

**Plat Name:** Harry M. Martin Tract  
**Plat #:** 220220230

Location: Located on the east side of Alderton Road, 570 feet north of Woodwell Road  
Master Plan: Aspen Hill Master Plan  
Plat Details: R-200 zone; 2 lots  
Owner: Amy Alipio

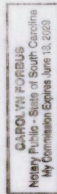
The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120090040 (MCPB Resolution No. 09-129), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

OWNER'S CERTIFICATION

The undersigned, owner of the property shown herein, hereby adopt this plat of subdivision and grants the Public Utility Easement shown herein as 10' P.U.E. to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland. The owner will cause all property corner markers and any other required 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 suits, liens, mortgages, or trusts affecting the property included in this plat of subdivision except for a certain Deed of Trust to Trust Bank recorded in Book 64370 at Page 193 and the party of interest has hereon indicated their assent to this plat.

WITNESS  
Date 5-19-2022  
TRUST BANK  
I hereby assent to this plan of subdivision  
Date 5/16/22  
WITNESS



NOTES

1. PROPERTY ZONED R-200 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120000046, ENTITLED "HARRY MARTIN TRACT", MCTB RESOLUTION DATED JANUARY 10, 2010. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
3. 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 THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 9123 AND W.S.C. 219N1W2.
6. Per 50.8.1.C.2.g of the Montgomery County Code, the following are the identification names or numbers and coordinate values for the control stations used to establish coordinate system datum.  
114227 - 589750.79 1255560.69  
114223 - 589995.88 1253170.21
7. THE PLAT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

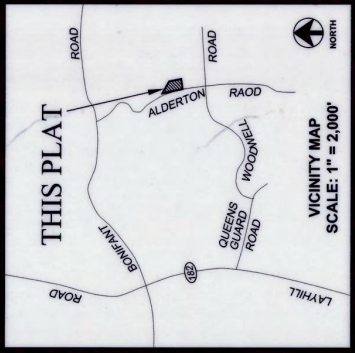
MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES  
APPROVED 6/11/2022  
DATE  
DIRECTOR

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED DATE  
CHAIR  
Montgomery Plat Signatory  
for SECRETARY-TREASURER  
DATE

PLAT

PLAT

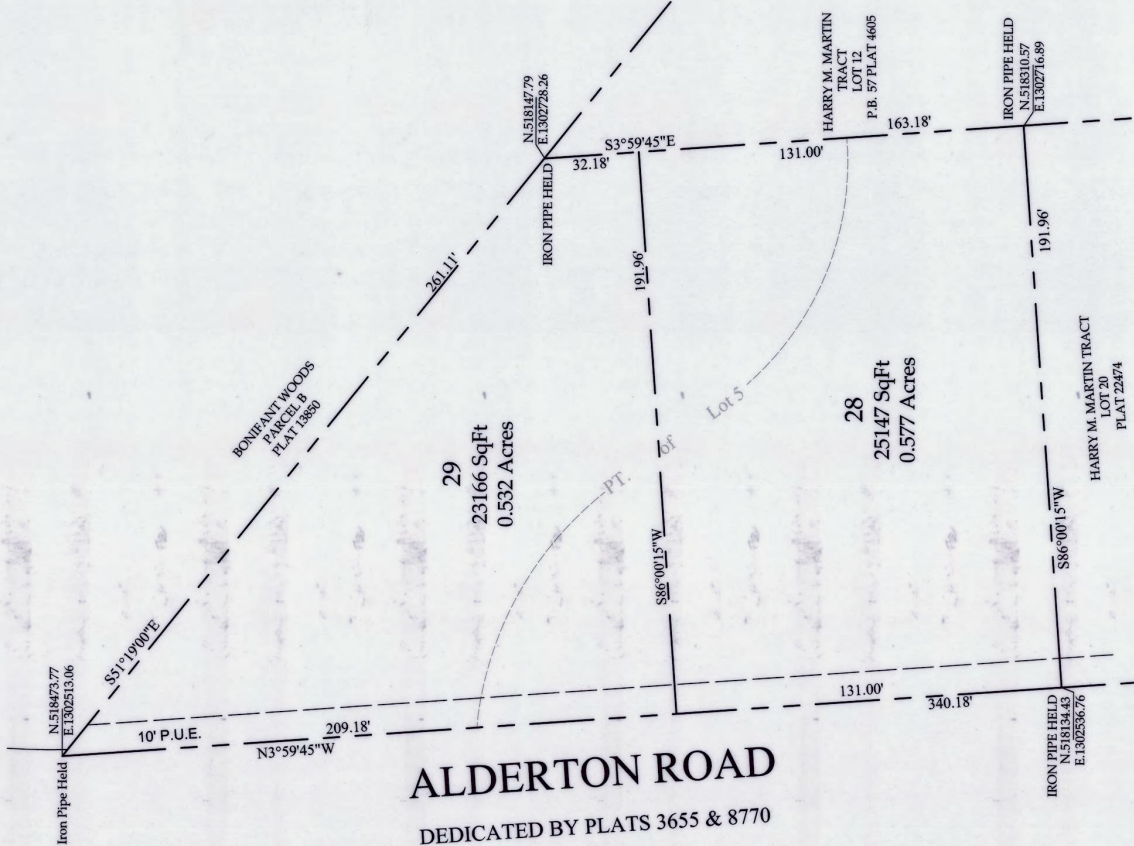


SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a deed from Arif Durrani and Stefan I. Szell to Any Alipio dated August 10, 2021 and recorded in Book 64370 at Page 186 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 48313 square feet of land. There is no dedication to public use.

Thomas A. Maddox - Date  
Registered Professional Land Surveyor  
MD 710850 - Expires 04-03-2024

ALDERTON ROAD  
DEDICATED BY PLATS 3655 & 8770  
70' RIGHT OF WAY



PLAT TOTALS	2
PARCELS	48313 S.F.
AREA OF PARCELS	0 S.F.
TOTAL AREA OF DEDICATION	48313 S.F.
TOTAL AREA SHOWN ON PLAT	48313 S.F.

SUBDIVISION RECORD PLAT  
LOTS 28 & 29  
**HARRY M. MARTIN TRACT**  
A RESUBDIVISION OF  
PLAT 3655  
PART OF LOT 5  
ELECTION DISTRICT 13  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 30'

SCALE  
1" = 30'

THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE COURT  
GAITHERSBURG, MARYLAND 20877  
(301) 330-6812

