

Patricia A. Harris, Esq.
(301) 841-3832
paharris@lerchearly.com

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



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.)



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

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

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

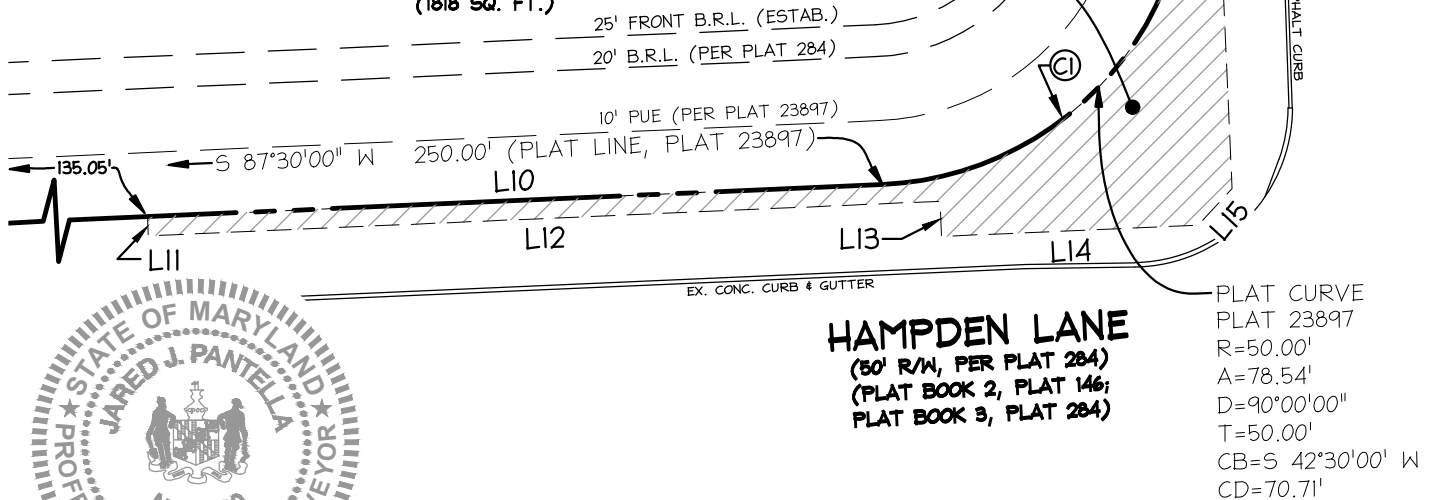
POINT OF BEGINNING
PART C

16
LOT 8

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

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.)



DATE

JARED J. PANTELLA

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



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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

Exhibit B

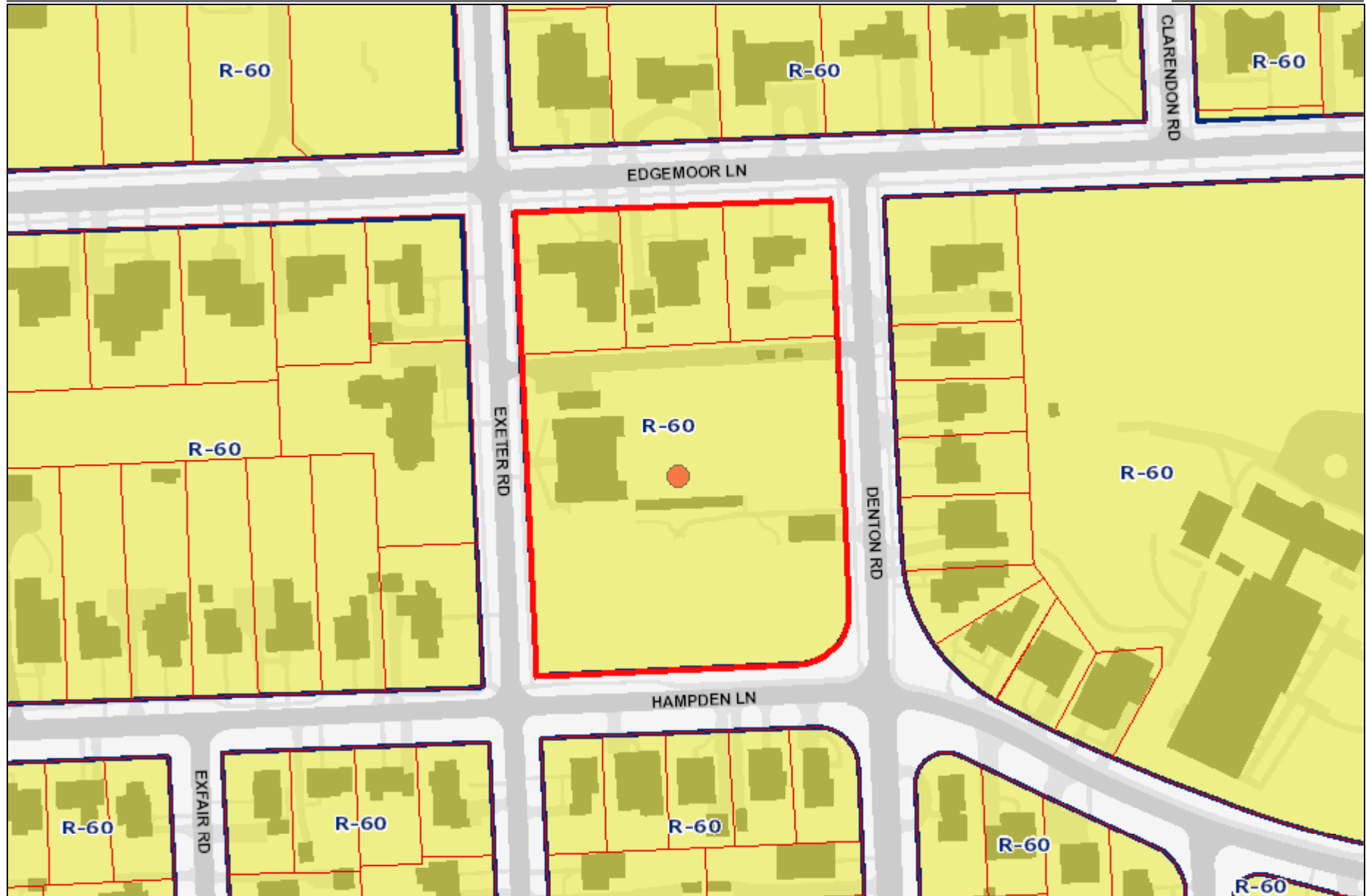
Exhibit C

Montgomery County Zoning

Date: 5/18/2021



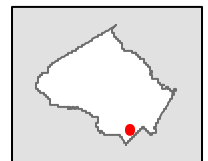
Montgomery County
Planning Department
ITI Division



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."

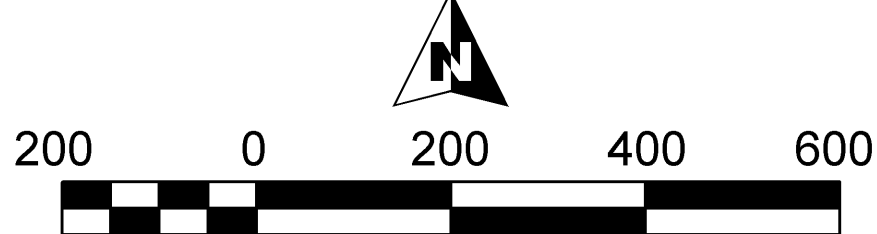
LEGEND:

Property Line: - - - - -
Subdivision Boundary: - - - - -
Town Boundary: - - - - -
Private Road: - - - - -
Stream Line: - - - - -
Continuing Ownership: Z i.e. - - - - -
Parcel Numberin = P. ###
(Assigned to Identify Ownership, must be preceded by a Map Number)

APN Label Record Layout:

99-999999
District ID Account ID

HN 343	GN 563	HN 123	HN 343	HN 563
HN 343	GN 562	HN 122	HN 342	HN 562
HN 343	GN 561	HN 121	HN 341	HN 561



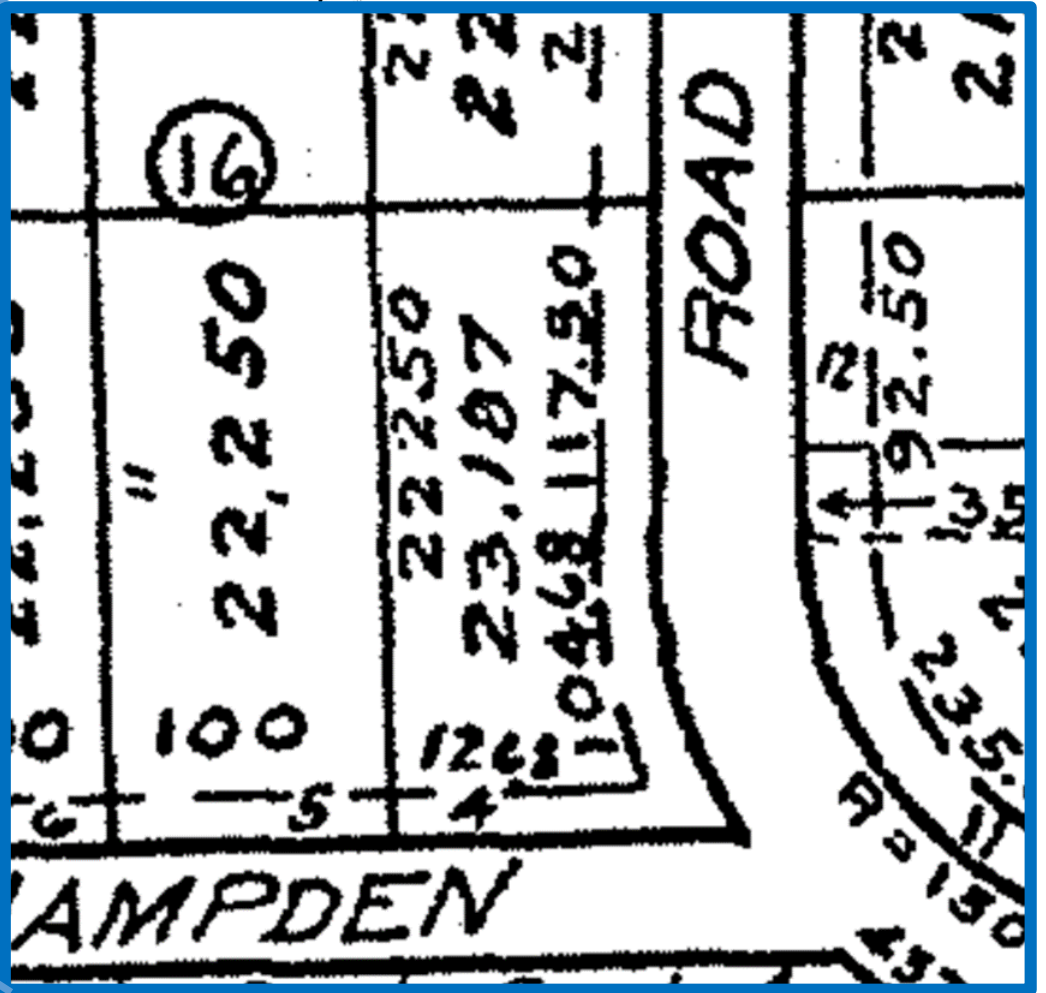
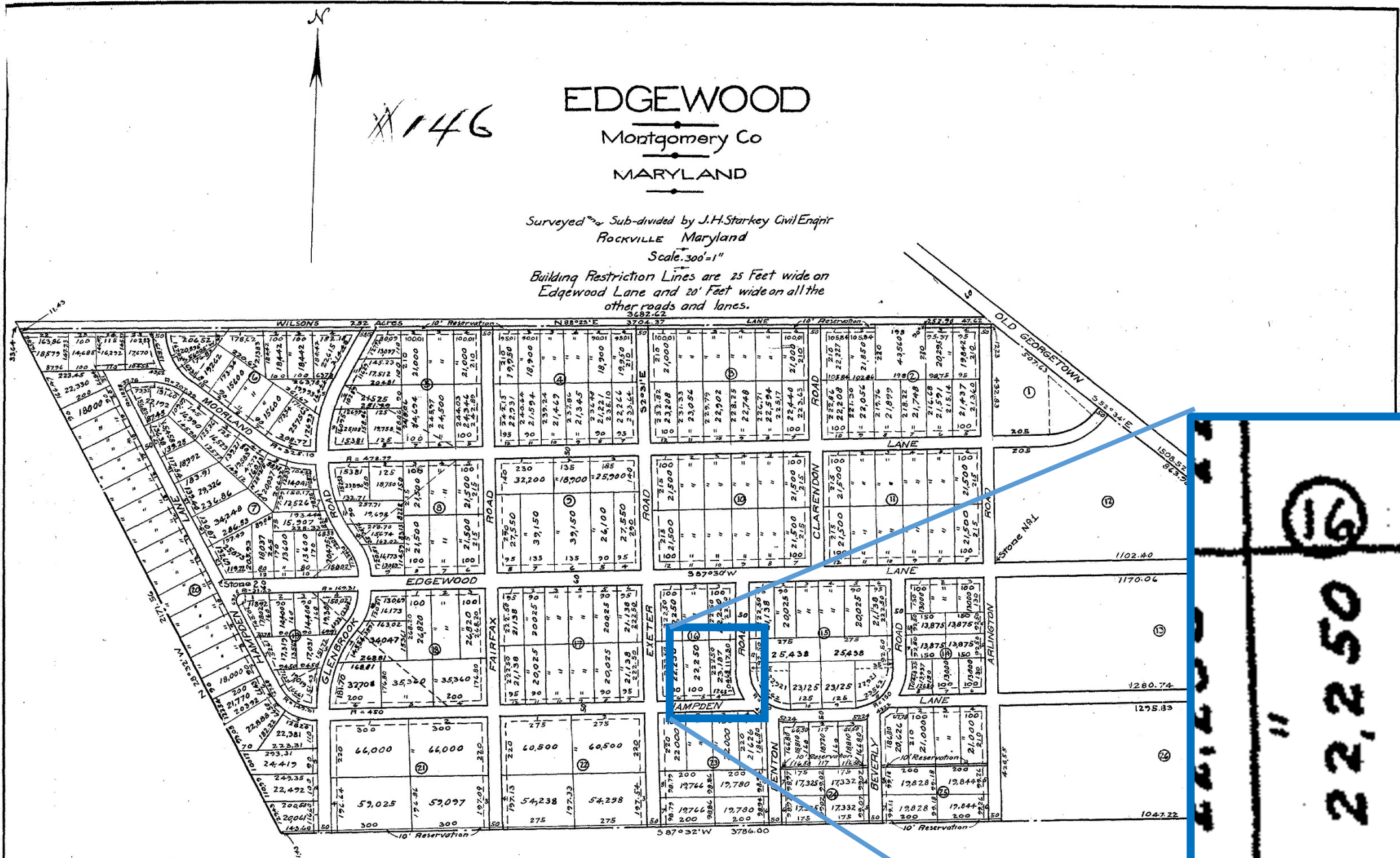
Scale 1"=200' (1:2,400)

MONTGOMERY, MD

Map ID: HN 122



Exhibit E



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 Estate 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:1 and N:2 have been planted two feet in the ground at the points indicated at each end of a principal.

January 26, 1912 J.H. Starkey

I hereby certify that the foregoing is a true and correct copy of the original as recorded February 3rd, A. D. 1912, in Plat 146, one of the Plat Books of Montgomery County, Maryland.

John F. Brunell Clerk.

Filed February 3rd 1912

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

1924 Plat

ENGINEER CERTIFICATE
EDGE MOOR RECORD MAP

STATE OF MARYLAND
COUNTY OF MONTGOMERY } S.S.

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. Sedgwick by deed dated June 9th, 1910, and recorded among the land records of the above county in Liber 214 at 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 at folio 351, 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 I 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 "Edgemoor, 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 among the records of said proceedings separate maps of the above areas designated as Exhibit "A", "B", and "C" respectively, have been filed.

SECOND. Change in outline of plat incident to the acquisition of the land and 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 wrapping of the right-of-way 30 feet in width to the National City Real Estate Corporation, et al, to the Chevy Chase to Great Falls and Corporation, by deed dated November 25, 1912, and as record in Liber No. 230 at 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 Edgemoor Lane, and extending from Wisconsin Avenue westward to the limit line of Arlington Road.

SIXTH. Location of right-of-way for sewer across southwest corner of block No. 24, with any other subdivision, plan of record among the land records of Montgomery County, Maryland, 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 no. 1 and No. 2, have been planted three feet in the ground at the points indicated on a principal line.

James H. Starkey
Civil Engineer

EDGEMOOR
MONTGOMERY COUNTY
MARYLAND

SCALE
100 200 300 400 500 600
PREPARED BY OFFICE OF
JAMES H. STARKEY, CIVIL ENGINEER
AUGUST 2, 1924

OWNER'S DECLARATION OF DEDICATION
FOR EDGE MOOR RECORD PLAT

We, the undersigned, owners of this land or of rights-of-way or easements over portions of the same, hereby enter the same for road among the land records of Montgomery County, Maryland, in accordance with the provisions of decrees 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 same, 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 November, A.D. 1924.

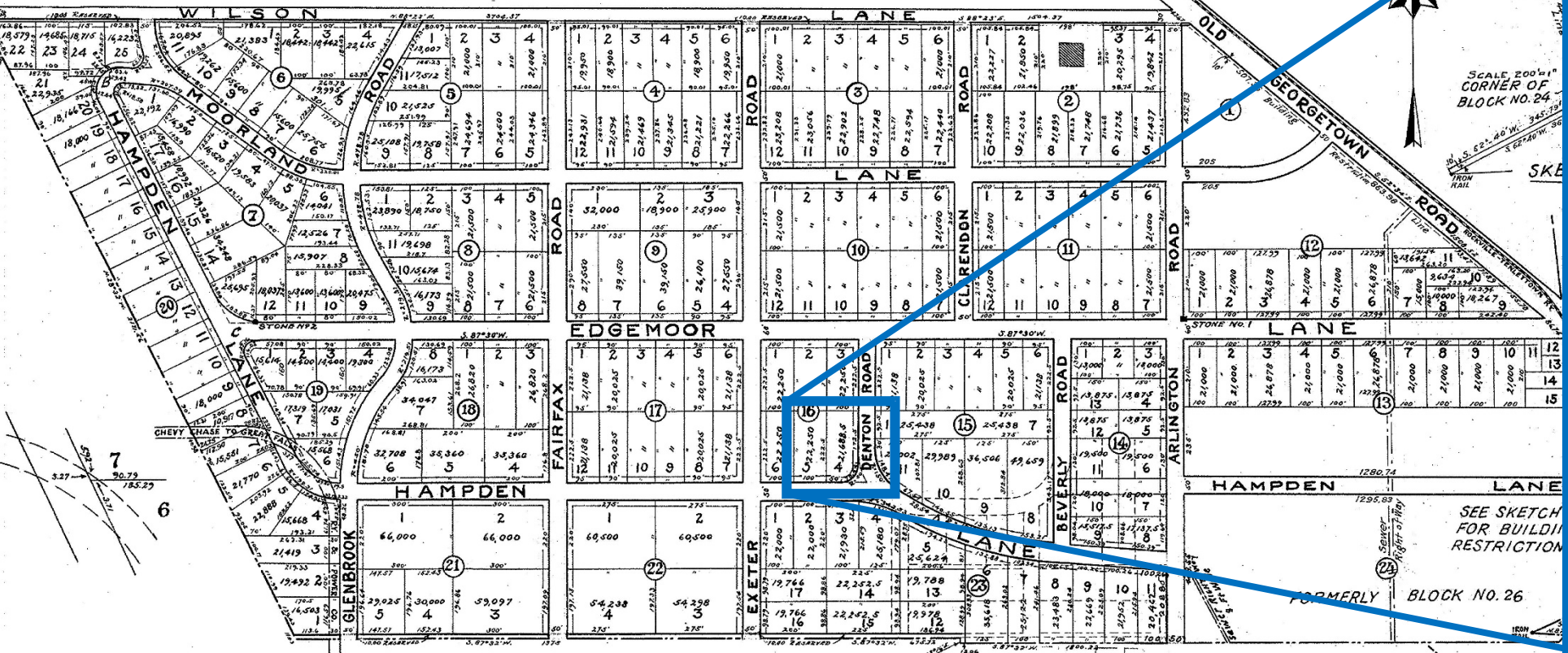
EDGEMOOR LAND COMPANY, INC.

BY: Walter R. Tuckerman
PRESIDENT
ATTEST: Clarence C. Keiser
SECRETARY

SECURITY LAND COMPANY, INC.

BY: Harold Thompson
PRESIDENT
ATTEST: David Jayally
SECRETARY
William H. Boyd
Attorney for Petitioners in equity
Proceedings No. 4227 in the Circuit
Court of Montgomery County, Maryland
holding equity court.

FILED
DEC - 4 1924



EDGE MOOR LANE
25' B.R.L.
N.E. CORNER OF BLOCK 13
WISCONSIN AVE.

SCALE 200' = 1\"/>

SEE SKETCH FOR BUILDING RESTRICTION

NOTARY CERTIFICATE
County of Montgomery } S.S.
State of Maryland

I hereby certify, that on this 29th day of November, in the year 1924, before me the subscriber, a 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 Edgemoor Land Company, and James H. Starkey, Civil Engineer, 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
My commission expires 7/2/27

BUILDING RESTRICTION LINES

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

DEC - 4 1924

EDGEMOOR LANE

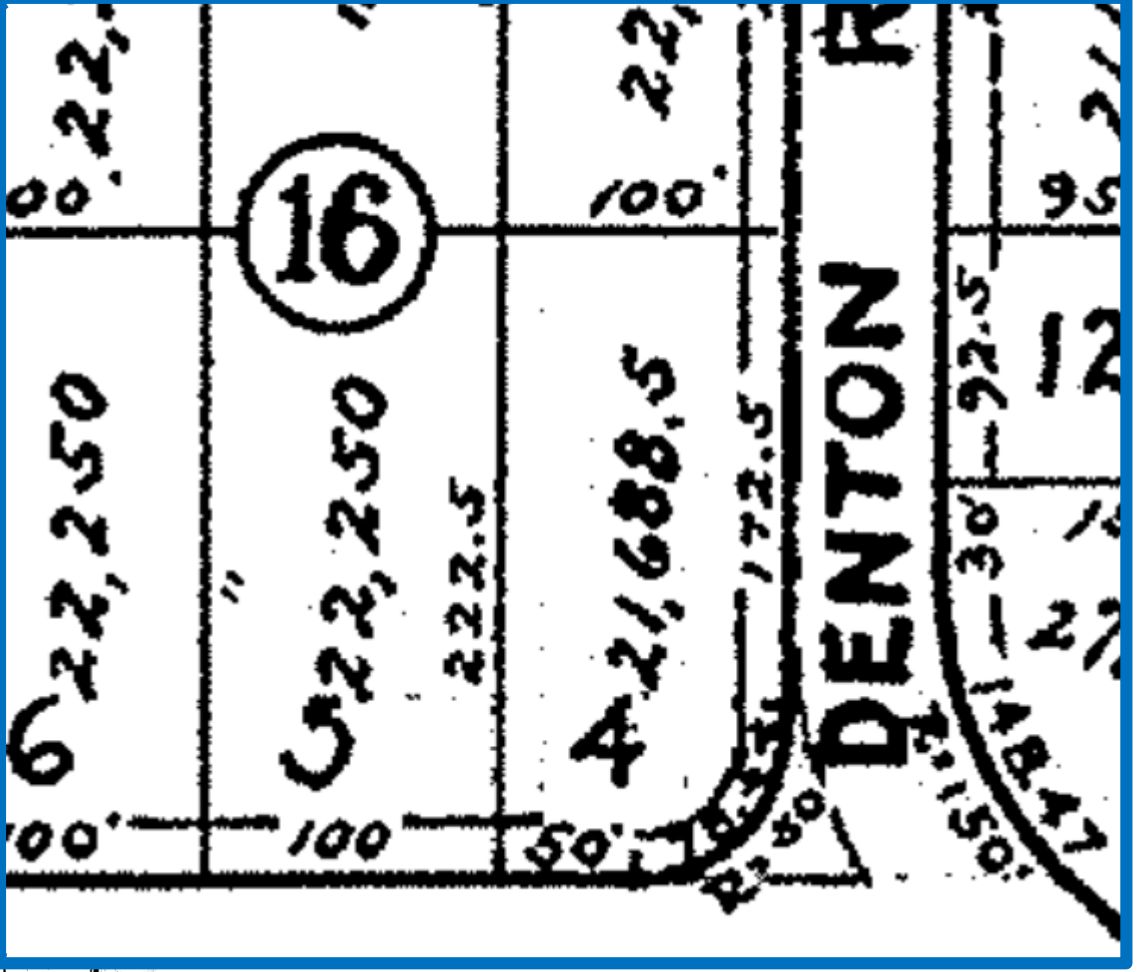
APPROVED NOV. 21, 1924
Robert B. Benson
Notary Public

EDGEMOOR LANE

SCALE: 1" = 100'

SEE SKETCH-A FOR BUILDING RESTRICTION LINE

11	49.75
12	276.10
13	62.73
14	3808.8
15	7247.14
16	137.79
17	7900.15
18	149.51



74

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.

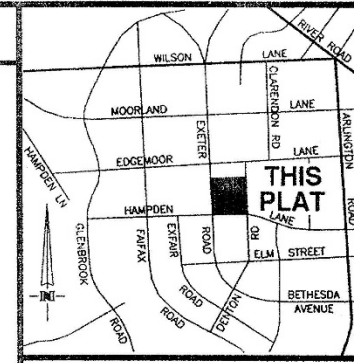
THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(a)(3).

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 EXPLICITLY 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.

PLAT NO. 23897

2008 Plat



VICINITY MAP 1"=1000'

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 —○— 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.

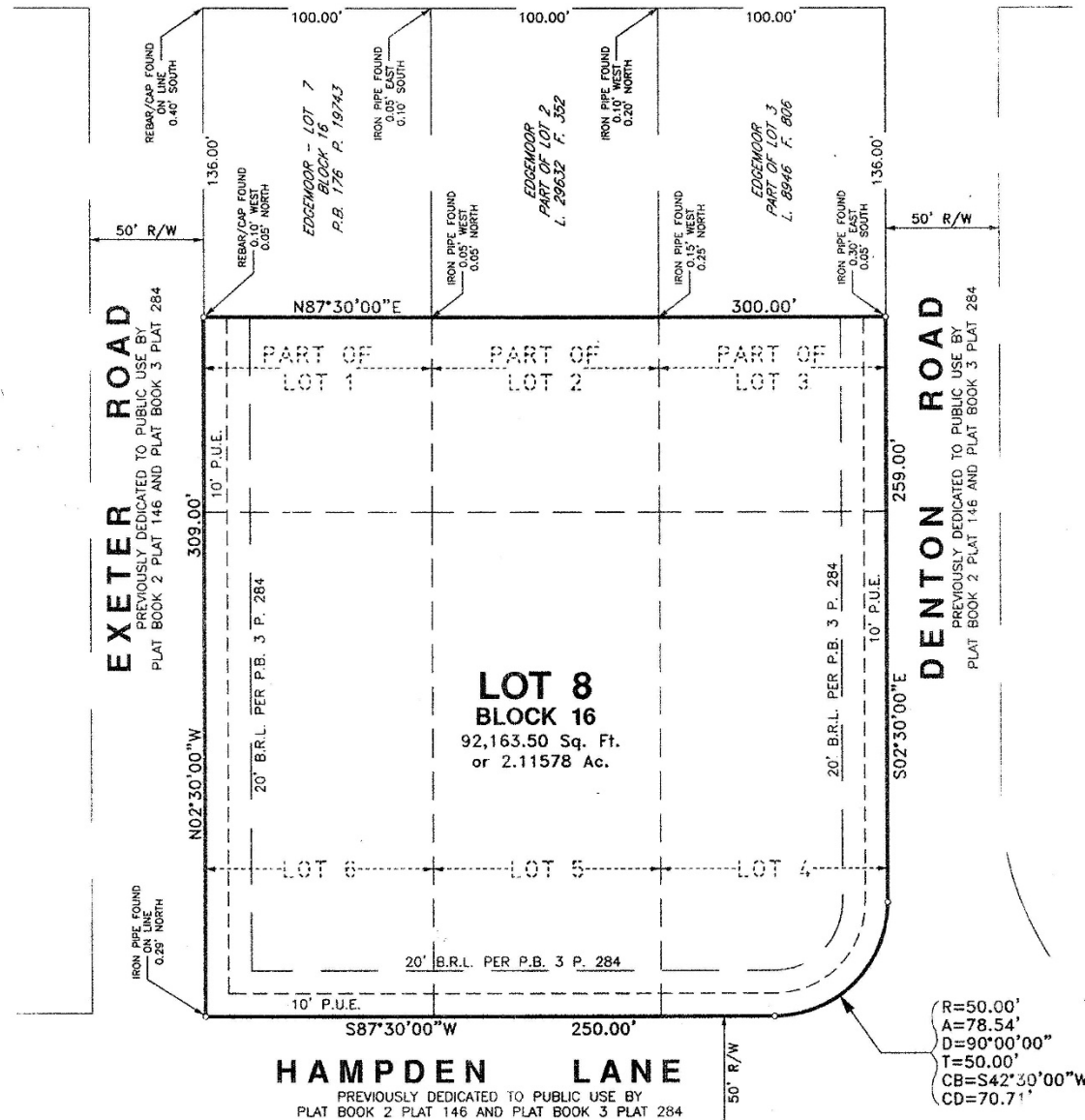
6-11-08
DATE

Gary Dean Simpson
GARY DEAN SIMPSON
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 514



EDGEMOOR LANE

60' WIDE RIGHT OF WAY
PREVIOUSLY DEDICATED TO PUBLIC USE BY
PLAT BOOK 2 PLAT 146 AND PLAT BOOK 3 PLAT 284



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
GREGORY E. LAWLER, PRESIDENT

John C. Lyle
WITNESS

4/21/08
DATE

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

JUNE, 2008

50 0 50 100 150
GRAPHIC SCALE: 1" = 50'

SCALE: 1"=50'

208156 Minor(S) R-60
The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved July 3, 2008
CHAIRMAN ASST. SECRETARY-TREASURER
M-N.C.P. & P.C. Record File No. 630-2

Montgomery County, Maryland
Department of Permitting Services

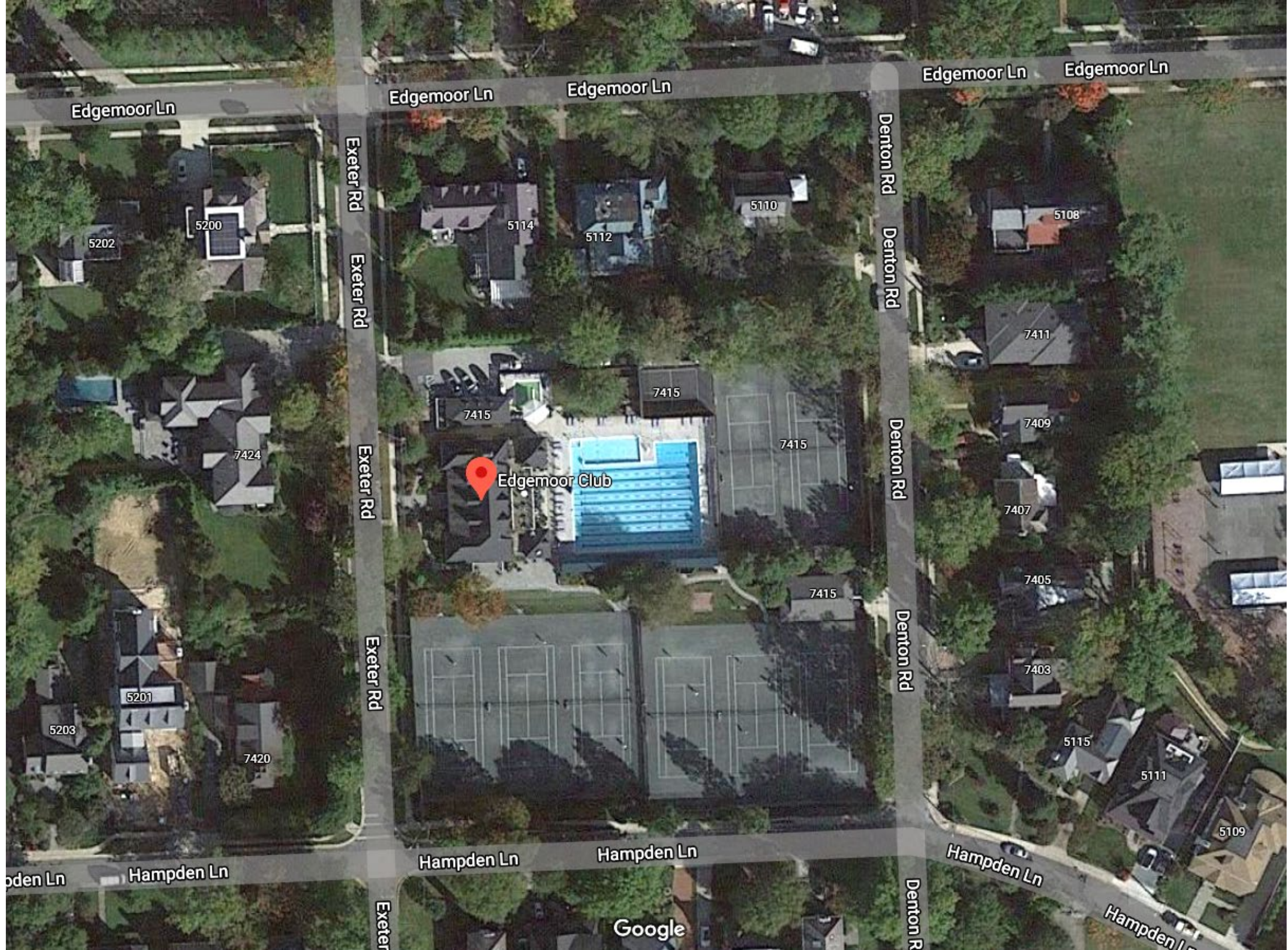
Approved 07/23/08
DIRECTOR

RECORDED

PLAT NO.

P156323 MSA SSA 1249 29499 630-2

Exhibit F



Edgemoor Ln

Edgemoor Ln

Edgemoor Ln

Edgemoor Ln

Edgemoor Ln

Exeter Rd

Exeter Rd

Exeter Rd

Exeter Rd

Exeter

Denton Rd

Denton Rd

Denton Rd

Denton Rd

Denton Rd

Hampden Ln

Hampden Ln

Hampden Ln

Hampden Ln

5202

5200

7424

5201

5203

7420

5114

5112

5110

7415

7415

7415

7415

5108

7411

7409

7407

7405

7403

5115

5111

5109

Google

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: OBT A (301) 841-3832 PATRICIA A. HARRIS, ESQ. LERCH, EARLY AND BREMER, CHTD 7600 WISCONSIN AVENUE, SUITE 700 BETHESDA, MD 20814 UNITED STATES US	SHIP DATE: 21MAY21 ACTWGHT: 0.10 LB CAD: 104766835/INET4340
BILL SENDER	
TO CHRISTOPHER CONKLIN MONTGOMERY COUNTY DOT 101 MONROE ST., 9TH FLOOR ROCKVILLE MD 20850 (240) 777-7198 INV/ REF: 85143 001 PO: DEPT:	
56DJ371DC/FE4A	
  J211321033101uv	
TRK# 7737 9484 6365 0201	MON - 24 MAY 4:30P STANDARD OVERNIGHT
SA GAIA MD-US IAD 20850	

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