



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 1B**  
**3-05-2020**

**MEMORANDUM**

**DATE:** February 24, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator *SS*  
Jay Beatty, Senior Planner *JLB*  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 5, 2020

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220141510 - 220141560**

**Tapestry**

**220200190 and 220200200**

**Polo Club Estates**

**Plat Name:** Tapestry  
**Plat #:** 220141510 - 220141560

**Location:** Located at the intersection of West Old Baltimore Road and Frederick Road (MD Rt 355)

**Master Plan** Clarksburg Master Plan

**Plat Details:** R-200 zone; 67 lots and 20 parcels

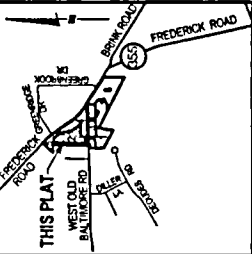
**Owner:** Miller and Smith at Tapestry LLC.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12005095A (MCPB Resolution No. 15-115) and with Site Plan No. 82005037B (Certified Site Plans dated September 29, 2016), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Staff notes that Plat # 220141560 needs to be signed by Executive Director, Asuntha Chiang-Smith, as M-NCPPC is the owner of Parcel G, Block B. Staff will assure that the Executive Director's signature is obtained prior to requesting the Chairman's signature upon the mylar.



# PLAT NO.



NO.	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD DIST.
1	1'30.00"	200.00'	33.15'	26.57'	N 07°25'54" E	53.14'
2	2'49'47.95"	61.00'	266.82'	69'	S 57°56'53" E	100.14'
3	6'9'47.95"	34.00'	41.35'	21.86'	S 36°08'07" W	38.84'
4	1'30.00"	197.00'	51.57'	25.79'	S 07°25'54" W	51.57'
5	6'03.75"	200.00'	2.63'	1.01'	N 07°14'27" W	2.63'
6	14'10'41.41"	61.00'	180.20'	172.83'	S 27°30'42" E	115.03'

VICINITY MAP  
SCALE: 1" = 200'

## NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120050890 and Site Plan No. 820050370, both entitled "TAPESTRY", as amended.
- Parcels C, E, F and G, 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 28645 at Folio 578.
- The property shown hereon is subject to a Declaration of Restrictive Covenants for Private Roads, Private Paths, Private Open Space and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland in Book 50568 at Page 42.
- The "Vehicular and Pedestrian Access Easement" shown hereon, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/underpass thereon pursuant to the terms and conditions of a certain Vehicular and Pedestrian Access Easement Declaration to be recorded prior to the recordation of this subdivision record plat, Montgomery County, Maryland and not participate in the maintenance of these areas.
- Parcels C, E, F and G, Block A, shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV562, Tax Map Grid E102, WSSC Grid 230 NY 12.
- The development is served by public water and sewer systems only.
- The property shown hereon is zoned R-200.



SCALE: 1" = 60'  
MD STATE PLANE  
NAD 83/11

**SUBDIVISION RECORD PLAT**  
**LOTS 1 THROUGH 16, AND**  
**PARCELS C, E, F AND G, BLOCK A**  
**TAPESTRY**  
**CLARKSBURG (2ND) ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**  
SCALE: 1" = 60' DATE: JANUARY 2020

**SOLTESZ**  
12 Research Place, Suite 100, Rockville, MD 20850 P: 301.948.2750 F: 301.948.9887  
Expanding the Frontiers of Environmental Solutions

## OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement that be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, or other acceptable public agency.

Further, we grant to the applicable utility companies, 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 Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3034 at Folio 67.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land hereon identified as "Public Improvements Easement" and identified as PUE hereon with the terms and provisions of such a grant being those set forth in a certain document entitled "Public Improvements Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3034 at Folio 67.

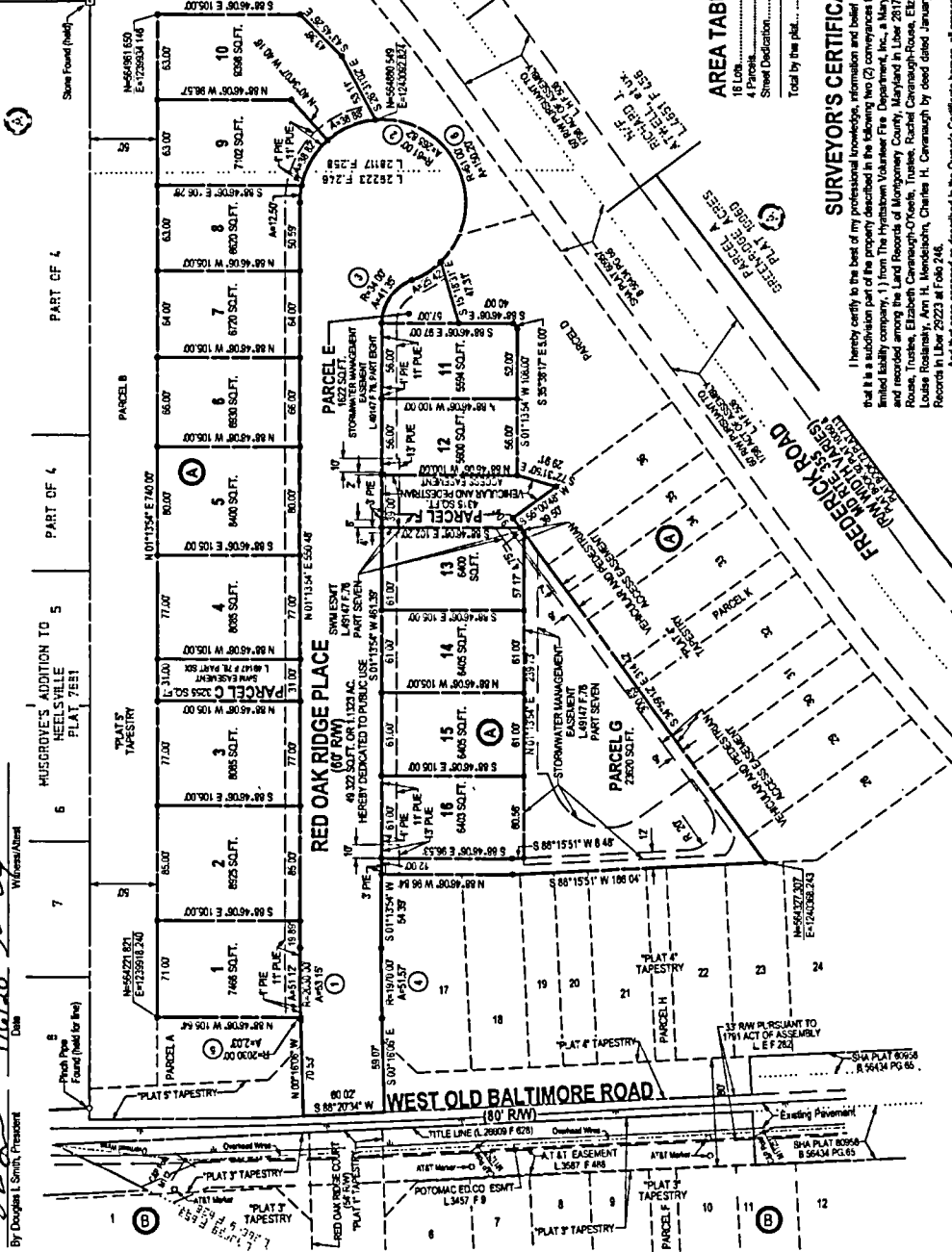
Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land hereon identified as "Vehicular and Pedestrian Access Easement" and identified as PVE hereon with the terms and provisions of such a grant being those set forth in a certain document entitled "Vehicular and Pedestrian Access Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 578.

All 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 50.13.G of the Montgomery County Code.

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

MILLER AND SMITH AT TAPESTRY, L.L.C.  
BY MILLER AND SMITH, INC., MANAGER  
By Douglas L. Smith, President  
Date: 1/16/20

Witness/Agent  
Date: 1/16/20



**AREA TABULATION**

16 Lots	114,538 Square Feet or 2,629.4 Acres
4 Parcels	32,812 Square Feet or 0.7533 Acres
Street Dedication	49,322 Square Feet or 1.1323 Acres
Total by the plat	196,672 Square Feet or 4.5150 Acres

## 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 this subdivision plat of the property described herein was prepared by me or under my direct supervision and that I am a duly licensed and qualified Surveyor in the State of Maryland. The information shown hereon was obtained from a certain plat of subdivision recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 578, and 21) from Richard Cavanaugh, Rose, James, Elizabeth Cavanaugh-O'Keefe, James, Rachel Cavanaugh-Rouse, Elizabeth Cavanaugh O'Keefe, David T. Cavanaugh, Louise Rossmore, Ann H. Mendicino, Charles H. Cavanaugh by deed dated January 31, 2005, and recorded among the said Land Records in Liber 29223 at Folio 248.

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 50.13.G of the Montgomery County Code.

The total area included in the subdivision record plat is 196,672 square feet or 4.5150 acres of land, the total area dedicated to public use is 49,322 square feet or 1.1323 acres of land.

By: Brian L. Hood  
Date: 1/16/20  
Brian L. Hood  
Registered Surveyor  
Maryland Registration No. 10885  
License Expires 05/08/20

APPROVED: 02-18-2020  
DATE: 02-18-2020  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PLANNING SERVICES

APPROVED: [Signature]  
DATE: 02-18-2020  
CHAIRMAN  
SECRETARY/TREASURER  
M.N.C.P. & P.C. RECORD FILE NO. -

# PLAT NO.

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING	CHD DIST
1	14°20'02"	30.00	30.00	23.83	S 36°59'50" W	38.33
2	21°28'35"	315.00	117.89	56.84	N 77°23'55" E	117.20
3	35°40'21"	134.00	83.43	43.12	N 89°24'20" W	85.09
4	25°14'58"	194.00	65.49	43.45	S 14°21'30" E	64.87
5	37°38'21"	60.00	38.43	20.45	S 55°26'18" W	34.72

## OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown herein to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty feet (20') feet across the property, adjacent, contiguous and parallel to the public street right-of-way shown herein; said easement shall be automatically extended and the required public improvements have been completed and accepted for maintenance by Montgomery County, or its successors.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "P.U.E.", 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 Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "PIE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 56787 at Page 69 which said terms incorporated herein by this reference.

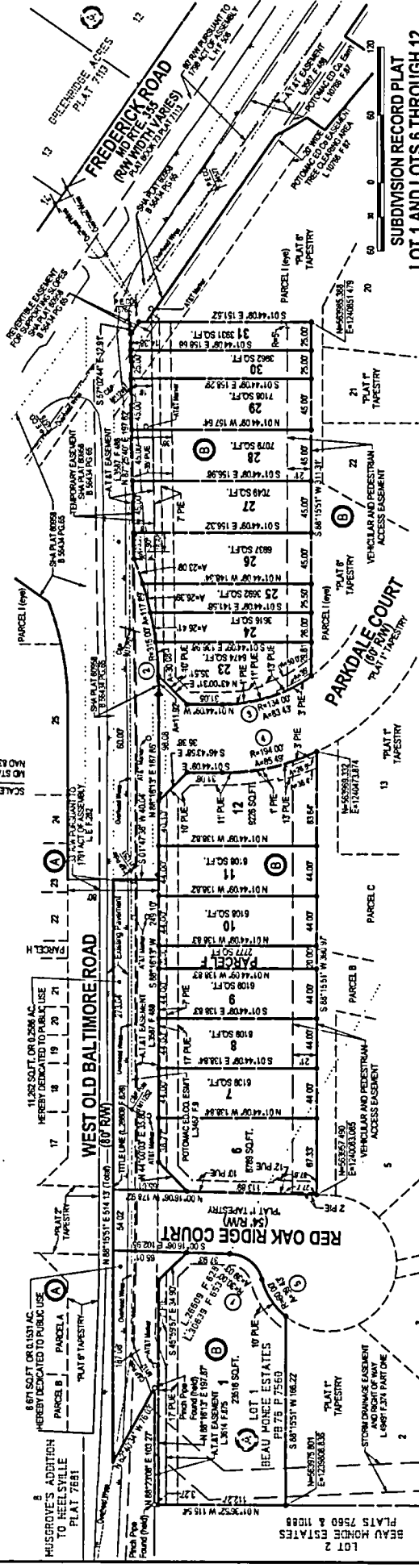
Further, we grant a "Vehicular and Pedestrian Access Easement" designated herein, subject to the terms and provisions to be set forth in a document to be recorded among the said Land Records hereafter.

All 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 50-4.3.G of the Montgomery County Code.

There are no recorded sales actions at tax, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

MILLER AND SMITH AT TAPESTRY, L.L.C.  
 BY MILLER AND SMITH, INC. MANAGER  
 By Douglas L. Smith, President  
 Date 11/6/20

Witness/Agent  
 Date 11/6/20



SUBDIVISION RECORD PLAT  
 LOT 1 AND LOTS 6 THROUGH 12  
 23 THROUGH 31  
 AND PARCEL F, BLOCK B  
 TAPESTRY  
 Being a Resubdivision of  
 Lot 1, Block A, Beau Monde Estates  
 CLARKSBURG (2ND) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 80'  
 DATE: JANUARY 2020



ROCKVILLE OFFICE  
 2 Research Plaza, Suite 100, Rockville, MD 20850  
 Telephone: (301) 948-2750  
 Fax: (301) 943-9387  
 www.soltesz.com

## SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct and that it is a subdivision part of the property described in the following: (1) conveyance to Miller and Smith at Tapestry, L.L.C., a Maryland limited liability company, 1) from Abraham Wakezash, by deed dated January 22, 2004, and recorded among the Land Records of Montgomery County, Maryland in Liber 26509 at Folio 676, and 2) from Wendy M. Hill by deed dated August 9, 2005, and recorded among the said Land Records in Liber 30639 at Folio 653, part of said property being Lot 1, Block A, as shown on a subdivision record plat entitled "PART OF BLOCKS A & B, BEAU MONDE ESTATES" and recorded among the said Land Records in Plat Book 76 at Page 7560.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \_\_\_\_\_ will be set as delineated herein in accordance with the provisions of Section 50-4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 142,632 square feet or 3.2744 acres of land, the total area dedicated to public use is 17,833 square feet or 0.4117 of an acre of land.

By \_\_\_\_\_  
 Date 11/6/2020

BRUCE A. WOOD  
 Professional Land Surveyor  
 Maryland Registration No. 0385  
 License Expiration: 05/06/20

## NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, graded 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 file 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120505050 and Site Plan No. 6200505070, both entitled "TAPESTRY", as amended.
- Parcel F, Block B, shown herein is 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 F, Block B, shown herein is subject to a Declaration of Restrictive Covenants for Private Roads, Private Open Spaces and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland in Book 83268 at Page 42.
- The "Vehicular and Pedestrian Access Easement" (PIE) shown herein, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/alleways therein pursuant to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recordation of this subdivision record plat, Montgomery County, Maryland will not participate in the maintenance of these areas.
- Parcel F, Block B, shown herein is to be conveyed to Homeowners Association.
- The development is served by public water and sewer systems only.
- This property appears on Montgomery County Tax Map E1552, Tax Map Grid E162 and E162. HSSC G142 230 NW 12.
- The property shown herein is zoned R-200.
- The dedication overlapping the existing right of way on West Old Baltimore Road is intended to clean up any title issues and does not affect the County's prior right of way obtained from the 1971 Act of Assembly.

## AREA TABULATION

17 Lots.....	121,922 Square Feet or 2.7989 Acres
1 Parcel.....	2,777 Square Feet or 0.0639 Acres
Street Dedication.....	17,833 Square Feet or 0.4117 Acres
<b>Total by the Plat.....</b>	<b>142,632 Square Feet or 3.2744 Acres</b>

APPROVED - 11/6/2020 DATE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN \_\_\_\_\_ SECRETARY TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

RECORDED  
 PLAT \_\_\_\_\_

# OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the streets shown herein to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way the shown herein; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, or other acceptable public agency.

Further, we grant to Montgomery County, Maryland, its successors and assigns, a right of way, easement and access over the land herein described as "Public Utility Easement" and easement herein as "PUE"; with said terms and provisions of said grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "PIE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the Land Records of Montgomery County, Maryland at Page 5019 of the Maryland Department of General Services, Division of Land Records, in Book 50197 at Page 59 which said terms incorporated herein by the reference.

Further, we grant to "Vehicular and Pedestrian Access Easement" designated herein, subject to the terms and provisions to be set forth in a document to be recorded among the said Land Records.

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 50.4.3.G of the Montgomery County Code.

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

MILLER AND SMITH AT TAPESTRY, L.L.C.

BY: MILLER AND SMITH, INC. MANAGER

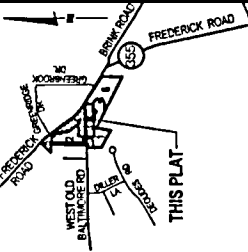
*[Signature]*  
 Date \_\_\_\_\_

BY: Douglas L. Smith, President

# PLAT NO.

## NOTES:

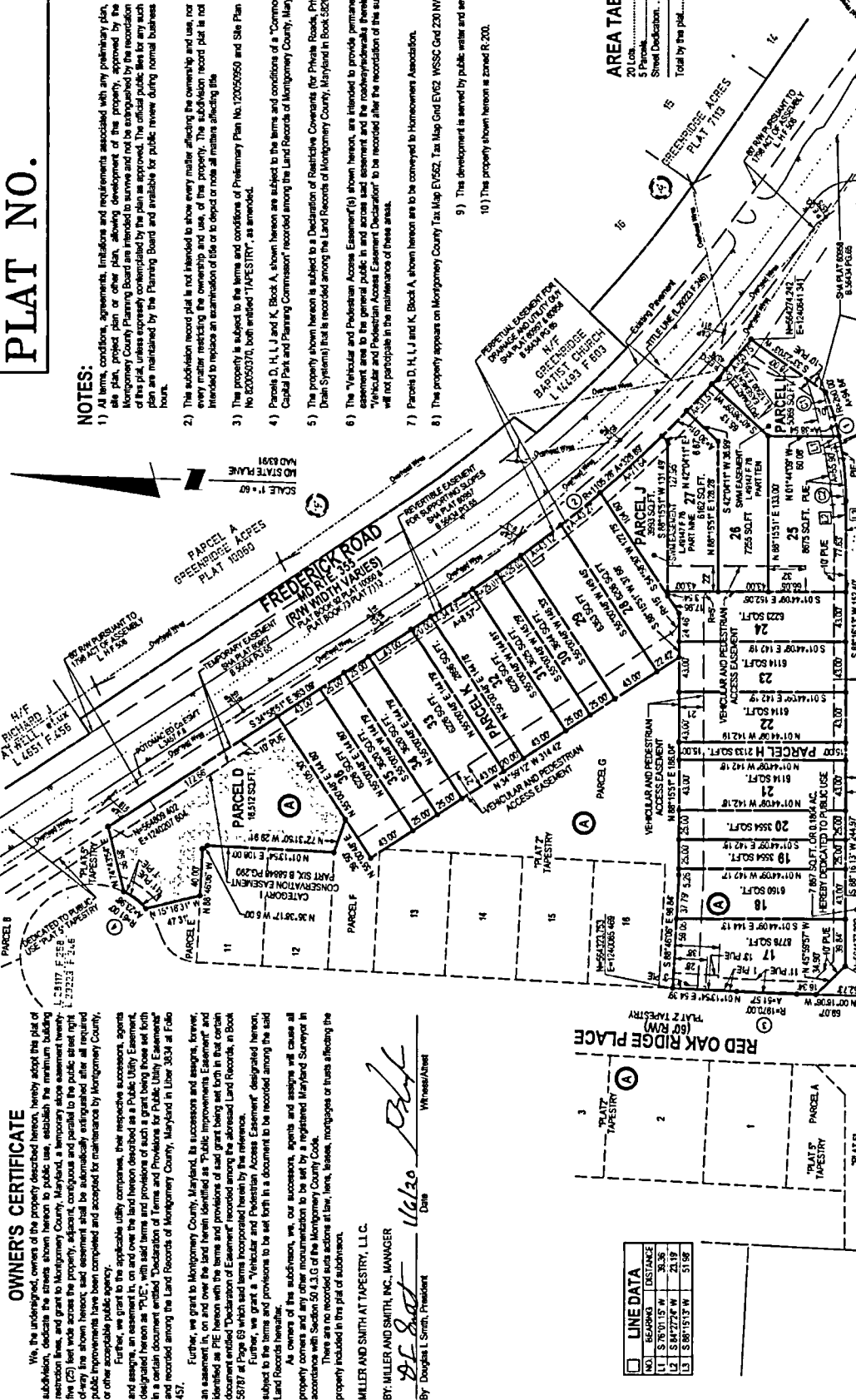
- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of 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.
- 2) The 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 show all matters affecting the property.
- 3) The property is subject to the terms and conditions of Preliminary Plan No. 20050560 and Site Plan No. 20050307A, both entitled "TAPESTRY", as amended.
- 4) Parcel D, H, J, L and K, Block A, shown herein are subject to 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 29045 at Folio 578.
- 5) The property shown herein is subject to a Declaration of Restrictive Covenants for Private Parks, Private Open Spaces and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland at Page 42.
- 6) The "Vehicular and Pedestrian Access Easement" shown herein, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadways/avenues therein pursuant to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recordation of this subdivision record plat. Montgomery County, Maryland will not participate in the maintenance of these areas.
- 7) Parcel D, H, J, L and K, Block A, shown herein are to be conveyed to Homeowners Association.
- 8) The property appears on Montgomery County Tax Map EY562. Tax Map Grid EY62. Tax Map Grid Z30 NW 12.
- 9) The development is served by public water and sewer systems only.
- 10) The property shown herein is zoned R-200.



VICINITY MAP  
 SCALE: 1" = 200'

## AREA TABULATION

20 Lots.....	114,437 Square Feet or 2.6271 Acres
5 Parcels.....	30,602 Square Feet or 0.7025 Acres
Street Dedication.....	7,857 Square Feet or 0.1804 Acres
<b>Total by the plat.....</b>	<b>152,896 Square Feet or 3.5100 Acres</b>



### CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD DIST
1	207°53'56"	760.00'	54.84'	47.86'	S 77° 01' 14" W	94.31'
2	17°02'56"	1105.26'	320.87'	156.67'	S 83° 01' 14" E	623.03'
3	1°30'07"	870.00'	51.57'	26.79'	N 07° 01' 54" E	51.57'
4	22°31'11"	810.00'	23.96'	12.14'	N 35° 02' 05" E	23.96'
5	19°22'59"	718.87'	30.56'	15.96'	S 66° 19' 16" W	60.25'
C1	8°26'09"	307.00'	45.20'	22.64'	S 80° 12' 28" W	45.16'

APPROVED: *[Signature]*  
 DATE: 02-18-2009  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 HONORARY COUNTY PLANNING BOARD

RECORDED  
 DATE: 02-18-2009  
 SECRETARY: *[Signature]*  
 SECRETARY: TREASURER: \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO.: \_\_\_\_\_

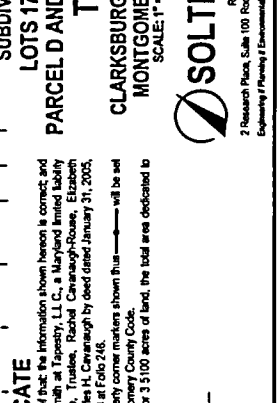
## SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct and that it is a subdivision of the property described in compliance with the laws and regulations of the State of Maryland. I, CLARKSBERG (2ND) ELECTON DISTRICT TAPESTRY, L.L.C., a Maryland limited liability company, am the duly qualified and Licensed Professional Surveyor who prepared, checked and approved this subdivision record plat and recorded among the Land Records of Montgomery County, Maryland, in Liber 29223 at Folio 248.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \_\_\_\_\_ will be set as delineated herein in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 152,896 square feet or 3.5100 acres of land, the total area dedicated to public use is 7,857 square feet or 0.1804 acres of land.

**SUBDIVISION RECORD PLAT**  
**LOTS 17 THROUGH 36 AND**  
**PARCEL D AND H THROUGH K, BLOCK A**  
**TAPESTRY**  
**CLARKSBERG (2ND) ELECTON DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**  
 SCALE: 1" = 60'  
 DATE: JANUARY 2020



APPROVED: *[Signature]*  
 DATE: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_  
 SECRETARY: TREASURER: \_\_\_\_\_

# PLAT NO.

## OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement twenty feet (20) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown hereon; said easement shall be automatically extinguished after all required public improvements have been completed and accepted by Montgomery County, or other acceptable public agency.

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 3804 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, a certain easement in, on and over the land herein identified as "Public Improvements Easement" and designated hereon as "PIE", with said terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the Land Records of Montgomery County, Maryland, in Book 5678 at Page 7560.

As a condition of this subdivision, the owners and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.43.3 of the Montgomery County Code.

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

MILLER AND SMITH AT TAPESTRY, LLC.

BY MILLER AND SMITH, INC., MANAGER

*[Signature]*  
By: Douglas I. Smith, President

Witness/Attest

Date

1/6/20

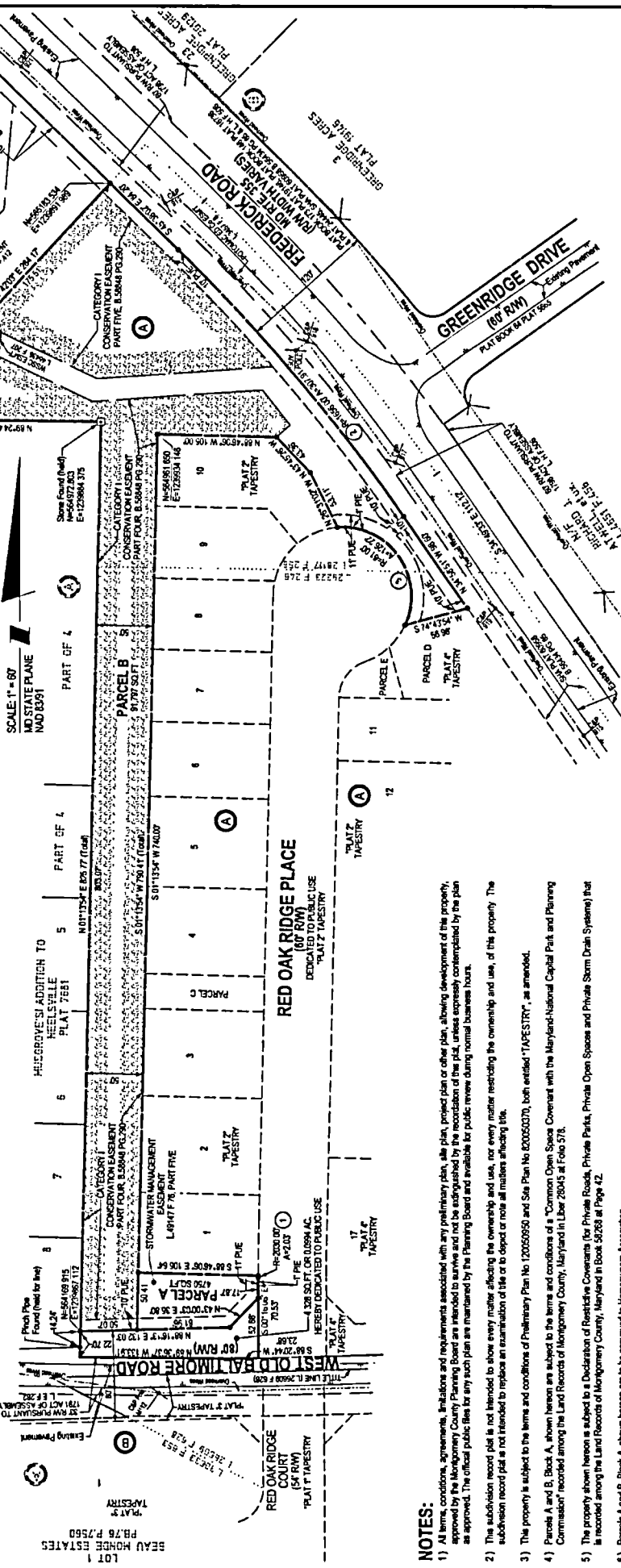
**AREA TABULATION**  
2 Parcels..... 96,517 Square Feet or 2.2164 Acres  
Street Dedication..... 4,328 Square Feet or 0.0994 Acres  
Total by the plat..... 100,845 Square Feet or 2.3158 Acres

SCALE: 1" = 60'  
MD STATE PLANE  
NAD 83/91

NO.	DELTA	RADIUS	ASC.	TAN.	CHD. BEARINGS & DIST.
1	0°02'26"	2038.00	2.03	1.01	S.00°14'22"E 2.03
2	1°07'51"	1658.00	30.51	154.47	S.47°16'26"E 307.48
3	118°33'29"	61.00	176.29	102.65	N.34°16'17"W 104.88
4	4°33'17"	1648.00	130.87	65.45	N.42°11'28"W 130.79

**CURVE DATA**

**VICINITY MAP**  
SCALE: 1" = 200'



## 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 a true and correct representation of the actual conditions of the land shown hereon. I am a duly licensed and bonded land surveyor in the State of Maryland, and I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland. I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland. I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland. I am duly licensed and bonded as a Professional Land Surveyor in the State of Maryland.

The total area included in this subdivision record plat is 100,845 square feet or 2.3158 acres of land, the total area dedicated to public use is 4,328 square feet or 0.0994 of an acre of land.

*[Signature]*  
Date

Brian L. Wood  
Professional Land Surveyor  
Maryland Registration No. 10865  
License Expires 05/06/20

## NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, approved by the Montgomery County Planning Board are intended to survive and not be superseded 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 120505950 and Site Plan No. 020650370, both entitled "TAPESTRY", as amended.
- Parcel A and B, 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 property shown hereon is subject to a Declaration of Resubdivision Covenants for Private Roads, Private Parks, Private Open Space and Private Storm Drain System that is recorded among the Land Records of Montgomery County, Maryland in Book 5678 at Page 42.
- Parcels A and B, Block A, shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EY62, Tax Map Grid EY62 WSSC GH4 230 NW 12.
- The development is served by public water and sewer systems only.
- This property shown hereon is zoned R-200.

APPROVED - \_\_\_\_\_ DATE 01-18-2020

CHAIRMAN \_\_\_\_\_ SECRETARY, TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

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

APPROVED \_\_\_\_\_ DATE 01-18-2020

RECORDED  
PLAT

**SUBDIVISION RECORD PLAT**  
**PARCELS A AND B, BLOCK A**  
**TAPESTRY**  
CLARKSBURG (2ND) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 60'  
DATE: JANUARY 2020



**SOLTESZ**  
ROCKVILLE OFFICE  
2 Research Plaza, Suite 100, Rockville, MD 20850 P. 301.943.9387  
www.soltesz.com  
Engineering & Planning / Environmental Science

# PLAT NO.

NO.	DELTA	RADIUS	ASC	TAN	CHORD BEARING & DIST.
1	19°42'22"	61.07	20.38	10.72	N 107°14'22" E 20.78
2	25°33'57"	134.07	60.19	30.81	N 51°16'27" W 59.66



**NOTES:**  
 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.  
 2) The subdivision record plat is not intended to show any matter affecting the ownership and use, nor every matter respecting 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.  
 3) The property is subject to the terms and conditions of Preliminary Plan No. 120605660 and Sub Plan No. 620605670, both entitled "TAPESTRY", as amended.  
 4) Parcels H and I, Block B, shown hereon are subject to the terms and conditions of a Common Open Space Easement with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.  
 5) The property shown hereon is subject to a Declaration of Respective Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) recorded among the Land Records of Montgomery County, Maryland in Book 55268 at Page 42.  
 6) The "Vehicular and Pedestrian Access Easement" shown hereon, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/paths thereon pursuant to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recording of this subdivision record plat in Montgomery County, Maryland and not participate in the maintenance of these areas.  
 7) Parcel H and I, Block B, shown hereon are to be conveyed to Homeowners Association.  
 8) The source of the 100-year floodplain shown hereon was taken from floodplain study for M-NCPPC on "SENECA CREEK WATERSHED, (BRANCH LSZ), TRIBUTARY CLUZ, PARCEL LSZ-2 (Ultimate Land Use) dated 1985.  
 9) This property appears on Montgomery County Tax Map E1592, Tax Map Grid E192Z, NSSC Grid Z81W112.  
 10) The development is served by public water and sewer systems only.  
 11) The property shown hereon is zoned R-200.

**AREA TABULATION**  
 3 Parcels ..... 290,853 Square Feet or 6.6771 Acres  
 Total by the plat..... 290,853 Square Feet or 6.6771 Acres

**OWNER'S CERTIFICATE**  
 We, the undersigned, owners of the property described hereon, hereby accept this plat of subdivision, establish the minimum building restriction line, and grant to Montgomery County, Maryland, the right to record this plat and to use the same for the public good and to use the same for the public good and to use the same for the public good and to use the same for the public good. Further, we grant to the appropriate 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 "P.U.E.", 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 Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 2834 at Folio 457. Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in, on and over the land herein identified as "Public Improvements Easement" and designated hereon as "P.I.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Easement" recorded among the Land Records in Book 58787 at Page 69 which said terms are incorporated herein by this reference. Further, we grant a "Vehicular and Pedestrian Access Easement" designated hereon, subject to the terms and provisions to be set forth in a document to be recorded among the said Land Records hereafter.  
 As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 50.3 G of the Montgomery County Code.  
 There are no recorded side actions of lien, taxes, leases, mortgages or trusts affecting the property included in the plat of subdivision.

**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 a subdivision part of the property described in a conveyance from Abdullahi Makachuk to Miller and Smith at Tapestry, L.L.C., a Maryland limited liability company, by deed dated January 22, 2004, and recorded in Liber 28909 at Folio 679, and all of the property described in a conveyance from Miller and Smith at Tapestry, L.L.C., a Maryland limited liability company, to The Maryland-National Capital Park and Planning Commission, a body politic, by No Consideration Deed dated August 1, 2016, and recorded in Book 56701 at Page 34, all among the Land Records of Montgomery County, Maryland.  
 The total area included in this subdivision record plat is 290,853 square feet or 6.6771 acres of land. There is no street dedication by this plat.  
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**APPROVED**  
 BY: *[Signature]* Date: 1/16/20  
 BY: Patricia Calahan Barry, Esquire Date: 1/16/20  
 BY: Douglas L. Smith, President Date: 1/16/20

**RECORDED PLAT**  
 APPROVED: 02-18-2020  
 DATE: 02-18-2020  
 BY: *[Signature]* DATE: 02-18-2020

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY PLANNING BOARD

**APPROVED**  
 CHAIRMAN: \_\_\_\_\_ SECRETARY/TREASURER: \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

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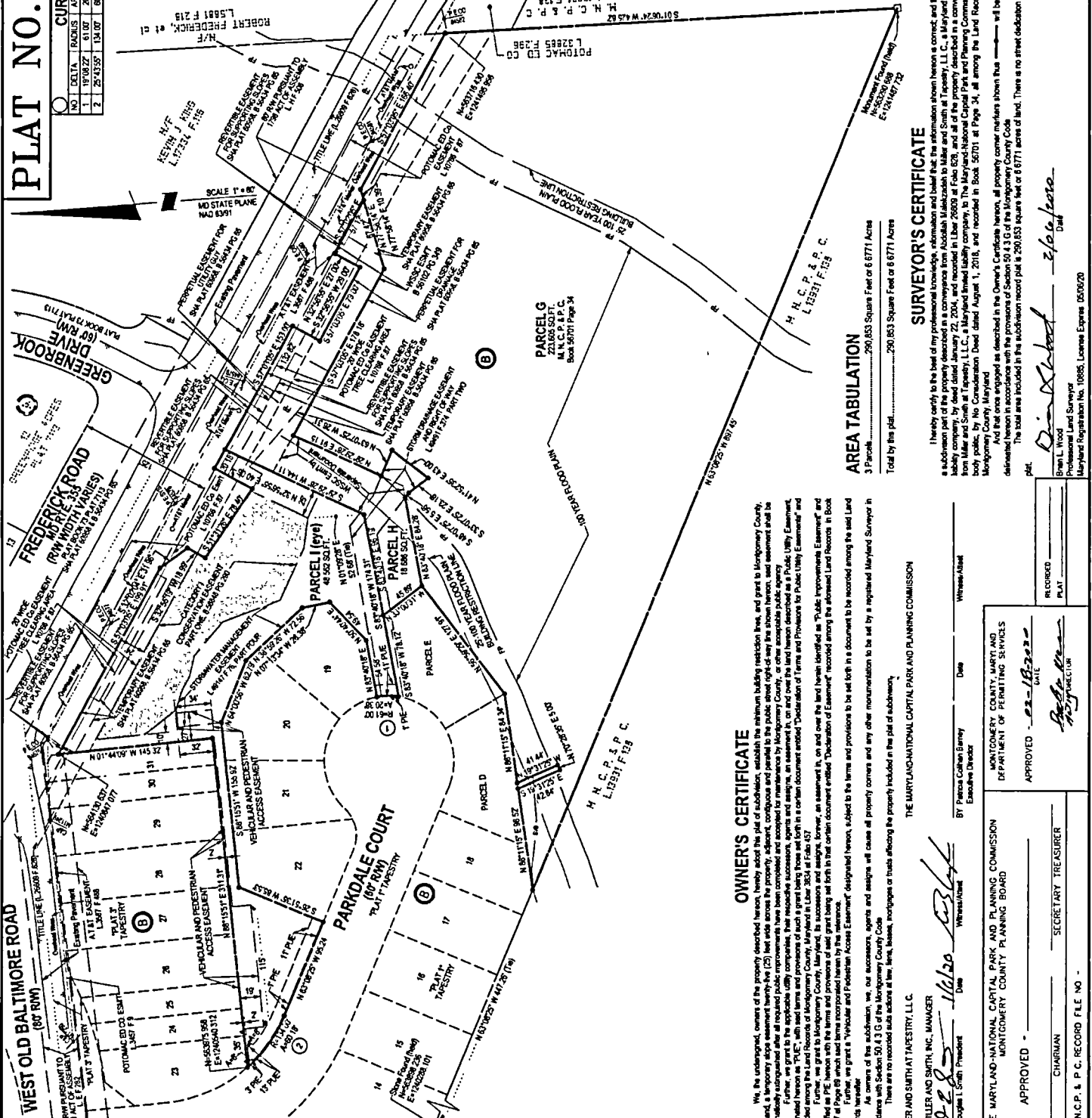
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 APPROVED: 02-18-2020  
 DATE: 02-18-2020  
 BY: *[Signature]* DATE: 02-18-2020

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
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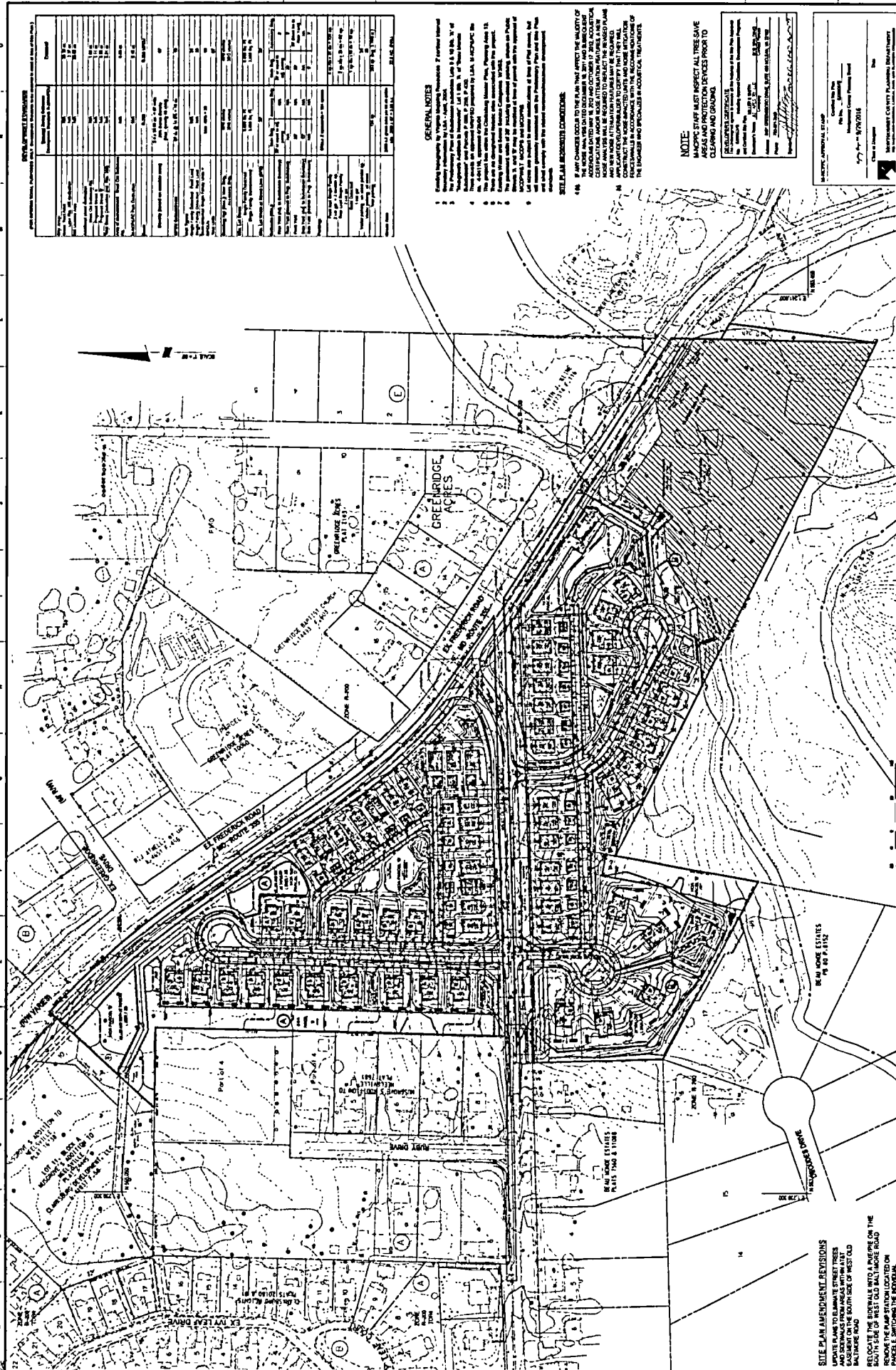
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 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_









Item	Description	Quantity	Unit	Notes
1	Excavation	100	cu yd	
2	Backfill	100	cu yd	
3	Gravel	100	cu yd	
4	Asphalt	100	sq yd	
5	Concrete	100	cu yd	
6	Rebar	100	lb	
7	Formwork	100	sq ft	
8	Paint	100	gal	
9	Sealant	100	lb	
10	Insulation	100	sq ft	
11	Roofing	100	sq ft	
12	Windows	100	units	
13	Doors	100	units	
14	Lighting	100	units	
15	Landscaping	100	sq ft	
16	Site Preparation	100	sq ft	
17	Site Cleanup	100	sq ft	
18	Site Restoration	100	sq ft	
19	Site Security	100	sq ft	
20	Site Maintenance	100	sq ft	

**GENERAL NOTES**

1. Verify all dimensions and quantities shown on this plan.
2. All work shall be done in accordance with the latest editions of the International Building Code and the International Residential Code.
3. All materials shall be of the highest quality and shall be approved by the local building department.
4. All work shall be done in accordance with the latest editions of the International Building Code and the International Residential Code.
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**NOTE:**  
 MAJOR STAFF MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GROUNDING.

**REGULATORY CERTIFICATES**  
 The following information is provided for the applicant's reference. The applicant is responsible for obtaining all necessary permits and certificates from the appropriate regulatory agencies.

**COMPOSITE SITE PLAN**  
**CERTIFIED AMENDED SITE PLAN**  
**TAPESTRY**  
 MILLER AND SMITH TAPESTRY, LLC  
 1, 2017 F. 234 L. 2023 F. 244 L. 2000 F. 020  
 LOT 1, BLOCK A, BEAM MONDE ESTATES, LANSING F. 030

**SITE PLAN AMENDMENT REVISIONS**  
 UPDATE PLANS TO ELIMINATE STREET TREES AND SIDEWALKS FROM AREAS WITHIN LOT 1, BLOCK A, BEAM MONDE ESTATES, LANSING F. 030.  
 RELOCATE THE SIDEWALK INTO A PIECE ON THE SOUTH SIDE OF WEST OLD BALTIMORE ROAD.  
 REMOVE THE PUMP STATION LOCATED ON THE SOUTH SIDE OF WEST OLD BALTIMORE ROAD.  
 REFERENCED DWG: MOSA IMPROVEMENTS FOR WEST OLD BALTIMORE ROAD AND MD 335

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