

Plat Name: Ashton Market
Plat #: 220190600 - 220190610

Location: Located at the intersection of Olney-Sandy Spring Road (MD 108) and Porter Road

Master Plan Sandy Spring/Ashton Master Plan

Plat Details: TF and CR zones; 21 lots and 10 parcels

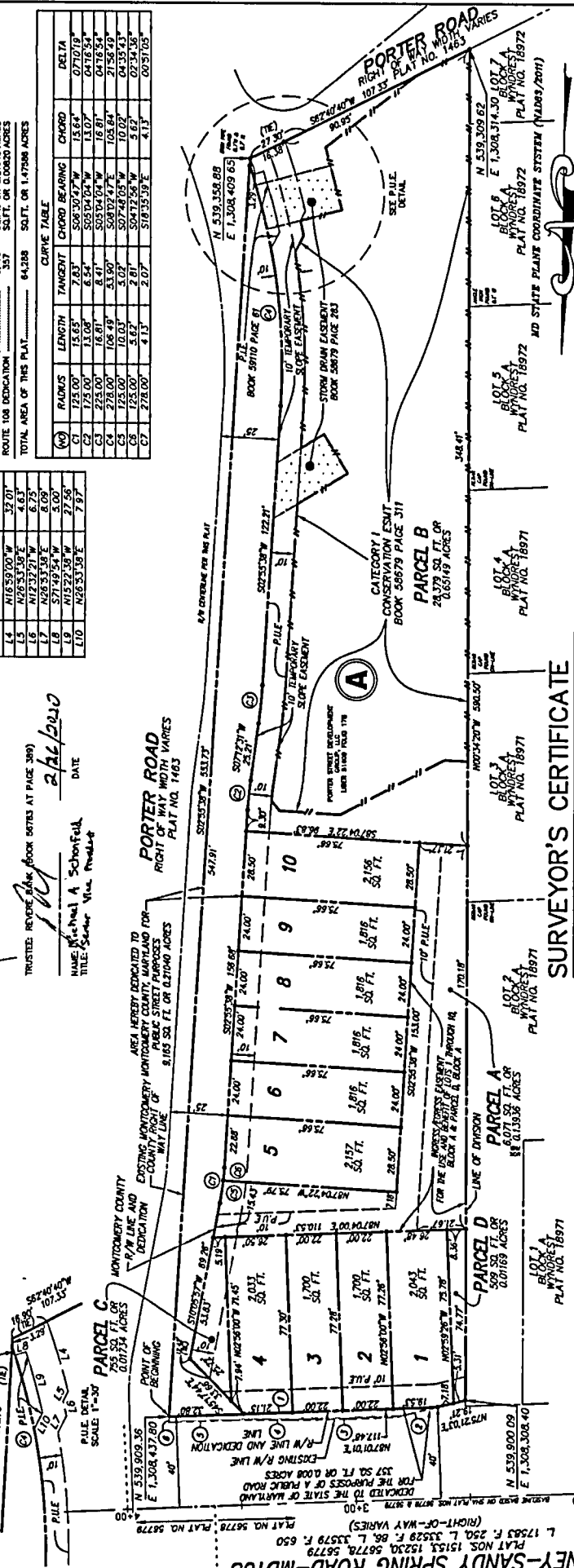
Owner: Porter Street Development Group, LLC and The Sun of Italy, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180180 (MCPB Resolution No. 18-118) and with Site Plan No. 82018016A (Certified Site Plan dated March 14, 2019), 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.

NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. JTD-35 WITH THE FOLLOWING TAX ACCOUNT NOS. OF DE-00720580 AND DE-00720584, ZONED T-10.
- 2) THE MONUMENTAL DATA IS MARYLAND STATE PLANE COORDINATE SYSTEM (MAGN/2011)
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE SUPERSEDED BY ANY OTHER MAP, AND USE, FOR EVERY MATTER RESTRICTING THE OVERSIGHT AND USE OF THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING TITLE OR TO DEPEND ON NOTE ALI MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, COVENANTS, LIMITATIONS, AND REGULATIONS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLANS, CONTRACTS, DEEDS, RESOLUTIONS, EASEMENTS, AND RECORDS OF THIS PLAT SHALL BE PREVIOUSLY CONSIDERED BY THE OWNER AND SHALL BE BOUND BY THE RECORDS OF THIS PLAT, UNLESS OTHERWISE SPECIFICALLY NOTED BY THE PUBLIC REVIEW DURING RECORDATION.
- 5) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE SUBJECT P.L.C. PRELIMINARY PLANNING AND SITE PLAN PROVISIONS, ENTITLED "ASHTON MARKET", AS MAY BE AMENDED.
- 7) PARCELS A, B, C, AND D SHALL BE CONVEYED TO THE MEMBERS ASSOCIATION. SAID PARCELS ARE SUBJECT TO THE TERMS OF A COMMON OPEN SPACE CONVEYANCE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 50427 AND PAGE 202.
- 8) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF CONVEYANCE FOR THE OPERATION AND MAINTENANCE OF EASEMENTS ON OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 50427 AND PAGE 202.
- 9) THE PROPERTY IS SUBJECT TO A "CATEGORY 1 CONSERVATION EASEMENT" AS RECORDED IN BOOK 5879 AT PAGE 311, AND GRAPHICALLY SHOWN HEREON.
- 10) PORTER ROAD WILL USUALLY BE A 50 FOOT WIDE RIGHT OF WAY.

OLNEY-SANDY SPRING ROAD-MD108
PLAT NOS 1515, 1520, 5677, 5678, 5679
L 17505 E. 250 L. 33528 F. 08 L. 33579 F. 650
PLAT NO. 5678 (RIGHT-OF-WAY VARIATION)
PLAT NO. 5679 (RIGHT-OF-WAY VARIATION)



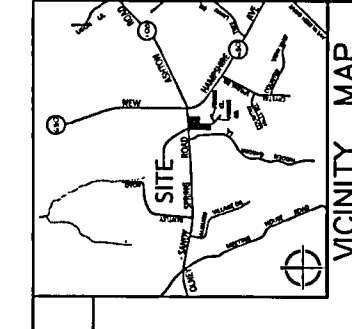
OWNER'S DEDICATION

WE, PORTER STREET DEVELOPMENT GROUP, LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, SETBACKS, FENCES, DRIVEWAYS, WALKWAYS, PATIOS, DECKS, PORCHES, SHEDS, GARAGES, POOLS, AND TO BE RESTRICTIVE EASEMENTS, DEDICATED HEREON AS "PUBLIC", AND TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PLAT AND RECORDS OF THIS PLAT. WE, THE UNDERSIGNED, HAVE BEEN ADVISED BY A LICENSED SURVEYOR OF THE LOCATION AND CHARACTER OF THE LAND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT, AND WE HAVE HEREBY DECLARED THAT WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR OF THE LOCATION AND CHARACTER OF THE LAND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT, AND WE HAVE HEREBY DECLARED THAT WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR OF THE LOCATION AND CHARACTER OF THE LAND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT.

OWNER'S DEDICATION (CONTINUED)

THE PROVISIONS OF THIS PLAT SHALL BE BOUND BY THE TERMS AND CONDITIONS OF THIS PLAT AND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT, AND WE HAVE HEREBY DECLARED THAT WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR OF THE LOCATION AND CHARACTER OF THE LAND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT, AND WE HAVE HEREBY DECLARED THAT WE HAVE BEEN ADVISED BY A LICENSED SURVEYOR OF THE LOCATION AND CHARACTER OF THE LAND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT AND RECORDS OF THIS PLAT.

DATE: 2/26/2020
NAME: Michael A. Schofield, Title: Senior Vice President



LAND DEDICATED TO THE STATE HIGHWAY ADMINISTRATION FOR THE PURPOSES OF A PUBLIC ROAD

1	S87°10'11"W	117.48'
2	N75°21'03"E	19.21'
3	N87°13'42"E	38.38'
4	N87°08'33"E	30.47'
5	N87°13'42"E	30.10'
6	S02°53'38"W	2.53'

DEDICATION AREA 357 SQ.FT. OR 0.008 ACRES +/- SHOWN THIS

AREA TABULATION

10 LOTS OR 0.437140 ACRES
4 PARCELS OR 0.618980 ACRES
PORTER ROAD DEDICATION 0.1850 ACRES
ROUTE 108 DEDICATION 0.357 ACRES
TOTAL AREA OF THIS PLAT 1.47598 ACRES

(NO)	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	125.00'	15.65'	S09°30'47"W	15.64'	0°71'01.9"
C2	125.00'	15.08'	S05°04'04"W	15.07'	0°41'16.34"
C3	275.00'	16.81'	S05°04'04"W	16.81'	0°47'16.59"
C4	275.00'	10.03'	S07°44'05"W	10.03'	0°41'35.41"
C5	125.00'	5.62'	S04°12'58"W	5.62'	0°23'34.58"
C6	275.00'	4.13'	S18°35'59"E	4.13'	0°03'51.05"

P.U.L.E. LINE TABLE

NO.	BEARING	DISTANCE
L4	N15°52'00"W	32.01'
L5	N75°21'03"E	4.63'
L6	N87°13'42"E	6.09'
L7	N87°08'33"E	5.00'
L8	S71°49'54"W	3.00'
L9	N15°22'58"W	27.56'
L10	N62°53'53"E	7.97'

SURVEYOR'S CERTIFICATE

I, HENRY COUNTRY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THOMSON AND PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, AND THAT THE PROPERTY REPRESENTATIVE OF THE STATE OF MARYLAND, GEORGE A. ENRIQUES, A MARYLAND RESIDENT INDIVIDUAL RICHARD E. DIXON, A MARYLAND RESIDENT INDIVIDUAL, P.E.L., SAUL WISSE, A MARYLAND RESIDENT INDIVIDUAL, AND DAVID WENTRESS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN W. THOMSON, JR., A MARYLAND RESIDENT INDIVIDUAL, HAS BEEN REVIEWED BY ME, A LICENSED SURVEYOR, AND I HAVE DEDICATED JANUARY 23, 2016 AND RECORDED IN BOOK 51609 AT FOLIO 179 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THOMSON AND PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, AND THAT THE PROPERTY REPRESENTATIVE OF THE STATE OF MARYLAND, GEORGE A. ENRIQUES, A MARYLAND RESIDENT INDIVIDUAL RICHARD E. DIXON, A MARYLAND RESIDENT INDIVIDUAL, P.E.L., SAUL WISSE, A MARYLAND RESIDENT INDIVIDUAL, AND DAVID WENTRESS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN W. THOMSON, JR., A MARYLAND RESIDENT INDIVIDUAL, HAS BEEN REVIEWED BY ME, A LICENSED SURVEYOR, AND I HAVE DEDICATED JANUARY 23, 2016 AND RECORDED IN BOOK 51609 AT FOLIO 179 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE SURVEYOR'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN ON THIS PLAT SHALL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-3.3 OF THE MONTGOMERY COUNTY CODE. SECTION 50-3.3 OF THE MONTGOMERY COUNTY CODE IS THE SQUARE FEET OF LAND, OF WHICH 337 SQUARE FEET OR 0.008 ACRES IS DEDICATED TO MONTGOMERY COUNTY, MARYLAND FOR PUBLIC STREET PURPOSES.

DATE: 2-26-2020
NAME: Michael A. Schofield, Title: Senior Vice President

LEGEND

SQ. FT. SQUARE FOOT
AC. ACRES
R/W RIGHT-OF-WAY
P.U.L.E. PUBLIC UTILITY EASEMENT
F. FENCED
E. EASTING

MONTGOMERY COUNTY PLANNING BOARD
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: 03-5-2020
CHAIRMAN SECRETARY - TREASURER
NAME: Michael A. Schofield, Title: Senior Vice President

