

Patricia A. Harris, Esq.
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May 21, 2021

By Overnight Delivery

Mr. Christopher Conklin
Director
Montgomery County Department of Transportation
101 Monroe Street, 9th Floor
Rockville Maryland 20850

Re: Petition for Abandonment of Portions of Denton Road and
Hampden Lane, Bethesda, Maryland (the “Petition”)

Dear Mr. Conklin:

Petitioner, the Edgemoor Club, Inc., the owner of 7415 Exeter Road (Lot 8, Block 16 “Edgemoor” Subdivision) (the “Property”), requests the abandonment of portions of the Denton Road and Hampden Lane rights-of-way encompassing a total of 2,453 square feet (see Abandonment Plan and corresponding metes and bounds Exhibit “A”) (the “Abandonment Area”) pursuant to Section 49-62, *et seq.*, of the Montgomery County Code (the “Abandonment”).

The Edgemoor Club, a neighborhood swim and tennis club, was established in 1920. The Property is improved with a swimming pool, eight tennis courts, a tennis backboard, bath houses and a club house. In the course of evaluating much needed improvements to the tennis courts, including resurfacing and irrigation for the clay courts, the Owner learned that existing improvements including portions of a tennis court, trench drain, retaining wall, landscaping and fence encroach within the Denton Road and Hampden Lane rights-of-way, as indicated on the Building Permit Site Plan (“Exhibit B”). The extent of the encroachment is three feet along Hampden Lane and four feet to four and one-half feet along Denton Road. At the radius intersection of Hampden Lane and Denton Road the landscaping projects out approximately 25.6 feet, radially.

As indicated by the Building Permit Site Plan, the sidewalks adjacent to the Property in the areas of the encroachment are a minimum of four feet wide, consistent with the width of the sidewalks throughout this area of the Edgemoor neighborhood. Denton Road is a 50 foot right-of-way and is improved with curb and gutter, a landscaping strip and a sidewalk. As indicated by the photographs (“Exhibit F”) the encroachment borders the far side of the sidewalk. Hampden Lane is a 50 foot right-of-way and is improved with curb and gutter. Along the western portion of

Hampden Lane adjacent to the Abandonment Area, the sidewalk is located immediately behind the curb with a landscaping strip on the north side of the sidewalk.

As discussed below, it appears that the Edgemoor Club's tennis court, and possibly the other improvements, may have been located wholly within the Property when originally constructed and only ended up encroaching into the right-of-way as a result of a road dedication, unbeknownst to the Owner. Although the precise date of the encroachments is not known, to the best of the Edgemoor Club representatives' knowledge, they have existed for at least the last 50 to 60 years (a conservative estimate), if not from the original date of the Club.

Section 49-63(c)(1)-(2) of the Montgomery County Code (the "Code") authorizes the County Council to abandon a right-of-way (or a portion thereon) upon a finding that "(1) the right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or (2) the abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed." As described more fully below and in the attached materials, the Abandonment requested by this Petition satisfies Section 49-63(c)(1) of the Code as the Abandonment Area is no longer necessary for present public use or anticipated public use in the foreseeable future.

I. BACKGROUND

A. Plat History

The Edgemoor Club was established in 1920, at which time two tennis courts were built on the Property. The Club History (available on the Edgemoor Club's website) does not indicate where these courts were located. According to the Club History, by 1935 there were five clay courts on the Property and by 1946, there were a total of seven courts on the Property.

The Property has been platted three times between 1912 to 2008. A review of the plats ("Exhibit E") indicates the following:

1. Plat No. 146, recorded February 3, 1912 – Indicates that the Property configuration extended beyond a right angle at the corner of Hampden Lane and Denton Road, "arcing out" into the intersection.
2. Plat No. 284, recorded December 4, 1924 – Reconfigures the Hampden Lane and Denton Road intersection, resulting in a dedication of the corner of the Property to accommodate the reconfigured road. The owner's dedication on this plat was executed by representatives of the Edgemoor Land Company, the predecessor in interest of the Property and the owner of a good portion of the land surrounding the Property. Importantly, the plat was not executed by the owners of the Property, despite the fact that the plat resulted in the dedication of a portion of the Property to public right-of-way. If one of the then existing tennis courts were located in the southeast corner of the Property at the time, Plat No. 284 resulted in the tennis court encroaching into the right-of-way.

3. Plat No. 23897, recorded September 11, 2008 – Subdivides Lots 4, 5, 6 and part of Lots 1, 2, 3 into existing Lot 8.

B. Existing Conditions

The Property is located within a quiet residential neighborhood, with limited vehicle or pedestrian traffic. A visual inspection indicates that the vast majority of the sidewalks in the neighborhood are approximately four feet in width, comparable to the width of the sidewalks adjacent to the Abandonment Area. There are several blocks in the vicinity of the Property where there are no sidewalks on one side of the street and several blocks where there are no sidewalks on either side of the street. The existing sidewalk condition along Hampden Lane adjacent to the Abandonment Area and the resulting corner treatment of the sidewalk, are identical to the conditions across Denton Road, in the block located in the northeast quadrant of the intersection, where the Hampden Lane sidewalk is located immediately back of curb.

II. THE PETITION FOR ABANDONMENT

Section 49-63(c)(1) of the County Code permits the County Council to abandon a right-of-way if it finds that the same is no longer necessary for present public use or anticipated public use in the foreseeable future. The Abandonment is appropriate as the Abandonment Area has not been used for public use since at least 1940-1950 and possibly as early as 1920, and there is no evidence that the Abandonment Area has in any way been needed for public use. When the Owner investigated the need for permits to make the needed improvements to the Property, it realized that a corner of the property and improvements were within the rights-of-way. Montgomery County was not aware of the encroachment prior to the Owner bringing it to the County's attention through this process. Moreover, there is no foreseeable need for the Abandonment Area. The paving sections of Hampden Lane and Denton Road are consistent with the roads throughout the Edgemoor neighborhood and there is no evidence that Montgomery County has any plans to widen these roads. Similarly, there is no evidence that Montgomery County has any plans to widen the width of the sidewalks adjacent to the Abandonment Areas.

The only abutting property owner to the Abandonment Area is the Edgemoor Club.

The Abandonment Area does not accommodate or contain any public utilities.

III. LIST OF EXHIBITS

The following materials are submitted in support of this Abandonment request:

Exhibit "A" – Abandonment Plan

Exhibit "B" – Building Permit Site Plan

Exhibit "C" – Local Vicinity Map

Exhibit "D" – Tax Map

Exhibit "E" – Plat Nos. 146, 284 and 23897

Exhibit "F" – Site Photos

IV. CONCLUSION

As discussed herein, the Abandonment is appropriate as the Abandonment Area is no longer necessary for present public use or anticipated public use in the foreseeable future.

Enclosed please find the filing fee of \$2,500. We look forward to your support of this request and would be happy to answer any questions.

Very truly yours,



Patricia A. Harris

Attachments

cc: Mr. Eric Willis
Mr. Dorian Patchin
Mr. Jeff Robertson

EDGEMOOR CLUB
7415 EXETER ROAD
BETHESDA, MD 20814
PH 301-907-2961

Sandy Spring Bank
sandy.springbank.com

20207

65-109/550



5/13/2021

PAY TO THE ORDER OF Montgomery County Maryland

\$ **2,500.00

Two Thousand Five Hundred and 00/100***** DOLLARS

Montgomery County Maryland

AUTHORIZED SIGNATURE

MEMO
Filing Fee



Details on Back. Security Features Included

Exhibit A

EXHIBIT "A"
DESCRIPTION OF A
RIGHT OF WAY IMPROVEMENT
DECLARATION OF COVENANT

Bethesda (7th) Election District
Montgomery County, Maryland

Part A

Beginning for a part, strip or parcel of land at a point on the western right-of-way line of Denton Road (50 feet wide), said point being on and 20.33 feet from the northwestern end of the South 02°30'00" East, 259.00 foot plat line of Lot 8, Block 16, Edgemoor, as delineated on a plat entitled "Edgemoor", recorded among the Land Records of Montgomery County at Plat No. 23897, thence running with a part of said line:

1. **South 02°30'00" East, 139.00 feet** to a point, thence leaving said right-of-way line and running in, through, over and across a portion of the Denton Road right-of-way, thence
2. **North 87°30'00" East, 4.00 feet** to a point, thence
3. **North 02°30'00" West, 139.00 feet** to a point, thence
4. **South 87°30'00" West, 4.00 feet** to the Point of Beginning.

Containing 556 square feet of land, more or less.

Part B

Beginning for a part, strip or parcel of land at a point on the western right-of-way line of Denton Road (50 feet wide), said point being on and 161.74 feet from the northeastern end of the South 02°30'00" East, 259.00 foot plat line of Lot 8, Block 16, Edgemoor, as delineated on a plat entitled "Edgemoor", recorded among the Land Records of Montgomery County at Plat No. 23897, thence running with a part of said line:

1. **South 02°30'00" East, 17.63 feet** to a point, thence leaving said right-of-way line and running in, through, over and across a portion of the Denton Road right-of-way, thence
2. **North 87°30'00" East, 4.50 feet** to a point, thence
3. **North 02°30'00" West, 17.63 feet** to a point, thence
4. **South 87°30'00" West, 4.50 feet** to the Point of Beginning.

Containing 79 square feet of land, more or less.

Part C

Beginning for a part, strip or parcel of land at a point on the western right-of-way line of Denton Road (50 feet wide), said point being on and 189.58 feet from the northwestern end of the South 02°30'00" East, 259.00 foot plat line of Lot 8, Block 16, Edgemoor, as delineated on a plat entitled "Edgemoor", recorded among the Land Records of Montgomery County at Plat No. 23897, thence running with a part of said line:

1. **South 02°30'00" East, 69.42 feet** to a point, said point being the southeastern end of said plat line, thence
2. **78.54 feet** along an arc of a tangent curve deflecting to the right having a radius of 50 feet and a chord bearing and distance of South 42°30'00" West, 70.71 feet to a point, said point being the northeastern end of the South 87°30'00" West, 250.00 foot plat line, said point also being on the northern right-of-way line of Hampden Lane (50 foot right-of-way), thence running with part of said plat line
3. **South 87°30'00" West, 114.95 feet** to a point, thence leaving said right-of-way line and running in, through, over and across a portion of the Hampden Lane right-of-way
4. **South 02°30'00" East, 3.00 feet** to a point, thence
5. **North 87°30'00" East, 123.79 feet** to a point, thence
6. **South 02°30'00" East, 5.50 feet** to a point, thence
7. **North 87°30'00" East, 40.15 feet** to a point, thence
8. **North 42°30'00" East, 7.78 feet** to a point, thence
9. **North 02°30'00" West, 122.42 feet** to a point, thence
10. **South 87°30'00" West, 4.50 feet** to the Point of Beginning.

Containing 1,818 square feet of land, more or less.

Surveyor's Certification

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

Date

Jared J. Pantella
Professional Land Surveyor
Maryland Reg. 21960
Exp. Date: September 24, 2021

EXHIBIT B-1

7415 Exeter Road, Bethesda, MD 20814

The Edgemoor Club
Lot 8, Block 16, Edgemoor



N 87°30'00" E 300.00' (PLAT LINE, PLAT NO. 23897)

POINT OF BEGINNING
PART A

DECLARATION OF COVENANT -PART A- (556 SQ. FT.)

PART A		
Line #	Distance	Bearing
L1	139.00	S 02°30'00" E
L2	4.00	N 87°30'00" E
L3	139.00	N 02°30'00" W
L4	4.00	S 87°30'00" W

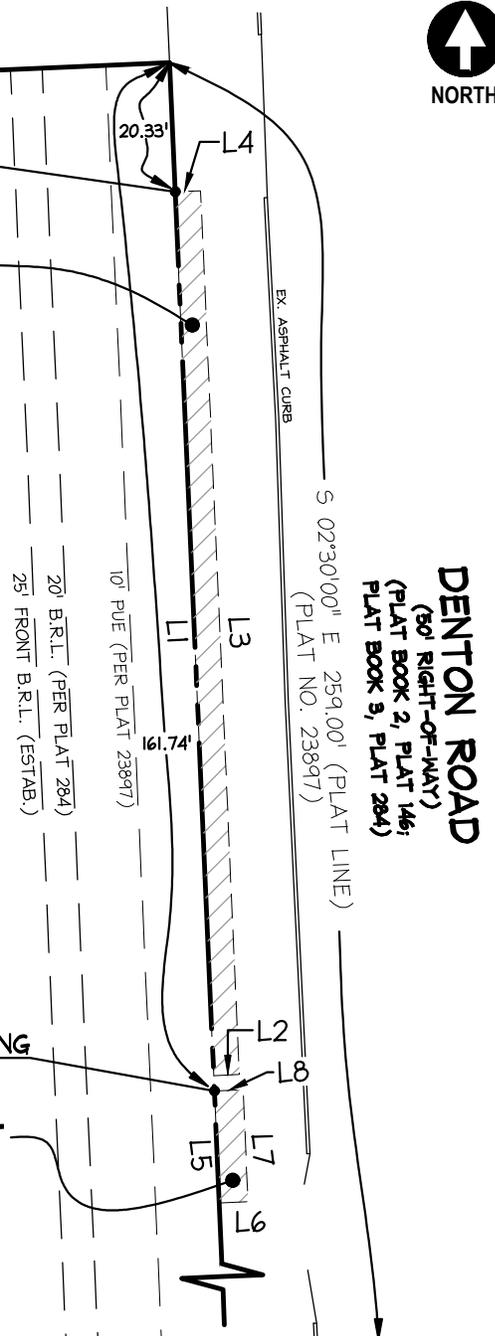
16
LOT 8

PROPERTY OF
EDGEMOOR CLUB, INC.
TAX ACCT #:
07-23486374
07-23486373
LIBER 842 / FOLIO 260
PLAT 23897

PART B		
Line #	Distance	Bearing
L5	17.63	S 02°30'00" E
L6	4.50	N 87°30'00" E
L7	17.63	N 02°30'00" W
L8	4.50	S 87°30'00" W

POINT OF BEGINNING
PART B

DECLARATION OF COVENANT -PART B- (79 SQ. FT.)



RIGHT OF WAY IMPROVEMENT
DECLARATION OF COVENANT
FOR THE BENEFIT OF
LOT 8, BLOCK 16
PLAT NO. 23897

EDGEMOOR

LIBER 842 AT FOLIO 260

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: DECEMBER, 2020



DATE

JARED J. PANTELLA

Professional Land Surveyor, Maryland Reg. No. 21960
For Corp. No. 257
Expiration Date: September 24, 2021



10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office

www.casengineering.com
info@casengineering.com

EXHIBIT B-2

7415 Exeter Road, Bethesda, MD 20814

The Edgemoor Club
Lot 8, Block 16, Edgemoor



PART C		
Line #	Distance	Bearing
L9	69.42	S 02°30'00" E
L10	114.95	S 87°30'00" W
L11	3.00	S 02°30'00" E
L12	123.79	N 87°30'00" E
L13	5.50	S 02°30'00" E
L14	40.15	N 87°30'00" E
L15	7.78	N 42°30'00" E
L16	122.42	N 02°30'00" W
L17	4.50	S 87°30'00" W

POINT OF BEGINNING
PART C

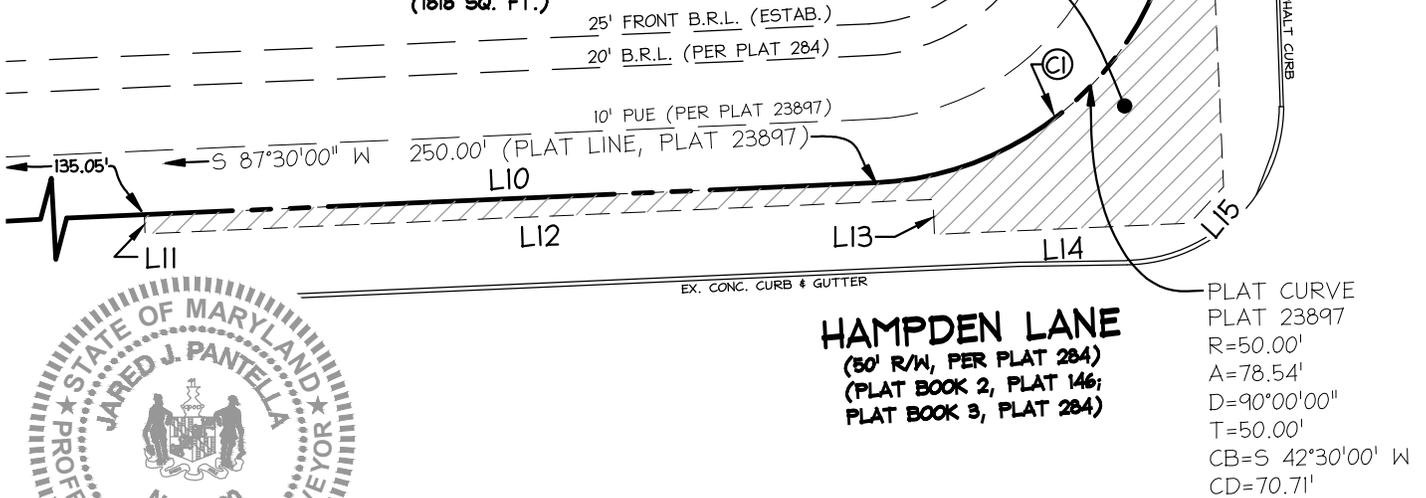
(16)
LOT 8

PROPERTY OF
EDGEMOOR CLUB, INC.
TAX ACCT #:
07-23486374
07-23486373
LIBER 842 / FOLIO 26
PLAT 23897

DENTON ROAD
(50' R/W, PER PLAT 284)
(PLAT BOOK 2, PLAT 146;
PLAT BOOK 3, PLAT 284)

PART C					
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Delta
Ⓒ	78.54	50.00	S 42°30'00" W	70.71	90°00'00"

DECLARATION OF COVENANT -PART C- (1818 SQ. FT.)



HAMPDEN LANE
(50' R/W, PER PLAT 284)
(PLAT BOOK 2, PLAT 146;
PLAT BOOK 3, PLAT 284)

**RIGHT OF WAY IMPROVEMENT
DECLARATION OF COVENANT
FOR THE BENEFIT OF
LOT 8, BLOCK 16
PLAT NO. 23897**

EDGEMOOR

LIBER 842 AT FOLIO 260

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: DECEMBER, 2020

DATE

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Frederick, Maryland 21701
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Exhibit B

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS.
- 3) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY WITERS ASSOCIATES.
- 4) TOTAL LOT AREA: LOT 8 = 92,163.50 SQ. FT. (2.16 ACRES)
- 5) PROPERTY SHOWN ON TAX MAP H422, LOT 8, BLOCK 16, EDGEMOOR.
- 6) PROPERTY SHOWN ON HSSC 200' SHEET 204 NN 05.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP NO. 27, SOIL TYPE(S): 2UB.
- 8) FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403046550.
- 9) SITE IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED.
- 10) LOCAL UTILITIES INCLUDE: WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION; TELEPHONE - VERIZON; GAS - WASHINGTON GAS.
- 11) THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

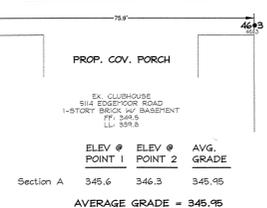
ZONING DATA

- 1) ZONING: R-60 (SPECIAL EXCEPTION)
 - MIN. LOT AREA = 15,000 SQ. FT.
 - MIN. LOT WIDTH AT R/W = 25 FT.
 - MIN. LOT WIDTH AT B.R.L. = 40 FT.
 - FRONT B.R.L. = 25 FT (ESTABLISHED)
 - REAR B.R.L. = 20 FT
 - SIDE B.R.L. = 5 FT MIN. EACH SIDE, 15 FT MIN. TOTAL
- 2) VERIFY BUILDING HEIGHT IN ACCORDANCE WITH SECTION 59-C-1.327 OF ZONING ORDINANCE. MEAN HEIGHT OF BUILDING FROM FIRST FLOOR = 22.42 FT (PER ARCHITECT)
 - FIRST FLOOR ELEVATION = 349.50 FT
 - MEAN HEIGHT OF BUILDING = 22.42 FT
 - ELEVATION @ MEAN HEIGHT OF BUILDING = 371.92 FT
 - AVERAGE ELEVATION ALONG FRONT OF HOUSE = 345.95 FT
 - HEIGHT OF BUILDING = 371.92 - 345.95 = 25.97 FEET
 - ALLOWABLE HEIGHT OF BUILDING = 30 FEET
 - PROPOSED HEIGHT OF BUILDING = 25.97 FEET**
- 3) VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 59-C-1.326 OF ZONING ORDINANCE. ALLOWABLE LOT COVERAGE IS 95% OF TOTAL LOT AREA IN THE R-60 ZONE. LOT 8 = 92,163.50 SQUARE FEET (PER PLAT) 42,163.50 * 0.95 = 32,257.2 SQUARE FEET. ALLOWABLE AREA TO BE COVERED BY BUILDINGS (INCL. ACCESSORY BUILDINGS) = 32,257.2 SQUARE FEET. **TOTAL AREA COVERED BY BUILDINGS = 6,202 SQ. FT. (PER ARCHITECT)**

STORM DRAIN NOTES

- 1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY (I.E. CAST IRON). DOWNSPOUT LEADERS TO BE 4" MINIMUM 40 PVC.
- 2) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A SCHEDULE, OR AS REQUIRED BY PLUMBING CODE.
- 3) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 4) ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR TO BE CAST IRON.

AVERAGE GRADE DETERMINATION



SEQUENCE OF CONSTRUCTION

- 1) PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MCDPS SEDIMENT CONTROL INSPECTOR, 240-777-6800 (48 HOURS NOTICE), AND THE MONTGOMERY PLANNING DEPARTMENT, PLANS ENFORCEMENT INSPECTOR, 301-496-4661 (48 HOURS NOTICE).
- 2) THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES. INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- 3) THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MNCMPIC INSPECTOR, CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING.
- 4) CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- 5) INSTALL SEDIMENT CONTROL DEVICES.
- 6) ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING, OR GRADING.
- 7) INITIATE ROUGH GRADING. TEMPORARILY SEED ANY AREAS NOT TO BE RE-GRADED WITHIN 14 DAYS.
- 8) INSTALL BASE COURSES FOR PARKING AREA.
- 9) CONSTRUCT ADDITION, PATIO, WALKS, ETC.
- 10) INSTALL DRYWELLS AND ASSOCIATED PIPING BUT DO NOT CONNECT TO DOWNSPOUTS AND YARD INLETS AT THIS TIME.
- 11) PAVE PARKING AREA AND PERMANENTLY STABILIZE ALL REMAINING AREAS.
- 12) CONNECT DOWNSPOUTS TO DRYWELL PIPING.
- 13) OBTAIN WRITTEN APPROVAL FROM MCDPS INSPECTOR, PRIOR TO THE REMOVAL OF ANY AND ALL REMAINING SEDIMENT CONTROL DEVICES.

TOPSOIL NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION. SPECIFICATIONS ARE SHOWN ON SHEET THREE.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRYWELL/RECHARGE CHAMBER

MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDPS Inspector twenty-four (24) hours notice (815 telephone 240-777-6811). The DPS Inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. The permittee must maintain a "record set" of approved 50/3M photos available at all times. A copy of the project record set of plans, including the signed "Record Set" Certification, must be submitted to the MCDPS Inspector.

Each of the steps listed below must be verified by either the MCDPS INSPECTOR OR THE OWNER/DEVELOPER.

NO.	DESCRIPTION	MCDPS INSPECTOR (INITIALS/DATE)	OWNER/DEVELOPER (INITIALS/DATE)
1.	Excavation for Dry Well conforms to the approved plans		
2.	Placement of backfill, perforated inlet pipe and observation well conforms to approved plans		
3.	Placement of geotextiles and filter media conforms to approved plans		
4.	Connecting pipes, including connection to downspout, constructed per approved plans		
5.	Final grading and permanent stabilization conforms to approved plans		
TOTAL NUMBER OF DRYWELLS INSTALLED PER THIS PERMIT: APPROVED _____ CONSTRUCTED _____			
NON-ROOFTOP DISCONNECTION			
The constructed Non-Rooftop Disconnections meet the conditions specified on the approved plans.			
Owner/Developer Signature _____ Date _____			
RECORD DRAWING CERTIFICATION			
This record drawing (drawings) and computer represents the stormwater management practices as they were constructed. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or approved equivalent revisions.			
Owner/Developer Signature _____ Date _____			
FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS _____ DATE _____			

RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT.

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NO.	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District	X				
WATERWAYS/WETLAND(S):	X				
a. Corps of Engineers	X				
b. MDE	X				
c. MDE Water Quality Certification	X				
MDE Dam Safety	X				
N.P.D.E.S.	X		N/A	N/A	DATE FILED
NOTICE OF INTENT	X				
OTHERS (Please List):	X				

UTILITY INFORMATION

EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

UTILITY	REQUEST DATE	BY	INFO REC'D	PLAN REVISION	BY
ATTN	10/2/2010	DCL	11/04/2010	NO FACILITIES	BDA
COFGAST	10/2/2010	DCL	11/04/2010	NO FACILITIES	BDA
PG&E	10/2/2010	DCL	11/04/2010	NO FACILITIES	ALH
PEP&D	10/2/2010	DCL	11/04/2010	NO FACILITIES	ALH
VERIZON	10/2/2010	DCL	11/04/2010	NO FACILITIES	ALH
HANNA GAS	10/2/2010	DCL	11/04/2010	NO FACILITIES	BDA
HSSC SEWER	N/A	N/A	10/20/2010	NO FACILITIES	BDA
HSSC WATER	N/A	N/A	10/20/2010	NO FACILITIES	BDA

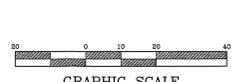
MISSING UTILITY

FOR LOCATION OF UTILITIES, CALL "MISSING UTILITY" AT 1-800-267-7777, OR LOG ON TO WWW.MISSINGUTILITY.NET/TTC-48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19640, EXPIRATION DATE 3/8/2025, AND THAT THIS PLAN MEETS THE CRITERIA FOR BUILDING AND SEDIMENT CONTROL PERMIT APPLICATIONS.

10/06/2011 DATE *Curt A. Schreffler* CURT A. SCHREFFLER, PE



APPLICANT

EDGEMOOR CLUB, INC.
ATTN: JOSEPH PHILLIPS, MANAGER
7415 EXETER ROAD
BETHESDA, MD 20816
(301) 907-2944 PHONE
(301) 946-8910 CELL
joeph@edgemoorclub.com

ARCHITECT

WIEDEHANN ARCHITECTS, LLC
ATTN: FITZGELL FRINGS, AIA
5272 RIVER ROAD, SUITE 610
BETHESDA, MD 20816
(301) 652-4022 PHONE
(301) 652-4034 FAX

7415 EXETER ROAD
LOT 8, BLOCK 16
EDGEMOOR
BUILDING PERMIT SITE PLAN,
STORMWATER MANAGEMENT PLAN,
AND SEDIMENT CONTROL PLAN
PERMIT NO. 240046

**MAY 2020
PERMITTING
REQUIREMENTS
EXHIBIT**

LEGEND

EXISTING FEATURES	
---	EX. SEWER LINE WITH CLEAN OUT
---	EX. SEWER MANHOLE AND INVERT
---	EX. WATER LINE WITH VALVE
---	EX. GAS LINE WITH VALVE
---	EX. OVERHEAD LINE
---	EX. 10'- AND TEN-FOOT CONTOURS
---	EX. SPOT ELEVATION
---	EX. CHAIN LINK OR WIRE FENCE
---	EX. WOOD FENCE
---	EX. STREET LAMP
---	EX. DOWN SPOUT SPILL
---	EX. FEATURE TO BE REMOVED (T.B.R., TYP.)
PROPOSED FEATURES	
---	PROP. 4" PVC PIPE
---	PROP. TRENCH DRAIN
---	PROP. RAIN/TANK DRYWELL
---	PROP. DOWNSPOUT (4" PIPE)
---	PROP. SPILL DOWNSPOUT
---	SUPER SILT FENCE
---	SILT FENCE
---	TP
---	TREE PROTECTION FENCE
---	ROOT PRUNING
---	LIMITS OF DISTURBANCE

PRINTED BY
OCT - 6 2011
CSE ENGINEERING

MONTGOMERY COUNTY
DEPARTMENT OF
PERMITTING SERVICES
APPROVED FOR:

STORMWATER MANAGEMENT:
On Site

REVIEWED BY: *Thomas Weaden 10/11/11* DATE: *10/11/11*
APPROVED: *240583* DATE: _____

S.M. FILE NO. _____

SEDIMENT CONTROL
TECHNICAL REQUIREMENTS:
Thomas Weaden 10/11/11 DATE: *10/11/11*
REVIEWED: *240046* DATE: _____

ADMINISTRATIVE REQUIREMENTS:
Thomas Weaden 10/11/11 DATE: *10/11/11*
REVIEWED: *240046* DATE: _____

SEDIMENT CONTROL PERMIT NUMBER
MCDPS APPROVAL OF THIS PLAN WILL
EXPIRE ONE YEAR FROM THE DATE OF
APPROVAL IF THE PROJECT HAS NOT
STARTED UNLESS THE PERMIT HAS BEEN
EXTENDED.

NOTE: MCDPS APPROVAL DOES
NOT NEGATE THE NEED OF A
MCDPS ACCESS PERMIT.

DATE	10/2011
PROJECT	10-072
LOCATION	DCL
SCALE	1" = 20'
APPROVAL	CAS



VICINITY MAP
ADC MAP 5407, GRID D-3
SCALE: 1" = 2000'

DATE	04/26/11	BY	REVISION
04/26/11	DCL	ISSUED FOR BID ONLY TO MCDPS	1
07/15/11	DCL	ISSUED FOR BUILDING PERMIT APPLICATION	2
07/15/11	DCL	REVISED WATER LINE	3
08/26/11	DCL	ISSUED FOR BID ONLY TO MCDPS	4
09/26/11	DCL	REVISED SUBMITTAL TO MCDPS	5
10/26/11	DCL	TO MCDPS FOR APPROVAL	6

7415 EXETER ROAD
PLAT 23497, CIRCA 05/11/09
LOT 8, BLOCK 16
EDGEMOOR
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

**BUILDING PERMIT SITE PLAN, SEDIMENT CONTROL PLAN,
AND STORMWATER MANAGEMENT PLAN**

ENGINEERING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeway Blvd., Suite 101, Mount Airy, Maryland 21771
phone: (301) 607-8031 • fax: (301) 607-8045 • internet: www.casengineering.com

CAS

10/13
C1.0

Exhibit C

Montgomery County Zoning

Date: 5/18/2021



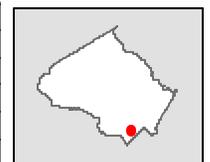
Montgomery County
Planning Department
ITI Division



Account #	03639226
Address	7415 EXETER RD BETHESDA, 20814
Zone	R-60
Overlay Zone	N/A
TDR Overlay Zone	N/A
Landuse	Open Space/Recreation
Parcel, Lot, Block	N/A, 8, 16
WSSC Grid	209NW05
Map Amendments	N/A

Parking District	N/A
CBD	N/A
Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Legal Description	EDGEMOOR

Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	BETHESDA CHEVY CHASE
Historic Site/District	N/A
Water/Sewer Categories	W-1/ S-1



1 inch = 172 feet

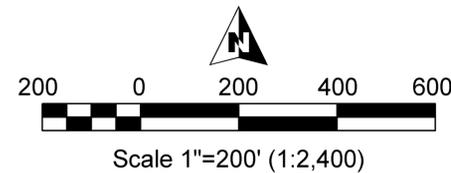
Exhibit D

DISCLAIMER:
"This parcel data were derived in part from information provided by the Maryland Department of Planning as the distributor of the data and owner of the digital product."

LEGEND:
Property Line: ————
Subdivision Boundary: - - - - -
Town Boundary: - · - · -
Private Road: ————
Stream Line: ~~~~~~
Continuing Ownership: ————
Parcel Number = P.###
(Assigned to Identify Ownership, must be preceded by a Map Number)

APN Label Record Layout:
99-999999
District ID Account ID

HN 342	GN 662	HN 123	HN 343	HN 662
HN 342	GN 662	HN 123	HN 342	HN 662
HN 342	GN 661	HN 121	HN 341	HN 661



MONTGOMERY, MD
Map ID: **HN 122**

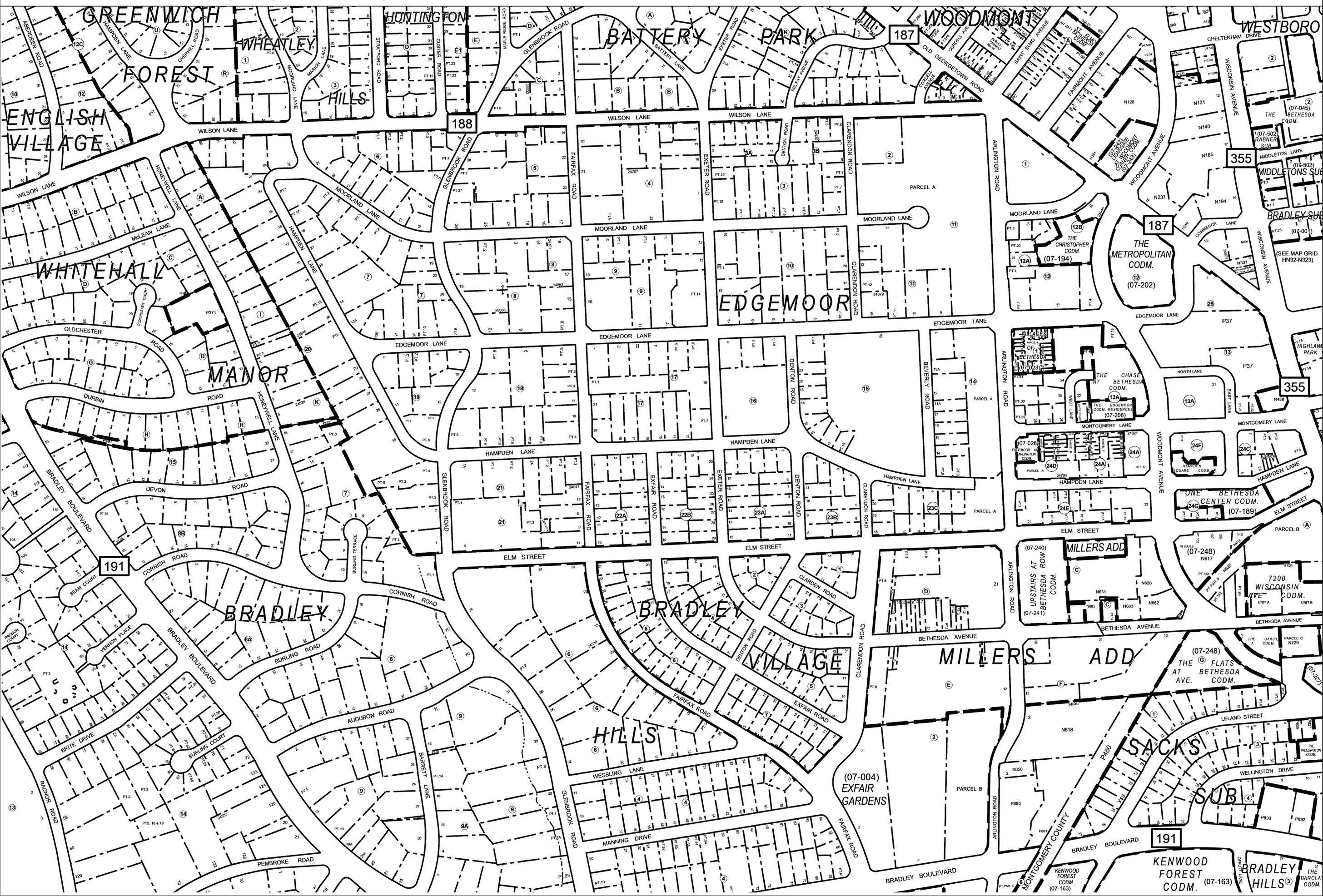


Exhibit E

Montgomery State Archives
1
2
3
4
5
6

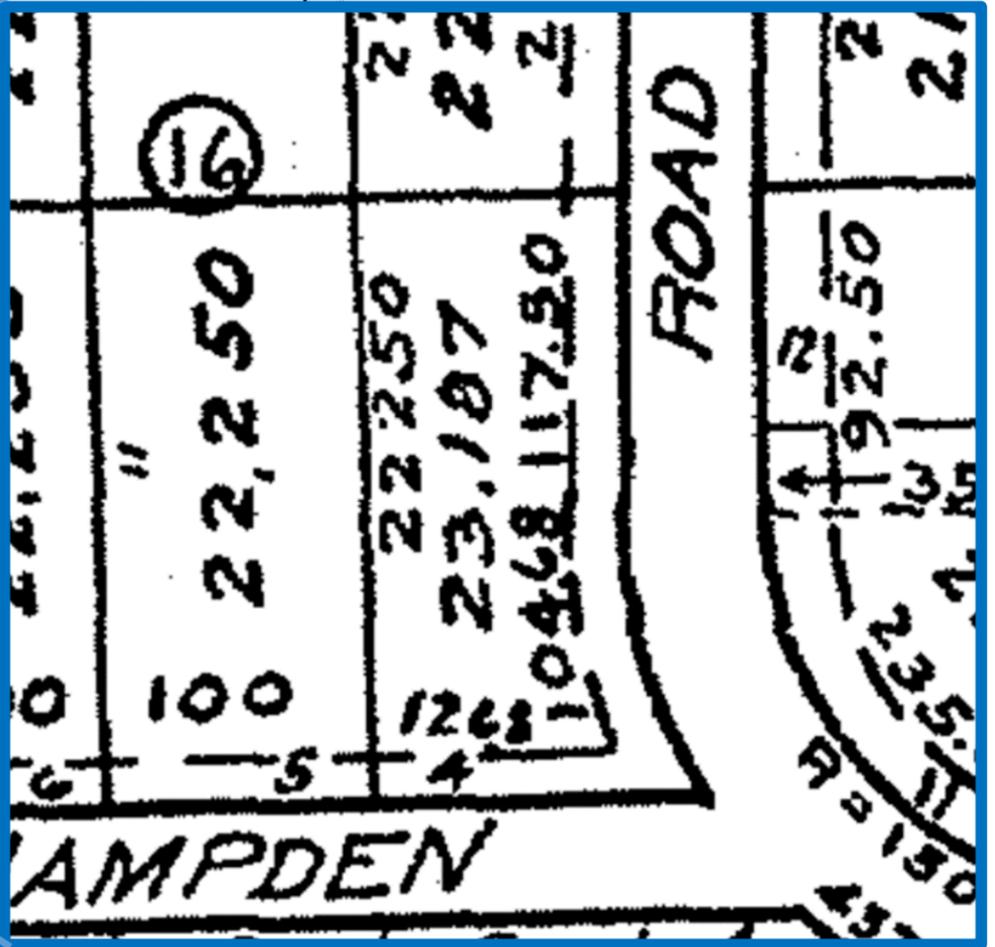
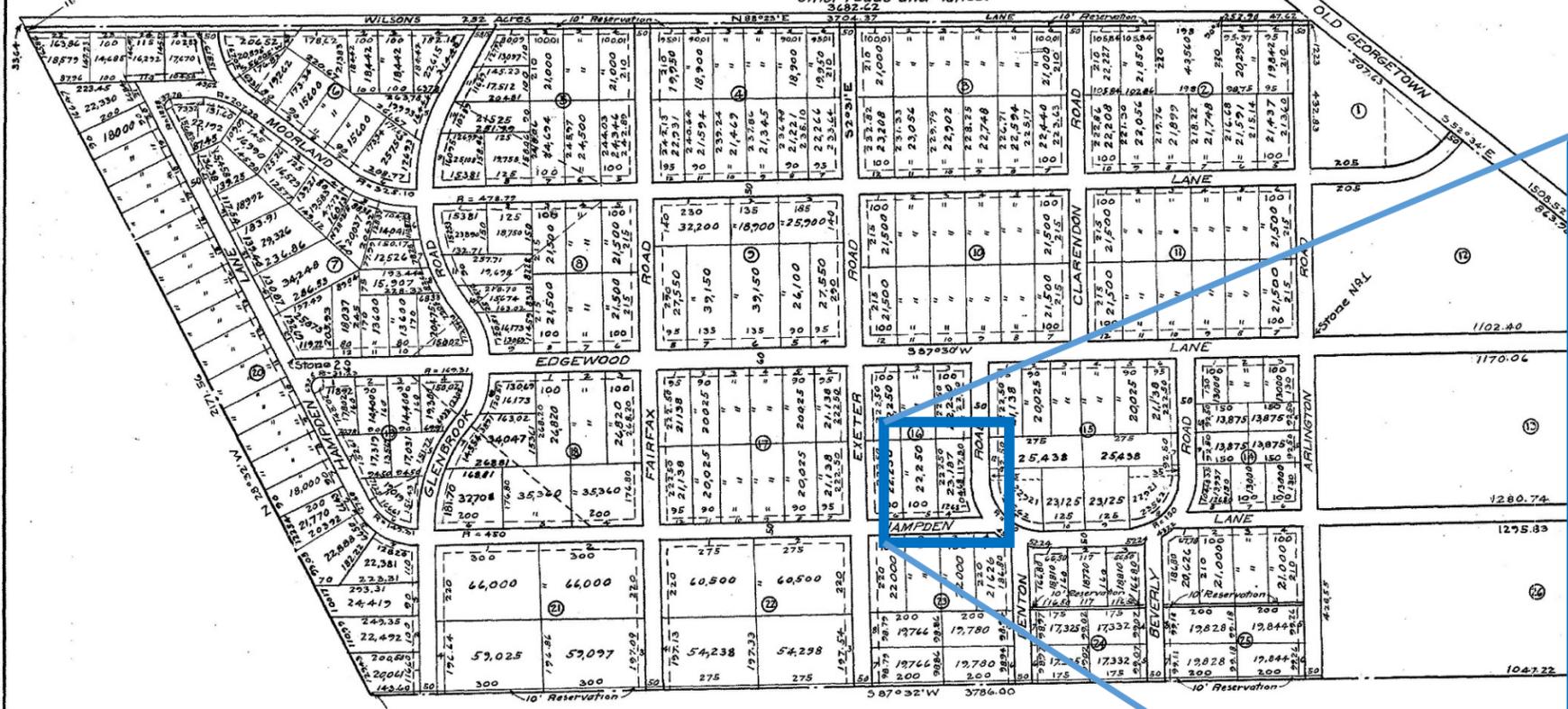
#146

EDGEWOOD

Montgomery Co
MARYLAND

Surveyed & Sub-divided by J.H. Starkey Civil Engr
Rockville Maryland
Scale 300'-1"

Building Restriction Lines are 25 Feet wide on
Edgewood Lane and 20 Feet wide on all the
other roads and lanes.



I hereby certify that all the lots, blocks, roads, lanes
alleys etc. shown on this plat have been carefully
and accurately surveyed and are parts of that
portion of tracts of land called "Friendship"
and "Fritchett's Purchase" lying in Montgomery
County, conveyed to the National City Real Es-
tate Corporation by Oscar K. Seddicum by deed
dated June 3, 1910, and of record in liber 214,
folio 57

I also certify that the bearings shown on this
plat have been reduced to true meridian, and
that monument stones not less than six inches
square on top and designated on this plat as
N^o 1 and N^o 2 have been planted two feet in
the ground at the points indicated at each end
of d principal.

January 26, 1912 J. H. Starkey

I hereby certify that the afore-
recorded February 3rd, A. D. 1912, in
146, one of the Plat Books of Montgome

John F. Wrenck clerk.

Filed February 3rd 1912

Maryland State Archives

ENGINEER CERTIFICATE
EDGEWOOD RECORD MAP

STATE OF MARYLAND } S.S.
COUNTY OF MONTGOMERY }
I, the undersigned, James H. Starkey, hereby certify that all the lots, blocks, roads, lanes, right-of-way and reservations shown on this plat have been carefully and accurately surveyed, and each is a part of that portion of tracts of land called "Friendship" and "Pritchett's Purchase" lying in Montgomery County, Maryland which was conveyed to the National City Real Estate Corporation by Oscar H. Sedwicum by deed dated June 9th, 1910, and recorded among the land records of the above county in Liber 214 of folio 51, excepting a portion of the above named tracts conveyed by John W. Davidge et ux, to the National City Real Estate Corporation, by deed dated November 17, 1915, and recorded among the land records of the above county in Liber 254 of folio 33, and comprising a strip of land 20 feet in width lying along the southern boundary line of this plat, beginning at the west limit line of the Metropolitan Southern Railway right-of-way and extending westward 1800.22 feet as indicated on this plat; and also certify that all the lots, blocks, roads, lanes, right-of-way and reservations shown hereon are in accordance with those shown on the plat entitled "Edgewood, Montgomery County, Maryland" filed in plat book No. 2, Plat No. 146, under date of February 3rd, 1912, except in the particulars hereafter enumerated:
FIRST. Changes in road location made in areas on this plat designated as "A", "B", and "C" respectively, and included within the red ink lines, which changes are made in accordance with a decree rendered in equity proceedings No. 4227 in the Circuit Court for said Montgomery County, holding Equity Court under date of August 2, A.D. 1924, and upon the records of said proceedings separate maps of the above areas designated as Exhibits "A", "B" and "C" respectively, have been filed.
SECOND. Change in outline of plat incident to the acquisition of the land contained in the conveyance from John W. Davidge et ux to the National City Real Estate Corporation as above mentioned.
THIRD. Revision of building restriction lines and fixing of the same along Wisconsin Avenue as specifically shown on this plat.
FOURTH. Revision in block 20, as indicated by the grouping of certain rights of way 30 feet in width to the National City Real Estate Corporation, et al, to the Chevy Chase to Great Falls Road Corporation, by deed dated November 25, 1913, and as recorded in Liber No. 230 of folio 439, such right-of-way being fixed on this plat in accordance with location of the railway at this point as of the date of this plat.
FIFTH. Plan of subdivision of two parcels of ground, each 200 feet in width, lying respectively on the north and south sides of Edgewood Lane, and extending from Wisconsin Avenue westward to the limit line of Arlington Road.
SIXTH. Location of right-of-way for sewer access, southwest corner of block No. 24, with any other subdivision shown of record shown on this plat, and I further certify that all the bearings shown on this plat have been reduced to true meridian, and that monument stakes not less than six inches square on the top, designated on this plat as nos. 1 and No. 2, have been planted three feet in the ground at the points indicated on a principal line.
August 2nd, A.D. 1924.

I, the undersigned, James H. Starkey, hereby certify that all the lots, blocks, roads, lanes, right-of-way and reservations shown on this plat have been carefully and accurately surveyed, and each is a part of that portion of tracts of land called "Friendship" and "Pritchett's Purchase" lying in Montgomery County, Maryland which was conveyed to the National City Real Estate Corporation by Oscar H. Sedwicum by deed dated June 9th, 1910, and recorded among the land records of the above county in Liber 214 of folio 51, excepting a portion of the above named tracts conveyed by John W. Davidge et ux, to the National City Real Estate Corporation, by deed dated November 17, 1915, and recorded among the land records of the above county in Liber 254 of folio 33, and comprising a strip of land 20 feet in width lying along the southern boundary line of this plat, beginning at the west limit line of the Metropolitan Southern Railway right-of-way and extending westward 1800.22 feet as indicated on this plat; and also certify that all the lots, blocks, roads, lanes, right-of-way and reservations shown hereon are in accordance with those shown on the plat entitled "Edgewood, Montgomery County, Maryland" filed in plat book No. 2, Plat No. 146, under date of February 3rd, 1912, except in the particulars hereafter enumerated:
FIRST. Changes in road location made in areas on this plat designated as "A", "B", and "C" respectively, and included within the red ink lines, which changes are made in accordance with a decree rendered in equity proceedings No. 4227 in the Circuit Court for said Montgomery County, holding Equity Court under date of August 2, A.D. 1924, and upon the records of said proceedings separate maps of the above areas designated as Exhibits "A", "B" and "C" respectively, have been filed.
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SIXTH. Location of right-of-way for sewer access, southwest corner of block No. 24, with any other subdivision shown of record shown on this plat, and I further certify that all the bearings shown on this plat have been reduced to true meridian, and that monument stakes not less than six inches square on the top, designated on this plat as nos. 1 and No. 2, have been planted three feet in the ground at the points indicated on a principal line.
August 2nd, A.D. 1924.

EDGEWOOD
MONTGOMERY COUNTY
MARYLAND

SCALE
0 100 200 300 400 500 600

PREPARED BY OFFICE OF
JAMES H. STARKEY, CIVIL ENGINEER
AUGUST 2, 1924

James H. Starkey
Civil Engineer

OWNER'S DECLARATION OF DEDICATION
FOR EDGEWOOD RECORD PLAT

We, the undersigned, owners of this land or of rights of way or easements over portions of the same, hereby, and the same for and among the land records of Montgomery County, Maryland, in accordance with the provisions of a decree rendered under Equity Proceedings No. 4227, dated August 2, A.D. 1924, and we do hereby dedicate to public use the roads and lanes shown hereon, reserving however, to ourselves and to others thereafter, previous grants have been made, the right to construct, operate and maintain the several public utilities and the respective appurtenances of each in, along, under, and across the said roads and lanes. Witness our hands and seals this 24th day of August, A.D. 1924.

Walter R. Tuckerman
PRESIDENT

Clarence C. Keiser
SECRETARY

SECURITY LAND COMPANY, INC.
BY: *William H. Boyd*
PRESIDENT

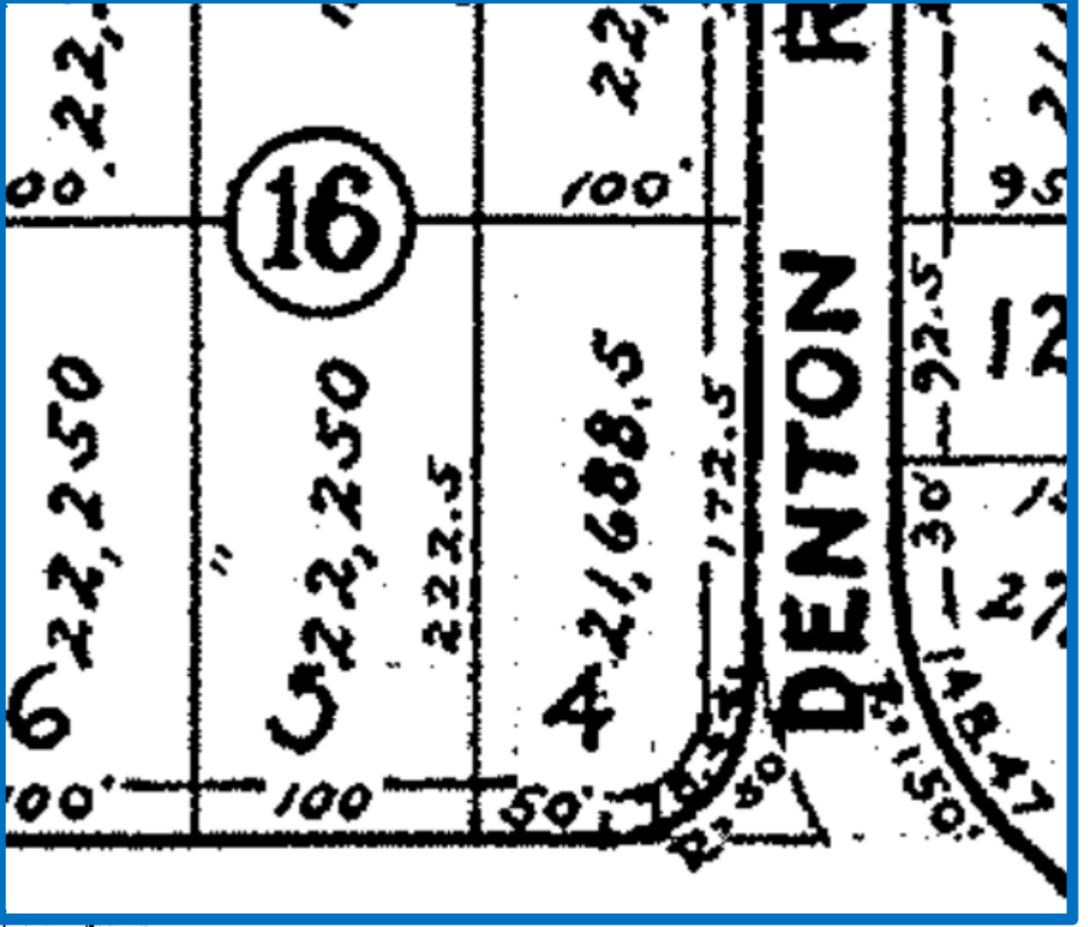
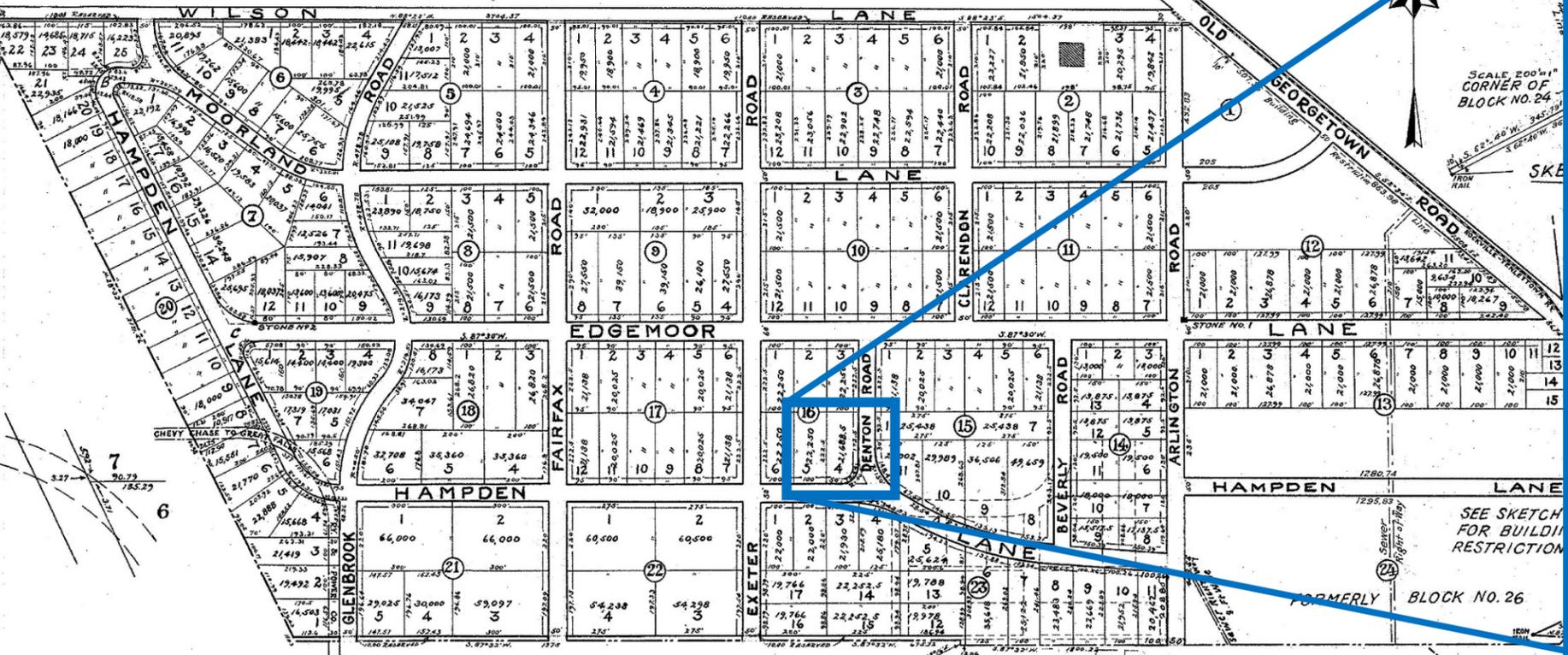
David Jayally
SECRETARY

Attorney for Petitioners in equity
Proceedings No. 4227 in the Circuit
Court of Montgomery County, Maryland
holding equity court.

207
Substance

FILED
DEC -4 1924

EDGEWOOD LANE
25' B.R.L.
M.E. CORNER OF BLOCK 13
WISCONSIN AVE.



1924 Plat

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 284, MSA_S1249_8096. Date available 1924/12/04. Printed 03/08/2021.

NOTARY CERTIFICATE
County of Montgomery } S.S.
State of Maryland }
I, the undersigned, Notary Public in and for the County and State aforesaid, personally appeared Walter R. Tuckerman and Clarence C. Keiser, President and Secretary, respectively, of the Edgewood Land Company, and *James H. Starkey* and *David J. Ely*, President and Secretary, respectively, of the Security Land Company, and *William H. Boyd*, Attorney for petitioners, in Equity Proceedings No. 4227, in the Circuit Court of Montgomery County, Maryland. The owners or duly authorized agent of the property shown hereon, who executed the foregoing instrument and acknowledged same to be their act and deed.
In testimony whereof, I hereunto subscribe, my hand and affix my Notarial seal
Notary Public
My commission expires *7/2/27*

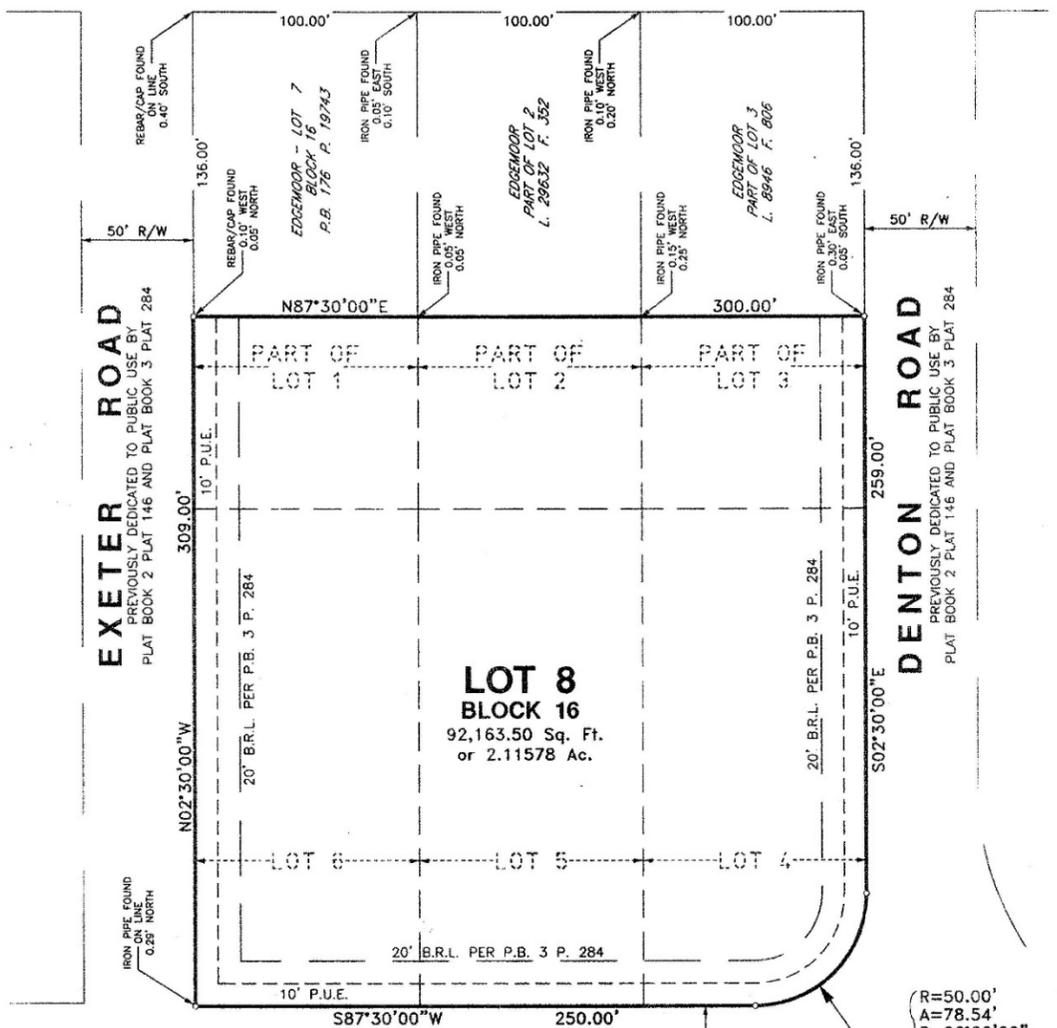
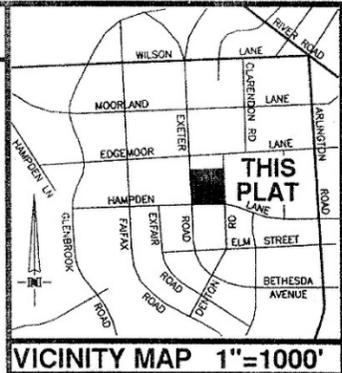
BUILDING RESTRICTION LINES
Building Restriction Lines are 25 Feet on Edgewood and 20 Feet on all other roads and lanes unless otherwise shown. The building restriction along Wisconsin Avenue south of Edgewood is 10 feet from and parallel to the inner edge of the side walk as shown on plan on this plat.

FILED
DEC -4 1924
APPROVED NOV. 21, 1924
EDGEMOOR LANE
DENTON SUBURBAN SANITARY COMMISSION
SCALE: 1" = 100'
SEE SKETCH-A FOR BUILDING RESTRICTION LINE

11	49.25
12	27.61
13	62.73
14	38.08
15	7.247
16	137.79
17	790.00
18	149.51

WISCONSIN AVE.

NOTES:
 PROPERTY IS ZONED R-60.
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP HN-122, GRID HN-22.
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W. S. S. C. BASE SHEET 209-NW-05.
 FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(a)(3).
 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.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF THE PART OF THE LAND DESCRIBED IN A CONVEYANCE FROM JOHN B. DIAMOND, TREASURER OF MONTGOMERY COUNTY, MARYLAND AND COUNTY COMMISSIONERS OF MONTGOMERY COUNTY TO EDGEMOOR CLUB INCORPORATED BY DEED DATED MAY 13, 1941 AND RECORDED AUGUST 15, 1941 IN LIBER 842 AT FOLIO 260, BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING CONVEYANCES:

- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR LAND COMPANY, A VIRGINIA CORPORATION, FORMERLY NATIONAL CITY REAL ESTATE CORPORATION TO EDGEMOOR CLUB, INC. BY DEED DATED JUNE 1, 1923 AND RECORDED NOVEMBER 1, 1923 IN LIBER 340 AT FOLIO 268, BEING ALL OF LOTS 4, 5 AND 6, BLOCK 16 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2 AS PLAT 146 AND RE-RECORDED IN PLAT BOOK 3 AS PLAT 284.
- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM THE SECURITY LAND COMPANY, (A MARYLAND CORPORATION) TO EDGEMOOR CLUB, INC. (A MARYLAND CORPORATION) BY DEED DATED FEBRUARY 24, 1928 AND RECORDED JUNE 13, 1928 IN LIBER 462 AT FOLIO 349, BEING THE SOUTHERLY 116.5 FEET BY THE FULL WIDTH OF LOTS 1, 2 AND 3, BLOCK 16 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2 AS PLAT 146 AND RE-RECORDED IN PLAT BOOK 3 AS PLAT 284, SAVING AND EXCEPTING THEREFROM THE FOLLOWING CONVEYANCES:
 - ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. (A MARYLAND CORPORATION) TO HERBERT S. FESSENDEN AND CLARE W. FESSENDEN BY DEED DATED JUNE 6, 1937 AND RECORDED JUNE 9, 1937 IN LIBER 669 AT FOLIO 268, BEING PART OF LOT 1, BLOCK 16 AS SHOWN ON THE AFOREMENTIONED PLATS 146 AND 284;
 - ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. TO CHARLES C. KOONES AND VIOLET L. KOONES BY DEED DATED JUNE 30, 1941 AND RECORDED AUGUST 15, 1941 IN LIBER 842 AT FOLIO 262, BEING PART OF LOT 2, BLOCK 16 AS SHOWN ON THE AFOREMENTIONED PLATS 146 AND 284;
 - ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. TO BYRON J. OLSON AND ELEANOR M. OLSON BY DEED DATED JUNE 30, 1941 AND RECORDED AUGUST 15, 1941 IN LIBER 842 AT FOLIO 261, BEING PART OF LOT 3, BLOCK 16 AS SHOWN ON THE AFOREMENTIONED PLATS 146 AND 284;

ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS \circ WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.
 THE TOTAL AREA INCLUDED ON THIS PLAN IS 92,163.5 SQUARE FEET OR 2.11578 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

6-11-08 DATE
 Gary Dean Simpson
 GARY DEAN SIMPSON
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 514



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 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 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" 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 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 LOT SHOWN HEREON.
 THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

EDGEMOOR CLUB, INC.
 Gregory E. Lawler, PRESIDENT
 Witness: [Signature]
 DATE: 6/21/08

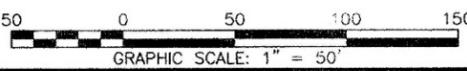
RECEIVED
 SEP 11 2008
 Clerk of the Circuit Court
 Montgomery County, Md.

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	2.11578 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	2.11578 Ac.

SUBDIVISION RECORD PLAT
LOT 8, BLOCK 16
EDGEMOOR
 BEING A RESUBDIVISION OF
 PART OF LOTS 1, 2 AND 3, BLOCK 16
 AND ALL OF LOTS 4, 5 AND 6, BLOCK 16
 BETHESDA ELECTION DISTRICT No. 7
 MONTGOMERY COUNTY, MARYLAND

SITE SOLUTIONS, INC.
 20410 Observation Drive Suite 205
 Germantown, Maryland 20876-4009
 (301) 540-7990 Fax (301) 540-7991
 Planning, Engineering, Landscape Architecture

20B156 Minor(S) R-60
 The Maryland-National Capital Park & Planning Commission
 Montgomery County Planning Board
 Approved July 3, 2008
 Chairman: [Signature] Secretary-Treasurer: [Signature]
 M-N.C.P. & P.C. Record File No.: 630-2
 Montgomery County, Maryland
 Department of Permitting Services
 Approved 07/23/08
 Director: [Signature]
 RECORDED
 PLAT NO.

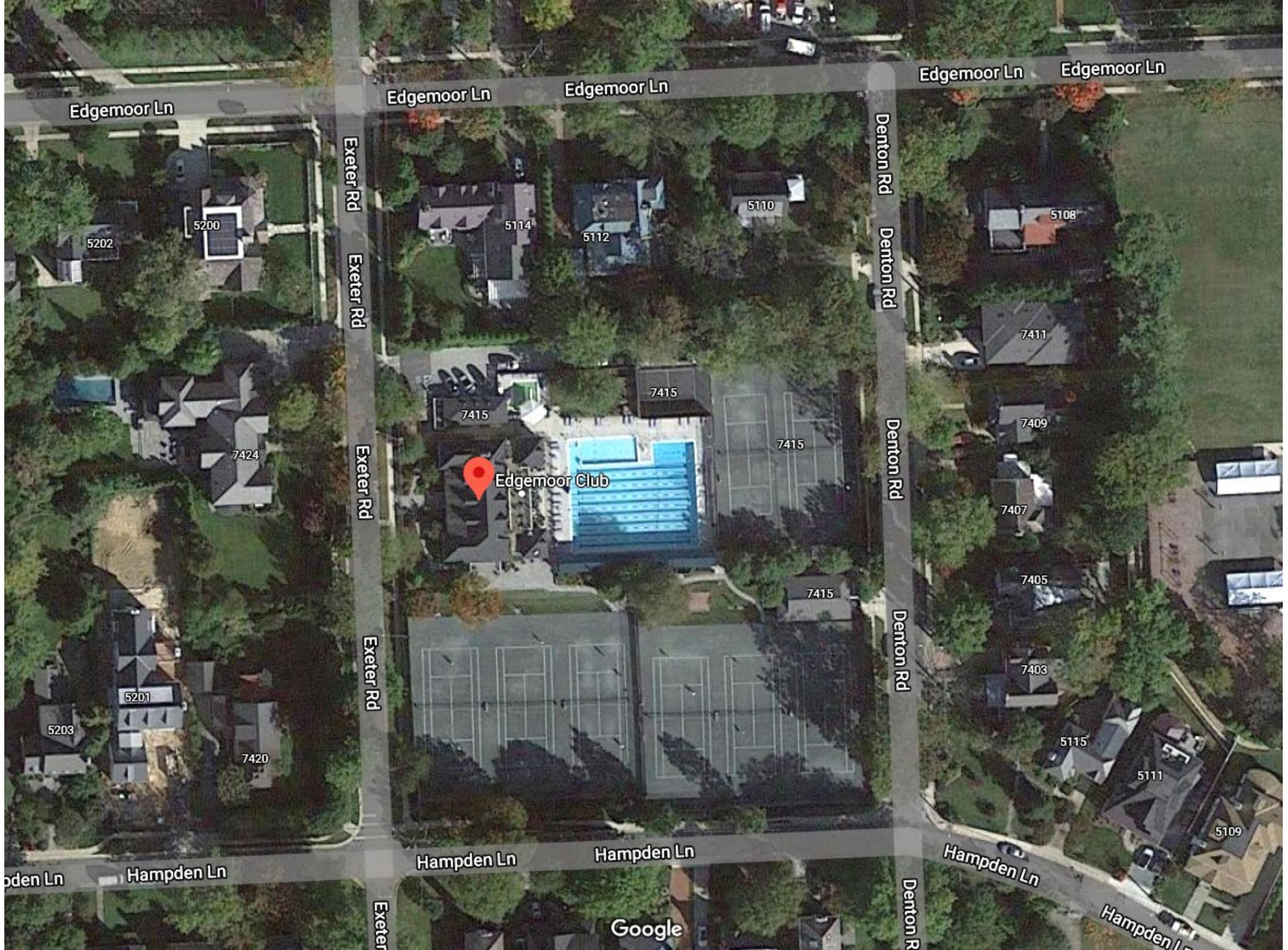


SCALE: 1"=50'



P156323 MSA SSA 1249 29499 630-2
 JUNE, 2008

Exhibit F



Edgemoor Ln

Edgemoor Ln

Edgemoor Ln

Edgemoor Ln

Edgemoor Ln

5202

5200

Exeter Rd

Exeter Rd

Exeter Rd

Exeter Rd

Exeter

7415

Edgemoor Club

7415

7415

7415

Hampden Ln

Hampden Ln

Google

Denton Rd

Denton Rd

Denton Rd

Denton Rd

Denton Rd

5108

7411

7409

7407

7405

7403

5115

5111

5109

Hampden Ln

Hampden Ln

oden Ln

Hampden Ln

View of Club
At Corner of Denton Road and Hampden Lane



View Looking west along Hampden Lane



View Looking north along Denton Road



**Single Family Homes
At Northeast Corner of Denton Road and Hampden Lane**



ORIGIN ID:OBTA (301) 841-3832
PATRICIA A. HARRIS, ESQ.
LEIGH EARLY AND BREWER, CHTD
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
UNITED STATES US

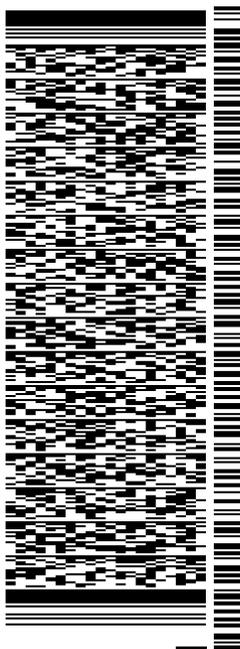
SHIP DATE: 21MAY21
ACTWGT: 0.10 LB
CAD: 104768835INNET4340
BILL SENDER

TO CHRISTOPHER CONKLIN
MONTGOMERY COUNTY DOT
101 MONROE ST., 9TH FLOOR
ROCKVILLE MD 20850

(240) 777-7198

REF: 85143001

INV/ PO: DEPT:



J211321033101LW

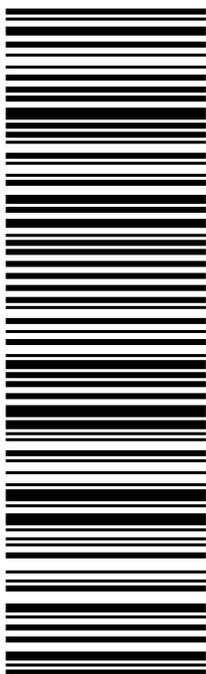
56DJ371DC/FE4A

TRK# 7737 9484 6365
0201

MON - 24 MAY 4:30P
STANDARD OVERNIGHT

SA GAIA

MD-US 20850
IAD



After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

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