

PLAT TOTALS	
NUMBER OF PARCELS	1
AREA OF PARCEL	5.26028 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	5.26028 AC.

CURVE TABLE					
NO.	RADIUS	ARC	DELTA	TAN.	CHORD
1	612.98	69.83	06°31'39"	34.95	N53°06'31"E 69.80
2	150.00	90.20	34°27'15"	46.51	N08°03'35"E 88.85
3	200.00	43.49	12°27'28"	21.83	N74°46'23"E 43.40
4	576.98	68.04	06°45'25"	34.06	S52°59'38"W 68.00
5	612.98	52.75	04°55'51"	26.39	S47°22'46"W 52.74

PLAT NO. 22176

OWNER'S CERTIFICATE

I/WE THE UNDERSIGNED, OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS TO SAID BUILDING RESTRICTION LINES ACROSS THE LOT ADJACENT CONTIGUOUS AND PARALLEL TO ALL STREET RIGHT OF WAY LINES AS REQUIRED BY MONTGOMERY COUNTY ORDINANCE NUMBER 4-115. SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING RIGHTS OF WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND HEREON DESCRIBED AS A TEN FOOT WIDE PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E." WITH THE 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. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE ESTABLISH THE PUBLIC ACCESS EASEMENT AS SHOWN HEREON. \*

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF THE DWELLINGS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS SHOWN HEREON.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEEDS OF TRUST AND ALL PARTIES WITH AN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

5161 RIVER LIMITED PARTNERSHIP  
 BY: RICHARD COHEN, GENERAL PARTNER *Richard Cohen* 3-8-02  
 WITNESS *Kathleen M. Malloy* DATE

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:  
 JOSEPH B. HEAD, TRUSTEE *Joseph B. Head* 3-12-02  
 WITNESS *Walter H. ...* DATE  
 BARRY C. WATKINS, TRUSTEE *Barry C. Watkins* 3-12-02  
 WITNESS *Walter H. ...* DATE

THE UNDERSIGNED, CONSTITUTING ALL OF THE OWNERS WITHIN THE RIVER ROAD LAND CONDOMINIUM, HEREBY ASSENT TO THIS PLAN OF SUBDIVISION:

WASHINGTON EPISCOPAL DAY SCHOOL, INC.  
 BY: KIMBERLY ELLIOTT, CHAIRMAN *Kimberly Elliott* 3-29-02  
 BOARD OF TRUSTEES WITNESS *Anthony J. Malloy* DATE  
 KATHLEEN M. MALLOY, TRUSTEE *Kathleen M. Malloy* 3-29-02  
 WITNESS *Anthony J. Malloy* DATE

5161 RIVER LIMITED PARTNERSHIP  
 BY: RICHARD COHEN, GENERAL PARTNER *Richard Cohen* 3-8-02  
 WITNESS *Kathleen M. Malloy* DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN A CONVEYANCE TO 5161 RIVER LIMITED PARTNERSHIP RECORDED IN LIBER 8468 AT FOLIO 457 ON JULY 23, 1984 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ALSO BEING UNIT 2 OF A LAND CONDOMINIUM ENTITLED RIVER ROAD LAND CONDOMINIUM AND RECORDED AS CONDOMINIUM PLAT NUMBER 7613.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —O— WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAN IS 5.26028 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE *3/30/02*  
 GARY M. FOWLER  
 PROPERTY LINE SURVEYOR  
 MARYLAND REGISTRATION NO. 552

SUBDIVISION RECORD PLAT  
 PARCEL A  
 LITTLE FALLS  
 OFFICE PARK

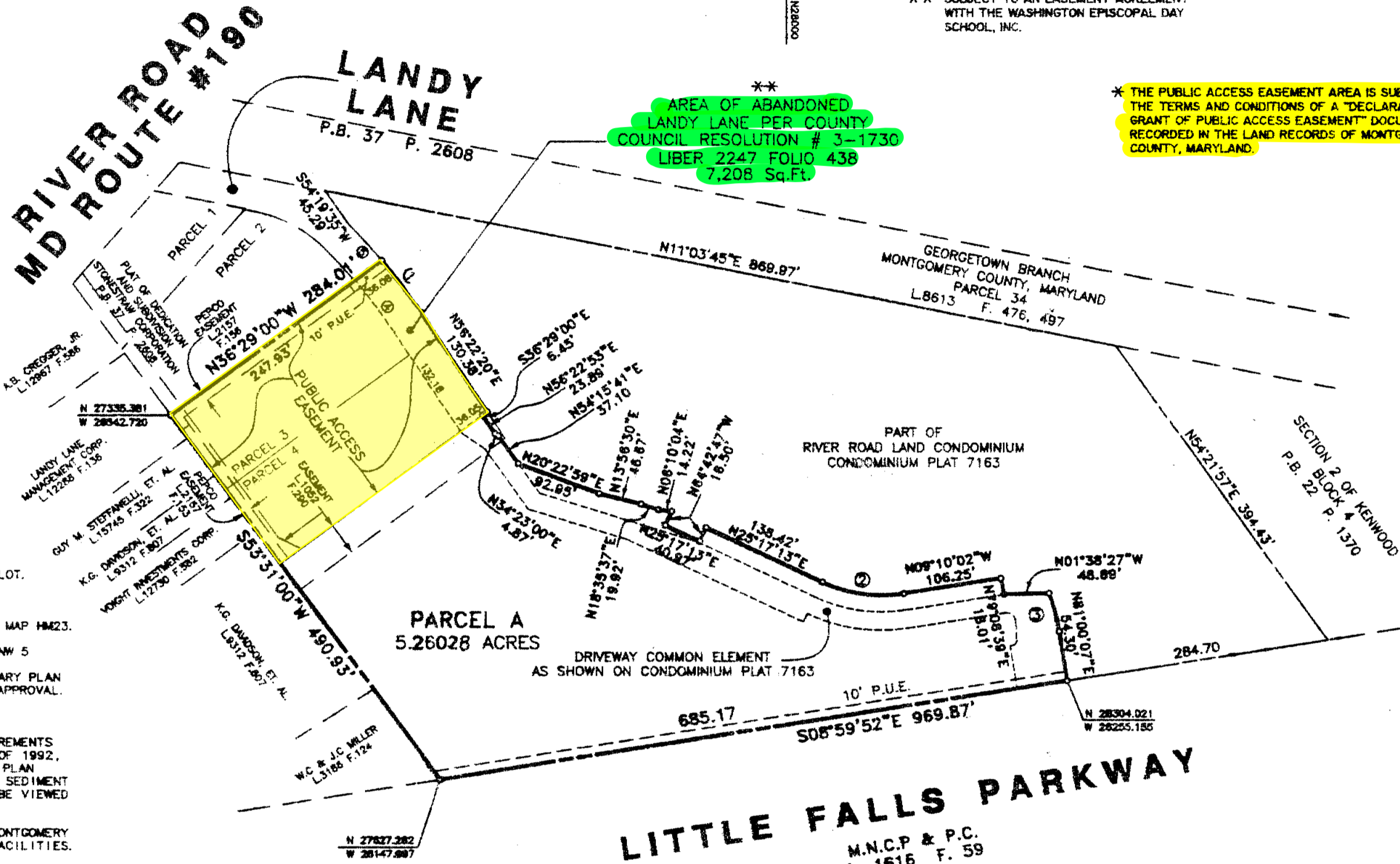
BETHESDA ELECTION DISTRICT No. 7  
 MONTGOMERY COUNTY, MARYLAND

FOWLER ASSOCIATES, INC.  
 Civil Engineers • Land Surveyors • Planners  
 255 North Washington Street  
 Suite 300, Rockville, Md. 20850  
 Phone: (301) 782-2377

MARCH, 2002

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDING LOT.
- PROPERTY IS ZONED R-30 AND C-0.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP HM23.
- THE PROPERTY SHOWN HEREON IS LOCATED ON WSSC 207 NW 5
- THIS PLAT IS IN ACCORDANCE WITH APPROVED PRELIMINARY PLAN 1-98045 AND IS SUBJECT TO THE CONDITIONS OF THAT APPROVAL FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
- DEVELOPMENT IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
- THIS PROPERTY IS SUBJECT TO A COVENANT RECORDED IN LIBER 26643 AT FOLIO 100-2 FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES, STORM DRAINS AND PRIVATE STREET.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE.
- 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE INCLUSION ON THIS PLAT OF THE AREA DESIGNATED AS "DRIVEWAY COMMON ELEMENT" ON CONDOMINIUM PLAT NO. 7163 IS NOT INTENDED TO INDICATE SOLE OWNERSHIP OF THE DRIVEWAY COMMON ELEMENT BY THE OWNERS OF THE PROPERTY. ALL TERMS, CONDITIONS, AND OBLIGATIONS OF THE CONDOMINIUM PLAT SHALL SURVIVE THE RECORDATION OF THIS PLAT.



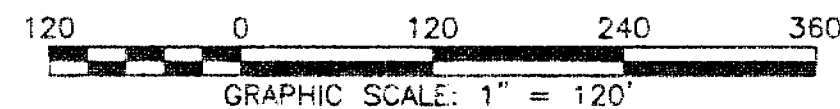
\*\* SUBJECT TO AN EASEMENT AGREEMENT WITH THE WASHINGTON EPISCOPAL DAY SCHOOL, INC.

\* THE PUBLIC ACCESS EASEMENT AREA IS SUBJECT TO THE TERMS AND CONDITIONS OF A "DECLARATION AND GRANT OF PUBLIC ACCESS EASEMENT" DOCUMENT RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

\*\* AREA OF ABANDONED LANDY LANE PER COUNTY COUNCIL RESOLUTION # 3-1730 (LIBER 2247 FOLIO 438 7,208 Sq.Ft.)



FILED



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The Maryland-National Capital Park & Planning Commission Montgomery County Planning Board	Montgomery County, Maryland Department of Permitting Services	RECORDED _____
Approved <i>January 24, 2002</i> DATE <i>Carl Hagan</i> CHAIRMAN <i>Minikwan Emstone</i> ASST. SECRETARY-TREASURER	Approved <i>APRIL 4, 2002</i> DATE <i>John Huber</i> DIRECTOR	PLAT NO. _____
M-N.C.P. & P.C. Record File No.: 617-69		

MSA 550 1244-28054 617-69