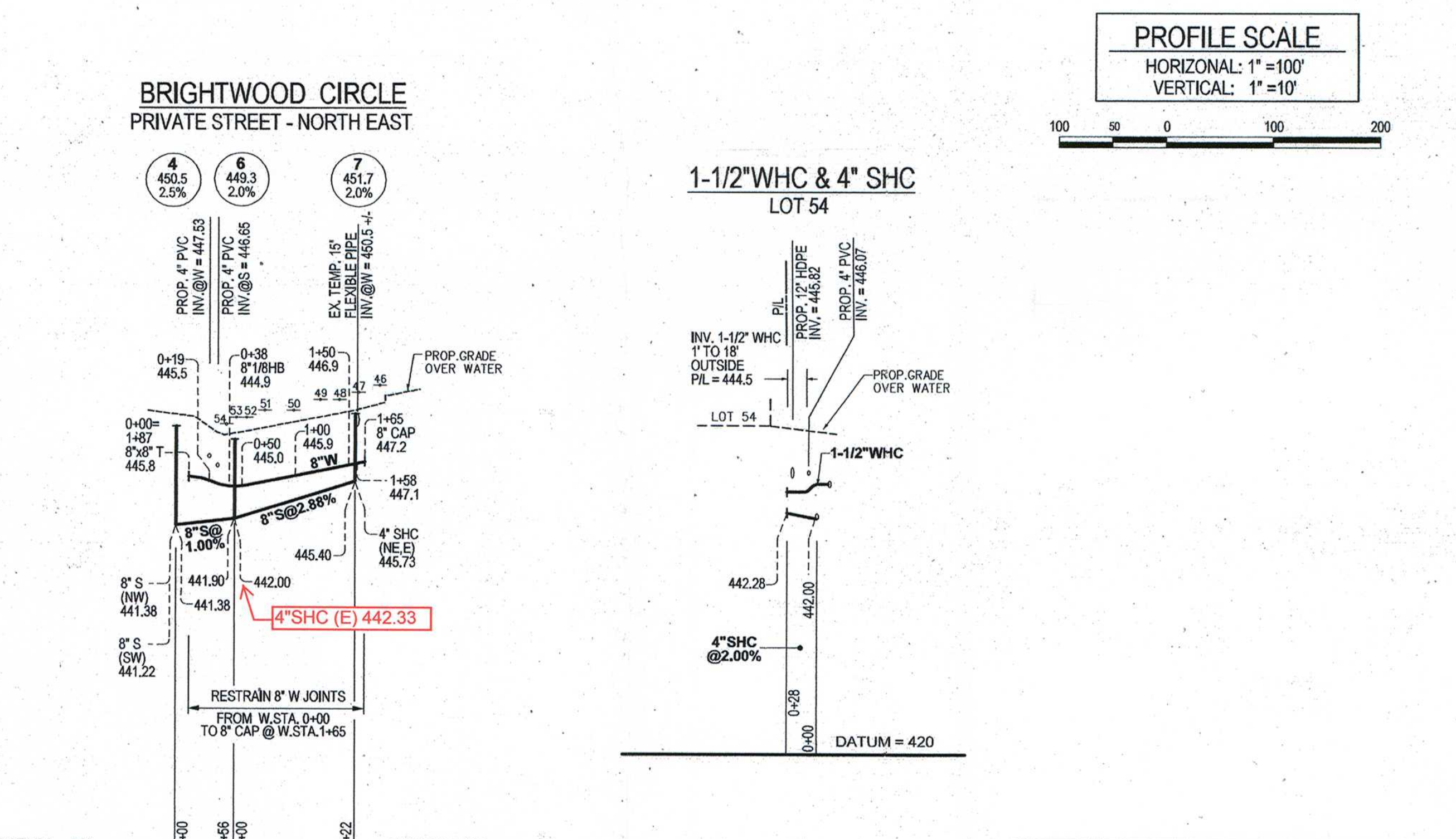
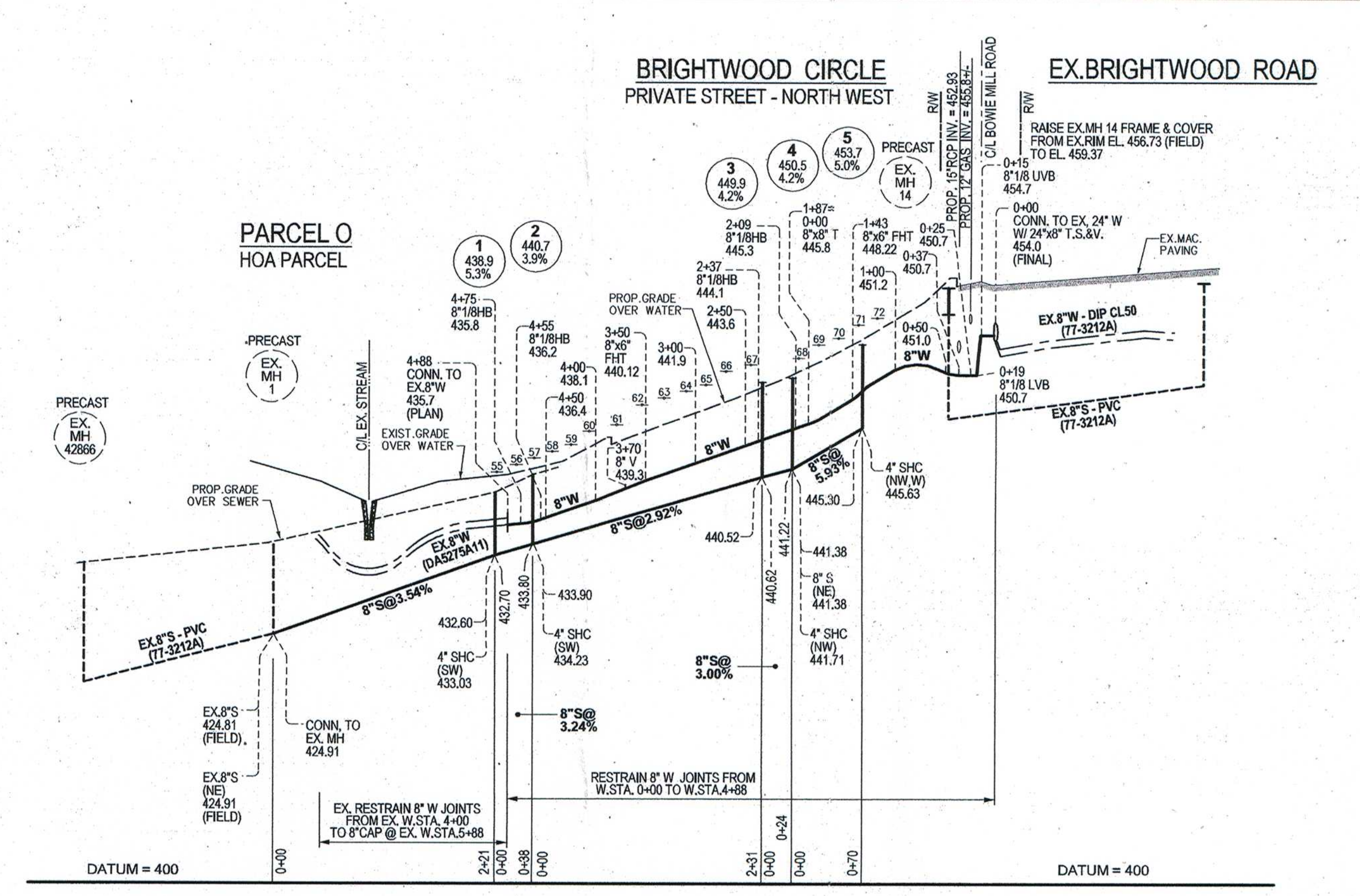
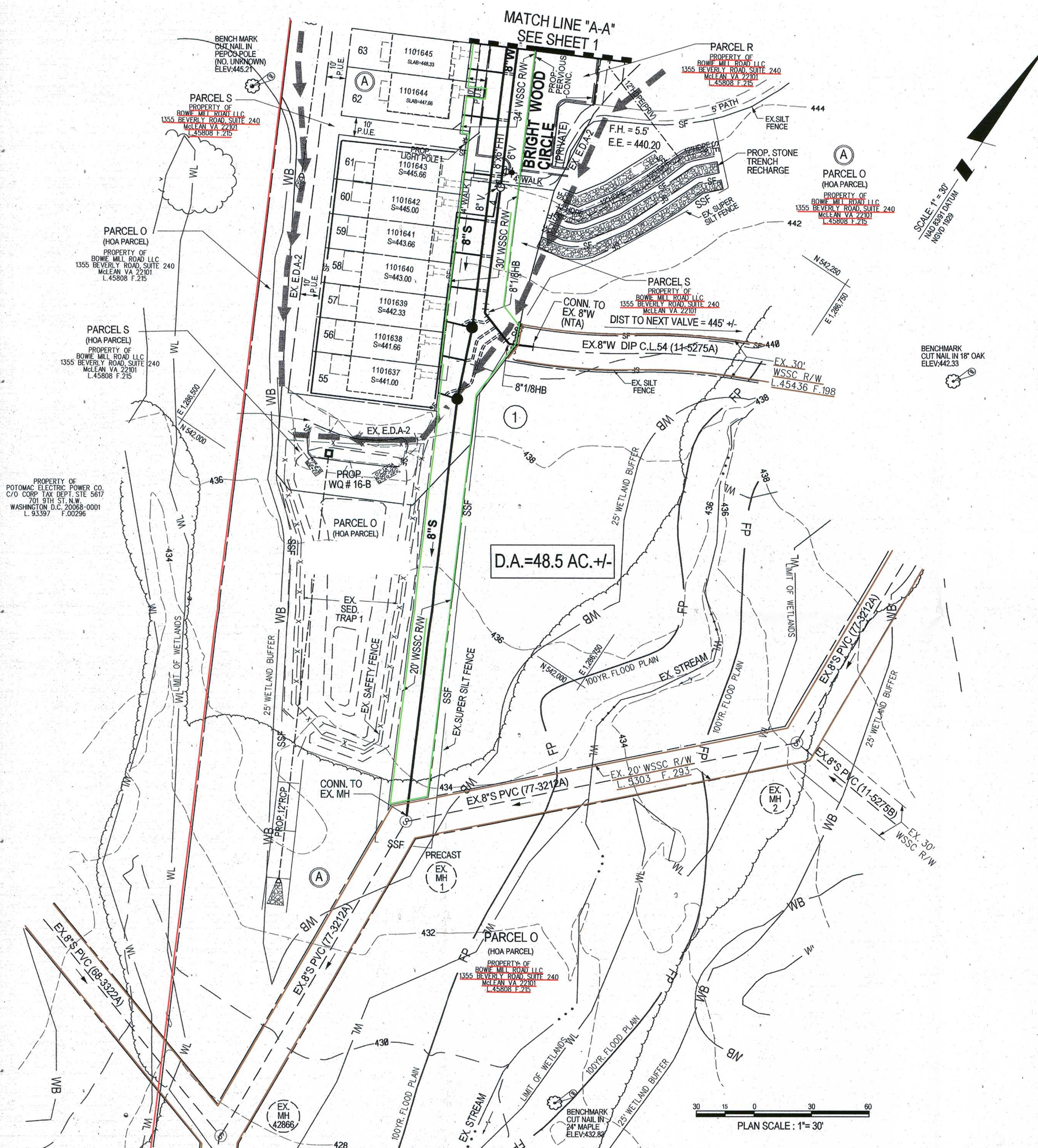
1. STRAP ALL FIRE HYDRANTS TO MAIN PER W.S.S.C. STD. DETAIL B / 2.1.
DO NOT BLOCK FIRE HYDRANTS OR FIRE HYDRANT TEES.
2. RESTRAIN ALL 8" W JOINTS.

SEWAGE FLOW TABULATION			
NO. OF UNITS	TYPE	FLOW FACTOR (GPD)	SEWAGE FLOW (GPD)
27	TH	185	4,995
TOTAL SEWAGE FLOWS			4,995

ROCK CREEK DRAINAGE BASIN MINI - BASIN #05-17
OLNEY ELECTION DISTRICT NO. 8
WATER AND SEWER EXTENSION
BRIGHTWOOD CIRCLE
TO SERVE OLNEY SPRINGS - PART 3

WASHINGTON SUBURBAN SANITARY COMMISSION

SOLTESZ
ROCKVILLE OFFICE
2 RESEARCH PLACE, SUITE 100, ROCKVILLE MD 20850
P.301.948.2750 F.301.948.9067
Engineering // Planning // Environmental Sciences
CONTACT: DAVE CONROY www.solteszco.com



DEED

182

THIS DEED is made this 26 day of December, 2012, by and between by
MONTGOMERY COUNTY, MARYLAND ("Grantor") and **BOWIE MILL ROAD, LLC**, a
 Maryland limited liability ("Grantee").

WITNESSETH:

That for and in consideration of Two Million Five Hundred Eighty-Eight Thousand Nine Hundred Six And 00/100 Dollars (\$2,588,906.00) the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to Grantor in fee simple all those premises comprising approximately 32.61 acres, more or less, and being more particularly described as follows ("Property"), to wit:

ALL THAT PARCEL OF LAND SITUATE IN THE EIGHTH ELECTION DISTRICT OF MONTGOMERY COUNTY, MARYLAND CONTAINING 32.61 ACRES, MORE OR LESS, BEING ALL THE SAME LAND CONVEYED TO MONTGOMERY COUNTY, MARYLAND BY THE BOARD OF EDUCATION OF MONTGOMERY COUNTY BY DEED DATED SEPTEMBER 24, 1996 AND RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN LIBER 14440 AT FOLIO 241, SAID PROPERTY HAVING BEEN SUBDIVIDED IN CERTAIN PLATS OF SUBDIVISION OF "OLNEY SPRINGS" AS PER PLATS THEREOF RECORDED AT PLATS NOS. 24511, 24512, 24513, 24514, 24515 and 24516 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND;

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE

2013 JAN 16 AM 8:41

LESS AND EXCEPT THOSE PORTIONS RESERVED BY MONTGOMERY COUNTY, MARYLAND FOR STREET RIGHT OF WAY AS SET FORTH IN THE FOREGOING DESCRIBED PLATS

The Property is also known as 18241 Bowie Mill Road, Olney, Maryland.

SUBJECT TO covenants, conditions and restrictions of record, including but not limited to that certain Moderately Priced Dwelling Units - Declaration of Covenants, For Sale Subdivisions as recorded in Liber 45510, folio 392, and also subject to the Workforce Housing Units - Declaration of Covenants, For Sale Subdivisions as recorded in Liber 45510, folio 349, each among the Land Records of Montgomery County, Maryland.

TOGETHER WITH all (i) the buildings and improvements on the Property, made or being; (ii) all and every rights-of-way, alleys, ways, waters, easements, and privileges,

MONTGOMERY COUNTY, MDAPPROVED BY KC

JAN 08 2013

IMP FD SURE	40.00
RECORDING FEE	20.00
STATE TAX	12,944.53
TOTAL	13,004.53
Rest #006	Rept # 59179
LEK KAR	Blk # 5759
Jan 16, 2013	08:38 am

STOP FOR WEB
@ PG 1 EXAMPLE

12,944.53
40.00
20.00

\$24,340.00 RECORDATION TAX PAID
 \$25,889.06 TRANSFER TAX PAID

45436 198

Contract No. 11-DA-5275-A

THIS RIGHT OF WAYMade this 26th day of October in the year 2012, by and betweenALL PAGES MONTGOMERY COUNTY, MARYLAND* ENTIRE EASEMENT FOR WEB EXAMPLE

the owner(s) of the property located in the County of Montgomery in the State of Maryland, Grantor, and the WASHINGTON SUBURBAN SANITARY COMMISSION, a bi-county agency and public corporation of the State of Maryland, organized and existing under the laws of the said State, Grantee.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, the exclusive easement and right of way hereinafter described for the installation, construction, reconstruction, maintenance, repair, operation and inspection of a water main and sanitary sewer and appurtenances thereto, including service connections within said easement and right of way, together with the right of ingress and egress along and over said right of way, for any and all of such purposes; located across the property obtained by Grantor by deed dated September 24, 1996, recorded among the land records of Montgomery County in Liber 14440, Folio 241, situated in Election District 8, Olney, the said right of way and easement, consisting of 5,490 square foot or 0.1260 acres, (Part one) 17,264 square foot or 0.3963 acres, (Part two) 1,864 square foot or 0.0428 acres, (Part three) more or less, being fully described in Schedule A, which is attached and incorporated herein.

* NOTICE NEW EXAMPLE EASEMENT TIES TO THIS EASEMENT (PGS 202 + 203) (YELLOW)

To have and to hold said easement and right of way to the exclusion of all others, for a water main and sanitary sewer and appurtenances thereto, including service connections above described or mentioned and hereby intended to be granted and conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the only proper use, benefit and behoof forever of the said Washington Suburban Sanitary Commission, its successors and assigns.

And the Grantor, for itself, its successors and assigns, covenants and agrees with the Grantee, its successors and assigns, as follows: **FIRST:** that it will obtain the written consent of the Grantee before it grants an easement or right of way within the above described easement and right of way, erects or permits to be erected any building or structure, or before it fills or excavates within the above described easement and right of way. **SECOND:** that the Grantee, its successors and assigns, shall at all times have right of ingress and egress over said easement and right of way for the purpose of installing, constructing, reconstruction, maintaining, repairing, operating and inspecting the water main and sanitary sewer and appurtenances thereto, including service connections within said easement and right of way, said ingress and egress to be along the line herein designated and along such other lines as the Grantor may designate. **THIRD:** that it has the right to grant the easement and right of way.

APPROVED BY [Signature]

NOV 21 2012

RECORDATION TAX PAID
TRANSFER TAX PAID

2012 NOV 30 PM 1:25

IN TESTIMONY WHEREOF the said Montgomery County, Maryland

has caused these present to be signed by Ramona Bell-Pearson its Assistant Chief Administrative Officer, the day and year first hereinabove written

WITNESS:

MONTGOMERY COUNTY, MARYLAND

Julie L. White

By: Ramona Bell-Pearson (SEAL)
 Ramona Bell Pearson,
 Assistant Chief Administrative Officer

**APPROVED AS TO FORM & LEGALITY
 OFFICE OF THE COUNTY ATTORNEY**

By: John L. Paul

Date: 10-24-12

STATE OF MARYLAND :

COUNTY OF MONTGOMERY :

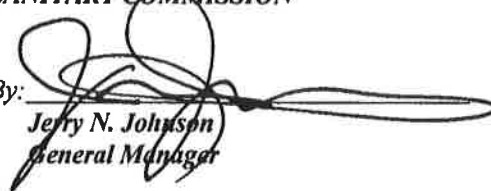
I HEREBY CERTIFY that on this 26th day of October, 2012, before me, the subscriber, a Notary Public, in and for the County aforesaid, personally appeared Ramona Bell-Pearson who acknowledged herself Ramona Bell-Pearson to be Assistant Chief Administrative Officer of Montgomery County, Maryland, and that she, being authorized to do so, executed the foregoing instrument on behalf of Montgomery County, Maryland for the purposes therein contained. .

WITNESS My Hand and Official Seal.

Julie L. White
 Notary Public
4/30/2013


WASHINGTON SUBURBAN
SANITARY COMMISSION

By:


Jerry N. Johnson
General ManagerSTATE OF Maryland:
COUNTY OF Howard:

I HEREBY CERTIFY that on this 16th day of October, 2012, before me, the subscriber, a Notary Public, in and for the County aforesaid, personally appeared Jerry N. Johnson who acknowledged himself to be the General Manager of the Washington Suburban Sanitary Commission, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS My Hand and Official Seal.


Notary PublicMy Commission expires 10-27-2014

LaToya P. Harding
Notary Public
Howard County, Maryland
My Commission Expires 10/27/2014

Reviewed and Approval Recommended:


Gary J. Gumm
WSSC Chief Engineer

I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the instrument was prepared under my supervision.


Claudia Koenig, Esq.
Associate Counsel

SCHEDULE "A"**DESCRIPTION OF A
WSSC EASEMENT**

**MONTGOMERY COUNTY, MARYLAND, OWNER
101 MONROE STREET
ROCKVILLE, MARYLAND 20850-2540
TO
WASHINGTON SUBURBAN SANITARY COMMISSION
14501 SWEITZER LANE, LAUREL, MARYLAND 20707**

Being three (3) strips or parcels of land hereinafter described in Parts One through Three, inclusive, and running, in, through, over and across part of the property described in a conveyance from the BOARD OF EDUCATION OF MONTGOMERY COUNTY MARYLAND, a body corporate and politic, to MONTGOMERY COUNTY MARYLAND, a body corporate and politic, by deed dated September 24, 1996, and recorded among the Land Records of Montgomery County, Maryland in Liber 14440 at Folio 241; and being more particularly described in Maryland State Plane Meridian (NAD83/91) as follows:

PART ONE:

Beginning for Part One at a point lying South 21°26'30" West, 198.60 feet from a Concrete Monument Found, having Coordinate values of N=542497.386 feet and E=1287351.419 feet, and marking the beginning of the second (2nd) or North 56°26'54" East, 480.23 foot line as described in the aforementioned conveyance to the owner, Liber 14440 Folio 241, said line having a bearing and distance of North 56°28'23" East, 480.23 feet as now surveyed, said line also being part of the South 56°26'54" West, 529.49 foot line as shown on a subdivision record plat entitled "PLAT 16, LOTS 12-19 BLOCK 'E', OLNEY SQUARE" and recorded among the said Land Records in Plat Book 145 as Plat 16668, said point of beginning having Coordinate values of N=542312.533 feet and E=1287278.821 feet and running thence so as to cross and include part of the owners property the following four (4) courses:

- 1.) South 56°28'23" West, 30.00 feet to a point; thence
- 2.) North 33°31'37" West, 183.00 feet to a point; thence
- 3.) North 56°28'23" East, 30.00 feet to a point; thence
- 4.) South 33°31'37" East, 183.00 feet to the point of beginning; containing 5,490 square feet or 0.1260 of an acre of land, more or less.

PART TWO:

Beginning for Part Two at a point lying South 56°28'23" West, 211.50 feet from the beginning of the second (2nd) or North 33°31'37" West 183.00 foot line as described above in Part One, said point having Coordinate values of N=542179.145 feet and E=1287077.501 feet, and running thence so as to cross and include part of the owners property the following twenty-three (23) courses:

- 1.) South 56°28'23" West, 47.00 feet to a point; thence
- 2.) 24.08 feet along the arc of a tangent curve deflecting to the left, having a radius of 170.00 feet and a chord of South 52°24'54" West, 24.06 feet to a point of non-tangency; thence
- 3.) North 33°31'37" West, 116.57 feet to a point; thence
- 4.) North 56°28'23" East, 26.61 feet to a point; thence
- 5.) North 20°48'21" East, 30.02 feet to a point; thence
- 6.) North 33°31'37" West, 16.09 feet to a point; thence
- 7.) North 78°29'26" West, 15.63 feet to a point; thence
- 8.) South 56°30'34" West, 37.10 feet to a point; thence
- 9.) 57.37 feet along the arc of a tangent curve deflecting to the right, having a radius of 360.00 feet and a chord of South 61°04'29" West, 57.31 feet to a point of tangency; thence
- 10.) South 65°38'24" West, 168.18 feet to a point; thence
- 11.) 51.88 feet along the arc of a tangent curve deflecting to the left, having a radius of 280.00 feet and a chord of South 60°19'55" West, 51.81 feet to a point of reverse curvature; thence
- 12.) 60.10 feet along the arc of a reverse curve deflecting to the right, having a radius of 300.00 feet and a chord of South 60°45'47" West, 60.00 feet to a point of tangency; thence
- 13.) South 66°30'07" West, 9.03 feet to a point; thence
- 14.) North 04°15'17" East, 9.90 feet to a point; thence

- 15.) North 23°29'53" West, 11.24 feet to a point; thence
- 16.) North 66°30'07" East, 4.42 feet to a point; thence
- 17.) 56.09 feet along the arc of a tangent curve deflecting to the left, having a radius of 280.00 feet and a chord of North 60°45'47" East, 56.00 feet to a point of reverse curvature; thence
- 18.) 55.59 feet along the arc of a reverse curve deflecting to the right, having a radius of 300.00 feet and a chord of North 60°19'55" East, 55.51 feet to a point of tangency; thence
- 19.) North 65°38'24" East, 168.18 feet to a point; thence
- 20.) 54.18 feet along the arc of a tangent curve deflecting to the left, having a radius of 340.00 feet and a chord of North 61°04'29" East, 54.13 feet to a point of tangency; thence
- 21.) North 56°30'34" East, 45.38 feet to a point; thence
- 22.) South 78°29'26" East, 32.19 feet to a point; thence
- 23.) South 33°31'37" East, 156.74 feet to the point of beginning; containing 17,264 square feet or 0.3963 of an acre of land, more or less.

PART THREE:


Beginning for Part Three at a point lying South 28°29'09" West, 115.57 feet from the beginning of the third (3rd) or North 33°31'37 West 116.57 foot line as described above in Part Two, said point having Coordinate values of N=542036.933 feet and E=1286964.135 feet, and running thence so as to cross and include part of the owners property the following two (2) courses:

- 1.) 20.01 feet along the arc of a curve deflecting to the left, having a radius of 170.00 feet and a chord of South 05°14'31" West, 20.00 feet to a point; thence
- 2.) North 84°07'52" West, 97.66 feet to a point easterly right of way line of a twenty (20) foot wide right of way for a sanitary sewer described in Part Two of a right of way granted by the Board Of Education of Montgomery County to the Washington Suburban Sanitary Commission by This Right of Way dated March 21, 1979 and recorded among the aforesaid Land Records in Liber 5303 at Folio 293, said point being distant 4.73 feet from the beginning of the fourth (4th) or South 45°16'00" West,

210.00 foot centerline of said sanitary sewer right of way at an offset distance of ten (10) feet left; thence running with and along the said easterly right of way line of the said twenty (20) foot wide right of way for a sanitary sewer the following two (2) courses:

- 3.) North 45°16'03" East, 9.23 feet to a point; thence
- 4.) North 03°13'57" West, 13.03 feet to a point; thence departing said easterly right of way for a sanitary sewer and running so as to cross and include part of the owners property
- 5.) South 84°07'52" East, 93.64 feet to the point of beginning; containing 1,864 square feet or 0.0428 of an acre of land, more or less.

I hereby certify to the Washington Suburban Sanitary Commission, to the best of my professional knowledge, information, and belief that: this metes and bounds description was prepared by me or under my direct supervision and that it is in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12 of the minimum practice for Land Surveyors.


Kenneth L. Dye
Property Line Surveyor
Maryland Registration No. 556
License Expires: 3/5/13

9-19-12
Date



RIGHT OF WAY

CONTRACT NO: 11-DA-5275-A

SKETCH NO(S): Z-552

LOCALITY: OLNEY

LOCATION: THORNHURST DRIVE AND
VARIOUS OTHER STREETS TO SERVE
OLNEY SPRINGS - PART 1. SUBDIVISION
KNOWN AS OLNEY SQUARE.

FROM

MONTGOMERY COUNTY, MARYLAND

TO

WASHINGTON SUBURBAN SANITARY COMMISSION

Return to

WASHINGTON SUBURBAN SANITARY COMMISSION
LAND SERVICES UNIT
14501 SWEITZER LANE, LAUREL, MD 20707

1979 APR -3 PM 3:03

This Right of Way

Made this 21st day of March in the year
of our Lord one thousand nine hundred and seventy-nine, by and between

BOARD OF EDUCATION OF MONTGOMERY COUNTY, A BODY
CORPORATE AND POLITIC, OWNER

a corporation, organized and existing under the laws of the MISC 11.00
, party of the first part, and the
WASHINGTON SUBURBAN SANITARY COMMISSION, a public corporation of the
State of Maryland, organized and existing under the laws of the said State, party of
the second part.

Witnesseth: That in consideration of the sum of One Dollar (\$1.00) to it in hand
paid by the party of the second part, the receipt of which is hereby acknowledged, the
said party of the first part does hereby grant and convey unto the said party of the
second part, its successors and assigns, the easement and right of way hereinafter
described for the installation, construction, reconstruction, maintenance, repair, operation
and inspection of a sanitary sewer and appurtenances thereto, including
service connections-----within said easement and right of way,
together with the right of ingress and egress along and over said right of way, for any
and all of such purposes; the said right of way and easement being described as follows:

Being two (2) strips or parcels of land, the first being of
variable width hereinafter described in Part One, and the second being
twenty (20) feet, ten (10) feet on each side of the centerline
hereinafter described in Part Two, in, through, over and across the
property acquired by owners from First Palmer Associates, Joint Venture,
by deed dated July 10, 1967 and recorded among the Land Records of
Montgomery County, Maryland, in Liber 3639 at Folio 244.

PART ONE

Beginning for the said strip or parcel of land at the point of
intersection of the southerly boundary of the Bowie Mill Road, as it
exists, and the First or South 25°41'36" East, 451.44 foot line of the
aforesaid deed, the said First line also being Third or South 23-3/4°
East, 84 perch line, as described in a deed from Louise Pearl Fraley,
to Frank P. Palmer, et ux, dated December 19, 1938, and recorded among
the aforesaid Land Records in Liber 721 at Folio 473, thence with the
portion of the said First line, which is also the above mentioned

third line,
 South 25°41'36" East, 26.15 feet to a point thence across the property
 South 63°54' West, 810.13 feet to a point; thence
 North 25°14'02" West, 26.85 feet to the intersection with the southerly
 boundaries of Bowie Mill Road, as it exists, thence along the
 southerly boundary of Bowie Mill Road
 North 63°56'54" East, 809.97 feet to the point of beginning, containing
 21,408.3 square feet or 0.4915 acre of land.

AND ALSO:

The right of the Washington Suburban Sanitary Commission to use one
 (1) strip or parcel of land lying southeasterly and southwesterly of the
 above described strip or parcel of land and adjacent, contiguous and
 parallel thereto and being ten (10) feet wide along the second and third
 lines thereof, during the period of the original construction only of the
 said sewer within the above described easement and right of way for any
 and all purposes pertinent thereto, including the right to trim or cut
 down trees during the course of original construction.

PART TWO

Beginning for the said centerline of the said twenty (20) foot wide
 strip or parcel of land at a point on the Second or South 63°54'00" West,
 810.13 foot line of the aforementioned Part One at a distance of 48.12
 feet southwesterly from the beginning thereof and running thence
 South 12°31'18" West, 378.89 feet to a point, thence
 South 61°16'00" West, 240.00 feet to a point, thence
 South 03°14'00" East, 305.00 feet to a point, thence
 South 45°16'00" West, 210.00 feet to a point, thence
 South 03°14'00" East, 190.00 feet to a point of intersection of third or
 North 72°52'00" West, 47.24 foot line and the second or North
 26°03'50" West, 301.02 foot line of an existing right of way from
 the party of the first part to the party of the second part dated
 April 25, 1969, and recorded among the aforesaid Land Records in
 Liber 3855 at Folio 87, containing 26,477.80 square feet or 0.6078
 acres of land.

AND ALSO:

The right of the Washington Suburban Sanitary Commission to use two
 (2) additional strips or parcels of land, the first lying westerly or
 northwesterly of the above described strip or parcel of land and adjacent,
 contiguous and parallel thereto and being five (5) feet wide along the
 first, second, third and fourth lines thereof and ten (10) feet wide
 along the fifth line thereof, the second lying southerly or southeasterly
 of the above described strip or parcel of land and adjacent, contiguous
 and parallel thereto and being ten (10) feet wide along the first, second,
 third and fourth lines thereof and five (5) feet wide along the fifth
 line thereof, during the period of the original construction only of the
 said sewer within the above described easement and right of way for any
 and all purposes pertinent thereto, including the right to trim or cut
 down trees during the course of original construction.

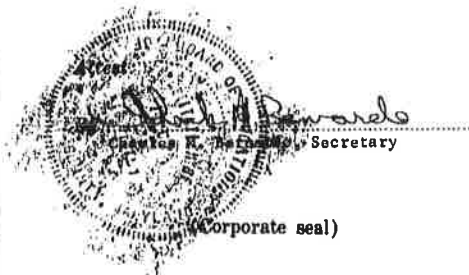
To Have and to Hold said easement and right of way for a sanitary
 sewer and appurtenances thereto, including service ^{connections} ~~above described~~
 or mentioned and hereby intended to be granted and conveyed, together with the rights,
 privileges, appurtenances and advantages thereto belonging or appertaining, unto and to
 the only proper use, benefit and behoof forever of the said Washington Suburban
 Sanitary Commission, its successors and assigns.

And the party of the first part, for itself, its successors and assigns, covenants and agrees with the party of the second part, its successors and assigns, as follows: **FIRST:** that it will obtain the written consent of the Commission before it erects or permits to be erected any building or structure, or before it fills or excavates within the above described easement and right of way. **SECOND:** that the party of the second part, its successors and assigns, shall at all times have right of ingress and egress over said easement and right of way for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating and inspecting the sanitary sewer and appurtenances thereto, including service connections within said easement and right of way said ingress and egress to be along the line herein designated and along such other lines as the party of the first part may designate. **THIRD:** that it will warrant specially said easement and right of way and will execute such further assurances thereof as may be requisite.

In Testimony Whereof the said BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL corporation, has caused these presents to be signed by Marian Greenblatt its President, attested by Charles M. Bernardo its Secretary, and its corporate seal to be hereunto affixed the day and year first hereinabove written.

BOARD OF EDUCATION OF MONTGOMERY COUNTY
A BODY CORPORATE AND POLITICAL

By *Marian Greenblatt*
Marian Greenblatt, President



STATE OF *Maryland*
COUNTY OF *Montgomery*

SS

On this the *19th* day of *March*, 1979, before me, *Marian Greenblatt* the undersigned officer, personally appeared *Marian Greenblatt* President of the BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal this *19th* day of *March*, 1979.

My Commission expires *July 1, 1982*



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, reserve in fee simple for the street right of way the areas shown, and reserve a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines unless shown otherwise; said slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

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

Further, we grant a "Common Access Easement" designated hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

MONTGOMERY COUNTY, MARYLAND, a body corporate and politic

Ramona Bell-Pearson
Ramona Bell-Pearson
Assistant Chief Administrative Officer

10/25/12
Date

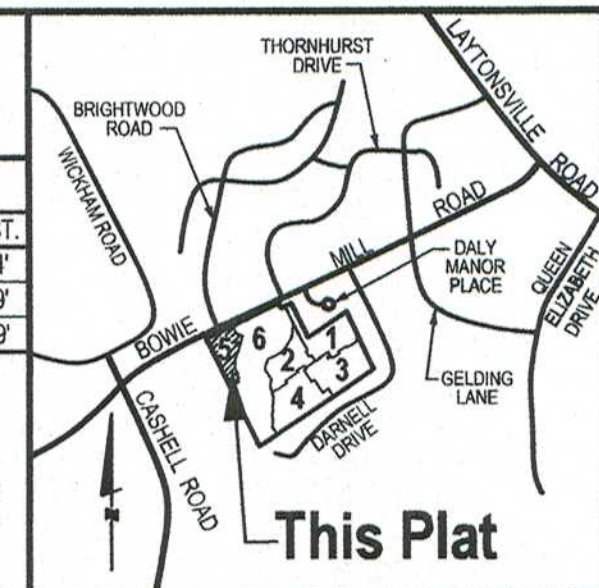
Julie L. White
Witness/Attest

PLAT NO. 24515

CURVE DATA					
NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	19°09'35"	260.00'	86.94'	43.88'	S 15°07'04" W 86.54'
2	5°30'17"	280.00'	26.90'	13.46'	S 20°44'44" E 26.89'
3	35°52'17"	50.00'	31.30'	16.18'	N 47°50'20" W 30.79'

AREA TABULATION

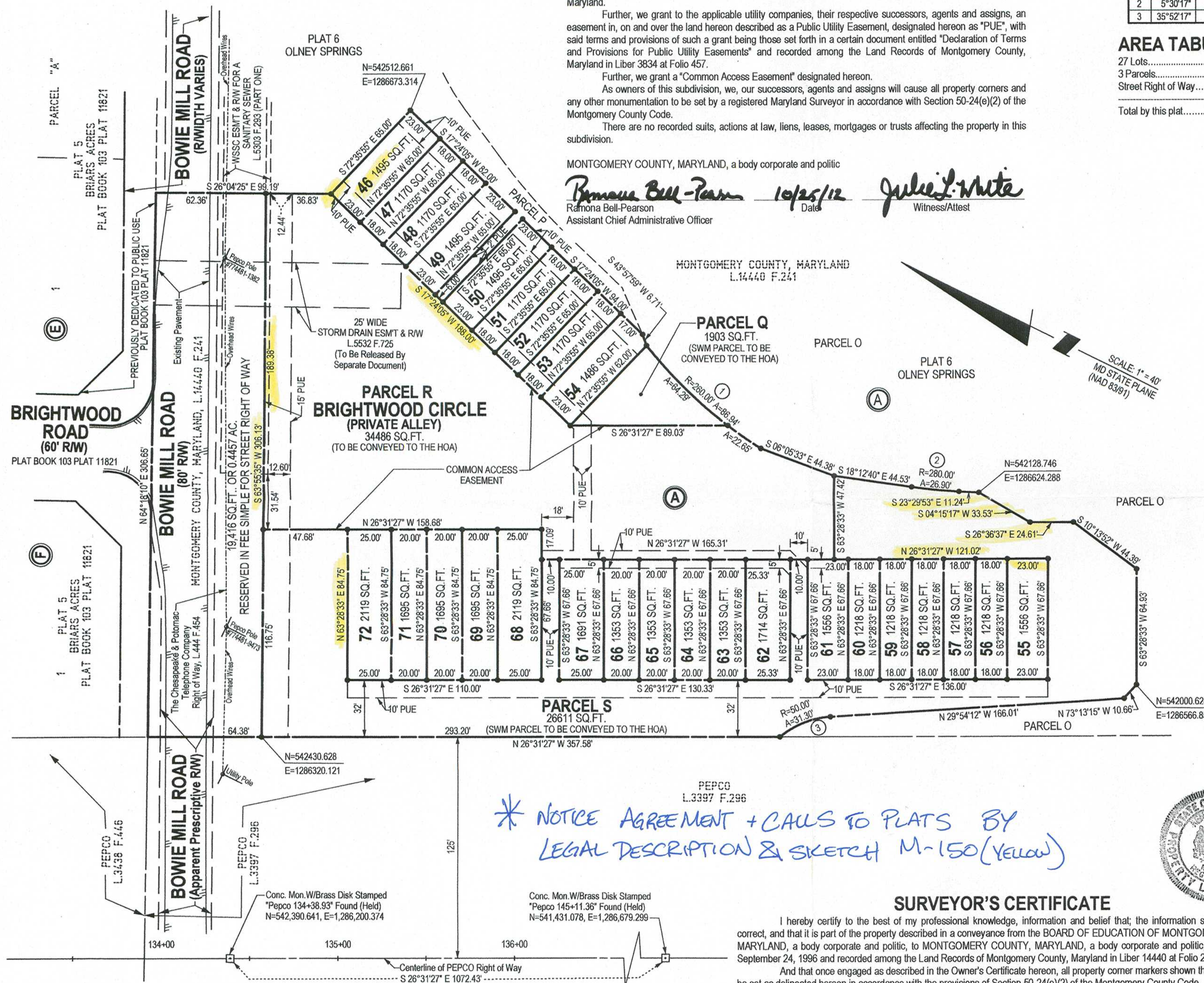
27 Lots.....39,163 Square Feet or 0.8991 Acres
3 Parcels.....63,000 Square Feet or 1.4463 Acres
Street Right of Way.....19,416 Square Feet or 0.4457 Acres
Total by this plat.....121,579 Square Feet or 2.7911 Acres



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 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 any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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 title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 120110120 and Site Plan No. 820110050, as amended, both plans being entitled "Bowie Mill Property".
- This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcels Q, R and S, Block A, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel R, Block A, is subject to a "Common Access Easement" as delineated hereon, 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 record plat is recorded which assents/confirms its removal.
- Private streets, private alleys and private open spaces areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This property appears on Montgomery County Tax Map HT343.
- This property shown hereon is zoned PD-3.



* NOTICE AGREEMENT + CALLS TO PLATS BY
LEGAL DESCRIPTION & SKETCH M-150 (Yellow)

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that; the information shown hereon is correct, and that it is part of the property described in a conveyance from the BOARD OF EDUCATION OF MONTGOMERY COUNTY MARYLAND, a body corporate and politic, to MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, by deed dated September 24, 1996 and recorded among the Land Records of Montgomery County, Maryland in Liber 14440 at Folio 241.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus — will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 121,579 square feet or 2.7911 acres of land. The total area reserved in fee simple for the street right of way by this plat is 19,416 square feet or 0.4457 of an acre of land.

Kenneth L. Dye
Kenneth L. Dye
Property Line Surveyor
Maryland Registration No. 556
License Expires: 3/5/2013
10-18-12
Date

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

APPROVED - November 29, 2012
Francis M. G.
CHAIRMAN
SECRETARY TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - December 10, 2012
Diane R. Jones
DIRECTOR

THIS DEVELOPMENT IS SERVED
BY PUBLIC WATER AND SEWER
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RECORDED 12/18/12
PLAT 24515

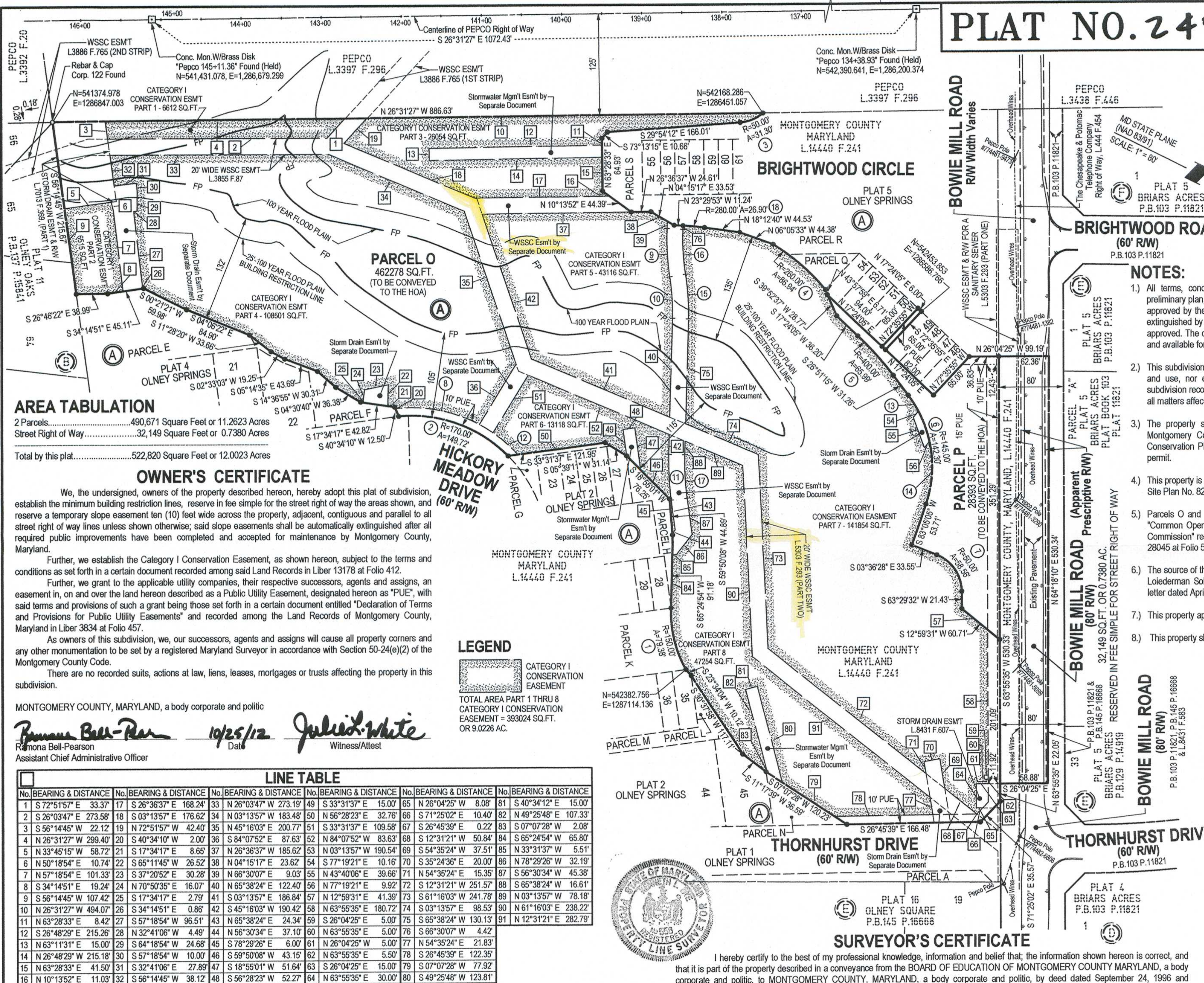
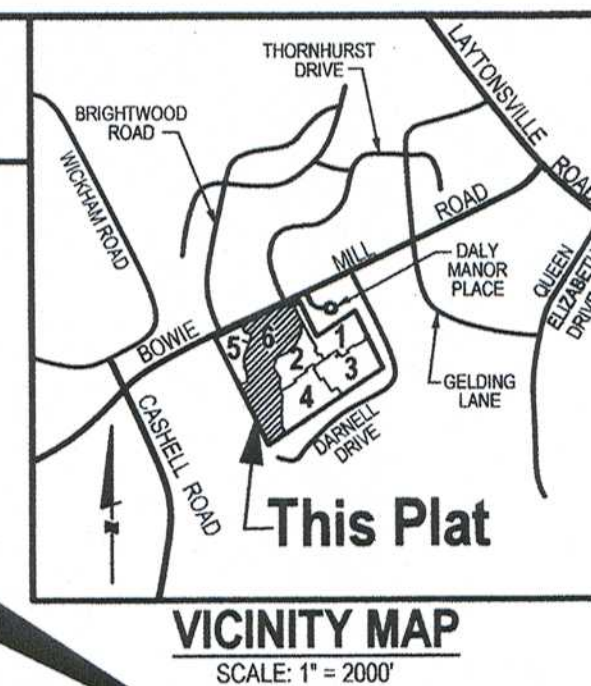
M.N.C.P. & P.C. RECORD FILE NO. - 634-32

LOIEDERMAN
SOLTESZ ASSOCIATES, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.2750 1.301.948.9067
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

PLAT 5

634-32

PLAT NO. 24516



AREA TABULATION

2 Parcels.....490,671 Square Feet or 11.2623 Acres
 Street Right of Way.....32,149 Square Feet or 0.7380 Acres
 Total by this plat.....522,820 Square Feet or 12.0023 Acres

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, reserve in fee simple for the street right of way the areas shown, and reserve a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines unless shown otherwise; said slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish the Category I Conservation Easement, as shown hereon, subject to the terms and conditions as set forth in a certain document recorded among said Land Records in Liber 13178 at Folio 412.

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

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

MONTGOMERY COUNTY, MARYLAND, a body corporate and politic

Ramona Bell-Pearson 10/25/12 *Julius White*
 Ramona Bell-Pearson Date Witness/Attest
 Assistant Chief Administrative Officer

LEGEND

CATEGORY I CONSERVATION EASEMENT

TOTAL AREA PART 1 THRU 8 CATEGORY I CONSERVATION EASEMENT = 39,024 SQ. FT. OR 0.9226 AC.

LINE TABLE											
No.	BEARING & DISTANCE	No.	BEARING & DISTANCE	No.	BEARING & DISTANCE	No.	BEARING & DISTANCE	No.	BEARING & DISTANCE	No.	BEARING & DISTANCE
1	S 72°15'57" E 33.37'	17	S 26°36'37" E 168.24'	33	N 26°03'47" W 273.19'	49	S 33°31'37" E 15.00'	65	N 26°04'25" W 8.08'	81	S 40°34'12" E 15.00'
2	S 26°03'47" E 273.58'	18	S 03°13'57" E 176.62'	34	N 03°13'57" W 183.48'	50	N 56°28'23" E 32.76'	66	S 71°25'02" E 10.40'	82	N 49°25'48" E 107.33'
3	S 56°14'45" W 22.12'	19	N 72°51'57" W 42.40'	35	N 45°16'03" E 200.77'	51	S 33°31'37" E 109.58'	67	S 26°45'39" E 0.22'	83	S 07°07'28" W 2.08'
4	N 26°31'27" W 299.40'	20	S 40°34'10" W 2.00'	36	S 84°07'52" E 87.63'	52	N 84°07'52" W 83.63'	68	S 12°31'21" W 50.84'	84	S 65°24'54" W 65.80'
5	N 33°45'15" W 58.72'	21	S 17°34'17" E 8.65'	37	N 26°36'37" W 185.62'	53	N 03°13'57" W 190.54'	69	S 54°35'24" W 37.51'	85	N 33°31'37" W 5.51'
6	N 50°18'54" E 10.74'	22	S 65°11'45" W 26.52'	38	N 04°15'17" E 23.62'	54	S 77°19'21" E 10.16'	70	S 35°24'36" E 20.00'	86	N 78°29'26" W 32.19'
7	N 57°18'54" E 101.33'	23	S 37°20'52" E 30.28'	39	N 66°30'07" E 9.03'	55	N 43°40'08" E 39.66'	71	N 54°35'24" E 15.35'	87	S 56°30'34" W 45.38'
8	S 34°14'51" E 19.24'	24	N 70°50'35" E 16.07'	40	N 65°38'24" E 122.40'	56	N 77°19'21" E 9.92'	72	S 12°31'21" W 251.57'	88	S 65°38'24" W 16.61'
9	S 56°14'45" W 107.42'	25	S 17°34'17" E 2.79'	41	S 03°13'57" E 186.84'	57	N 12°59'31" E 41.39'	73	S 61°16'03" W 241.78'	89	N 03°13'57" W 78.18'
10	N 26°31'27" W 494.07'	26	S 34°14'51" E 0.86'	42	S 45°16'03" W 190.42'	58	N 63°55'35" E 180.72'	74	S 03°13'57" E 98.53'	90	N 61°16'03" E 238.22'
11	N 63°28'33" E 8.42'	27	S 57°18'54" W 96.51'	43	N 65°38'24" E 24.34'	59	S 26°04'25" E 5.00'	75	S 65°38'24" W 130.13'	91	N 12°31'21" E 282.79'
12	S 26°48'29" E 215.26'	28	N 32°41'06" W 4.49'	44	N 56°30'34" E 37.10'	60	N 63°55'35" E 5.00'	76	S 66°30'07" W 4.42'		
13	N 63°11'31" E 15.00'	29	S 64°18'54" W 24.68'	45	S 78°29'26" E 6.00'	61	N 26°04'25" W 5.00'	77	N 54°35'24" E 21.83'		
14	N 26°48'29" W 215.18'	30	S 57°18'54" W 10.00'	46	S 59°50'08" W 43.15'	62	N 63°55'35" E 5.50'	78	S 26°45'39" E 122.35'		
15	N 63°28'33" E 41.50'	31	S 32°41'06" E 27.89'	47	S 18°55'01" W 51.64'	63	S 26°04'25" E 15.00'	79	S 07°07'28" W 77.92'		
16	N 10°13'52" E 11.03'	32	S 56°14'45" W 38.12'	48	S 56°28'23" W 52.27'	64	N 63°55'35" E 30.00'	80	S 49°25'48" W 123.81'		



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that; the information shown hereon is correct, and that it is part of the property described in a conveyance from the BOARD OF EDUCATION OF MONTGOMERY COUNTY MARYLAND, a body corporate and politic, to MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, by deed dated September 24, 1996 and recorded among the Land Records of Montgomery County, Maryland in Liber 14440 at Folio 241.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 522,820 square feet or 12.0023 acres of land. The total area reserved in fee simple for the street right of way by this plat is 32,149 square feet or 0.7380 of an acre of land.

Kenneth L. Dye
 Property Line Surveyor
 Maryland Registration No. 556, License Expires: 3/5/2013

10-18-12
 Date

- NOTES:**
- 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 any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - 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 title.
 - The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
 - This property is subject to the terms and conditions of Preliminary Plan No. 120110120 and Site Plan No. 820110050, as amended, both plans being entitled "Bowie Mill Property".
 - Parcels O and P, Block A, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
 - The source of the 100-year floodplain shown hereon was taken from a flood plain study by Loiederman Soltesz Associates, Inc., dated March 2010, and approved by MCDPS in a letter dated April 12, 2010.
 - This property appears on Montgomery County Tax Map HT343 & HT342.
 - This property shown hereon is zoned PD-3.

CURVE DATA					
NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	30°19'22"	150.00'	79.38'	40.65'	S 50°15'13" W 78.46'
2	50°27'37"	170.00'	149.72'	80.11'	S 06°02'59" E 144.93'
3	35°52'17"	50.00'	31.30'	16.18'	S 47°50'20" E 30.79'
4	19°09'35"	260.00'	86.94'	43.88'	N 15°07'04" E 86.54'
5	9°27'10"	400.00'	65.99'	33.07'	S 22°07'40" W 65.92'
6	56°13'50"	145.00'	142.30'	77.47'	S 54°58'10" W 136.66'
7	67°06'00"	50.00'	58.56'	33.16'	N 29°56'32" E 55.27'
8	32°24'44"	180.00'	108.11'	55.74'	S 15°06'51" E 106.49'
9	11°28'42"	300.00'	60.10'	30.15'	N 60°45'47" E 60.00'
10	10°36'59"	280.00'	51.88'	26.01'	N 60°19'55" E 51.81'
11	9°07'51"	360.00'	57.37'	28.75'	N 61°04'29" E 57.31'
12	13°06'21"	180.00'	41.17'	20.68'	S 15°05'53" W 41.08'
13	9°13'34"	145.00'	23.35'	11.70'	N 31°28'02" E 23.32'
14	31°14'00"	145.00'	79.04'	40.53'	N 67°28'05" E 78.07'
15	10°36'59"	300.00'	55.59'	27.87'	S 60°19'55" W 55.51'
16	11°28'42"	280.00'	56.09'	28.14'	S 60°45'47" W 56.00'
17	9°07'51"	340.00'	54.18'	27.15'	S 61°04'29" W 54.13'
18	5°30'17"	280.00'	26.90'	13.46'	N 20°44'44" W 26.89'

SUBDIVISION RECORD PLAT
PARCELS O AND P, BLOCK A
OLNEY SPRINGS
OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 80' DATE: FEBRUARY 2012

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

APPROVED - November 29, 2012
Ramona M. Pearson CHAIRMAN
Joseph S. Pearson SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. - 634-33

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED - December 10, 2012
Diana L. Jones DIRECTOR

THIS DEVELOPMENT IS SERVED
 BY PUBLIC WATER AND SEWER
 SYSTEMS ONLY.

RECORDED 12/18/12
 PLAT 24516

PLAT 6

Loiederman Soltesz Associates, Inc.
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 Engineering Planning Surveying Environmental Sciences
 www.LSAssociates.net