



MEMORANDUM

DATE: December 10, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for December 19, 2024

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:

220240610, 220240650, 220240770 & 220240790 Ashford Woods

220240990, 220241040 & 220241050 Parkland Trace

220241220 Brickyard Estates

Plat Name: Ashford Woods

Plat #: 220240610, 220240650, 220240770 & 220240790

Location: Located on the west side of Frederick Road (MD 355) at the intersection of Snowden Farm Parkway

Master Plan: Clarksburg Ten Mile Creek Amendment Area

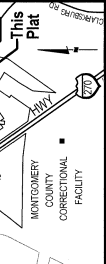
Plat Details: R-90 and Rural zones; 27 lots, 10 parcels

Owner: Ashford Woods, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200110 (MCPB Resolution No. 20-140) and Site Plan No. 82021011A (Certified Site Plan dated December 22, 2023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.

PLAT NO.

NO.	DELTA	ARC	CHD. BEARING & DIST.
1	5°12'31"	469.07'	1.561°12'31"E 43.84'
2	6°35'27"	469.07'	1.561°35'27"E 53.91'
3	22°25'31"	519.00'	1.023°25'31"E 201.88'



VICINITY MAP
SCALE: 1" = 200'

Approvals / Information Chart:

Tax Map Grid:	E1022 WSSC Grid No.: 232 & 233 W14
Zoning Category:	R-30
Approved Preliminary Plan File No.:	130209110
Approved Site Plan File No.:	20210110 & 20210114
Approved Forest Conserv. Plan No.:	20210110 & 202002000

NOTES:

- 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, unless expressly contemplated by the plan or approved by the official public files for any other plan are intended to survive and not be extinguished by 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 this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 59268 at Page 42.
- The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 68172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.
- Parcel G, Block 1, (Ashford Woods Drive) shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 34082 at Page 338.
- This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36782 at folio 61.
- This property is served by public water and sewer services only.

AREA TABULATION

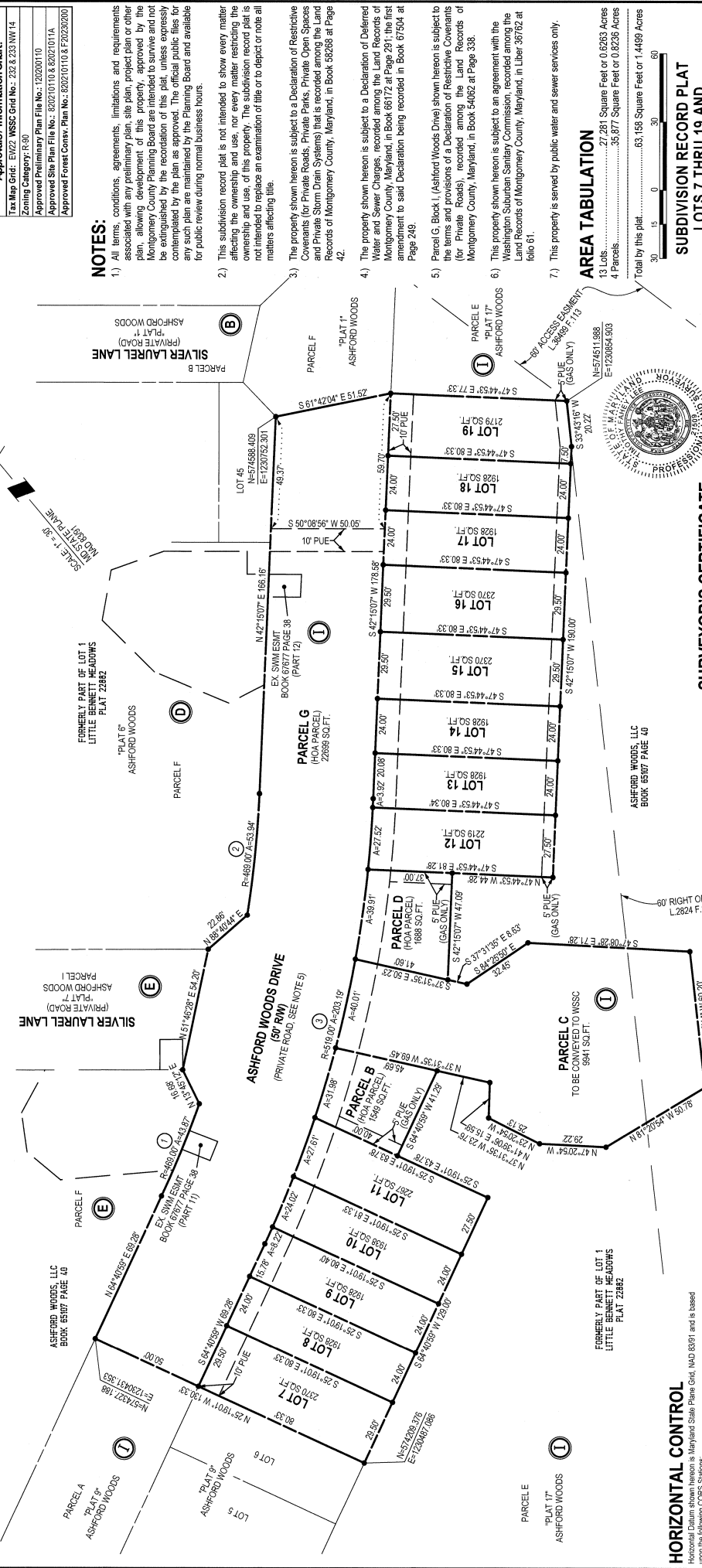
13 Lots	27,281 Square Feet or 0.6263 Acres
4 Parcels	36,877 Square Feet or 0.8236 Acres
Total by this plat	64,158 Square Feet or 1.4499 Acres

SUBDIVISION RECORD PLAT
LOTS 7 THRU 19 AND
ASHFORD WOODS
(Being a resubdivision of part of
Lot 1, Little Bennett Meadows)
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC. PLAT 5
ROCKVILLE OFFICE
2 Research Place, Suite 100, Rockville, MD 20850 F. 301.948.9367
Engineering / Surveying / Planning / Environmental Services
www.soltesz.com

OWNER'S CERTIFICATE
We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines. 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 "PU-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 Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.
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 50-3.3.6 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, except a certain deed of trust, thereto have indicated their assent.
ASHFORD WOODS, LLC, a Maryland limited liability company

I hereby assent to this plat of subdivision
UNITED BANK, a Virginia banking corporation.
(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)
By: [Signature] Date: 11/12/24 Witness/Attest: [Signature]
By: [Signature] Date: 11/23/24 Witness/Attest: [Signature]
By: David H. Peterson, Trustee



HORIZONTAL CONTROL
Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83(91) and is based upon the following CORS Stations:
Base Station Used: North East
P14467 HAGY HAGERSTOWN 2 CORS ARP 897,892.26 1,110,970.52
A44672 GAIT GAITHERBURG CORS ARP 534,457.86 1,248,651.23
A4429 ANIP ANAPOLIS 1 CORS ARP 489,565.01 1,423,366.92
Project Combined Grid Factor = 1.00000000. Distances are "ground" distances.

SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision of part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATILYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40; all among the Land Records of Montgomery County, Maryland.
I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Maryland, do hereby certify that I am duly qualified and licensed as a Professional Land Surveyor in the State of Maryland, and that I am duly qualified and licensed as a Professional Land Surveyor in the State of Maryland, and that I am duly qualified and licensed as a Professional Land Surveyor in the State of Maryland, and that I am duly qualified and licensed as a Professional Land Surveyor in the State of Maryland.
The total area included in this subdivision record plat is 64,158 square feet or 1.4499 acres of land. There is no street dedication by this plat.
I, [Signature] Timothy P. Rose, Professional Land Surveyor, Maryland Registration No. 21509, License Expiration/Renewal Date: 07/13/2025.
Approved: [Signature] DATE: 11-27-2024
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES
APPROVED: [Signature] DATE: 11-27-2024
MONTGOMERY COUNTY PLANNING BOARD
CHAIR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO. - _____

OWNERS CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate to the State of Maryland the streets shown hereon for public use, establish the minimum building restriction lines. 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 3834 at Folio 457.

Further, we grant to Montgomery County, Maryland, the Transit Easement as shown hereon.

As owners of this subdivision, we, our successors, agents and assigns, will cause all property corners and all other monuments 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, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michelle J. Natelli, Authorized Person
Date: 10/29/24

Witness/Attest

By: Scott Ritter, Trustee
Date: 11/12/24

Witness/Attest

By: David H. Peterson, Trustee
Date: 11/24/24

Witness/Attest

PLAT NO.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TANG.	CHD. BEARINGS & DIST.
1	113°34'	7435.00'	202.36'	101.18'	N 45°57'52" W 202.36'
2	119°36'	5063.00'	98.03'	49.02'	N 47°18'04" W 98.03'
3	370°10'	5717.00'	299.52'	109.54'	S 46°21'24" E 299.52'

Horizontal Datum shown hereon is Maryland State Plane Grid, MAD 6391 and is based upon the following CORS Stations:

Base Stations Used
 ID# Designation North East
 AD467 HAG2 HAGERSTOWN 2 CORS ARP 687,662.26 1,110,976.52
 A4652 GAT1 GATHERSBURG CORS ARP 534,457.86 1,249,891.23
 A4652 ARP1 ANNEAPOLIS 1 CORS ARP 463,260.01 1,423,369.32

Project Combined Grid Factor = 1.000000000. Distances are ground distances.

AREA TABULATION

14 Lots.....18,434 Square Feet or 0.4232 Acres
 3 Parcels.....51,743 Square Feet or 1.1878 Acres
 Street Dedication.....188 Square Feet or 0.0043 Acres

Total by this plat.....70,365 Square Feet or 1.6153 Acres

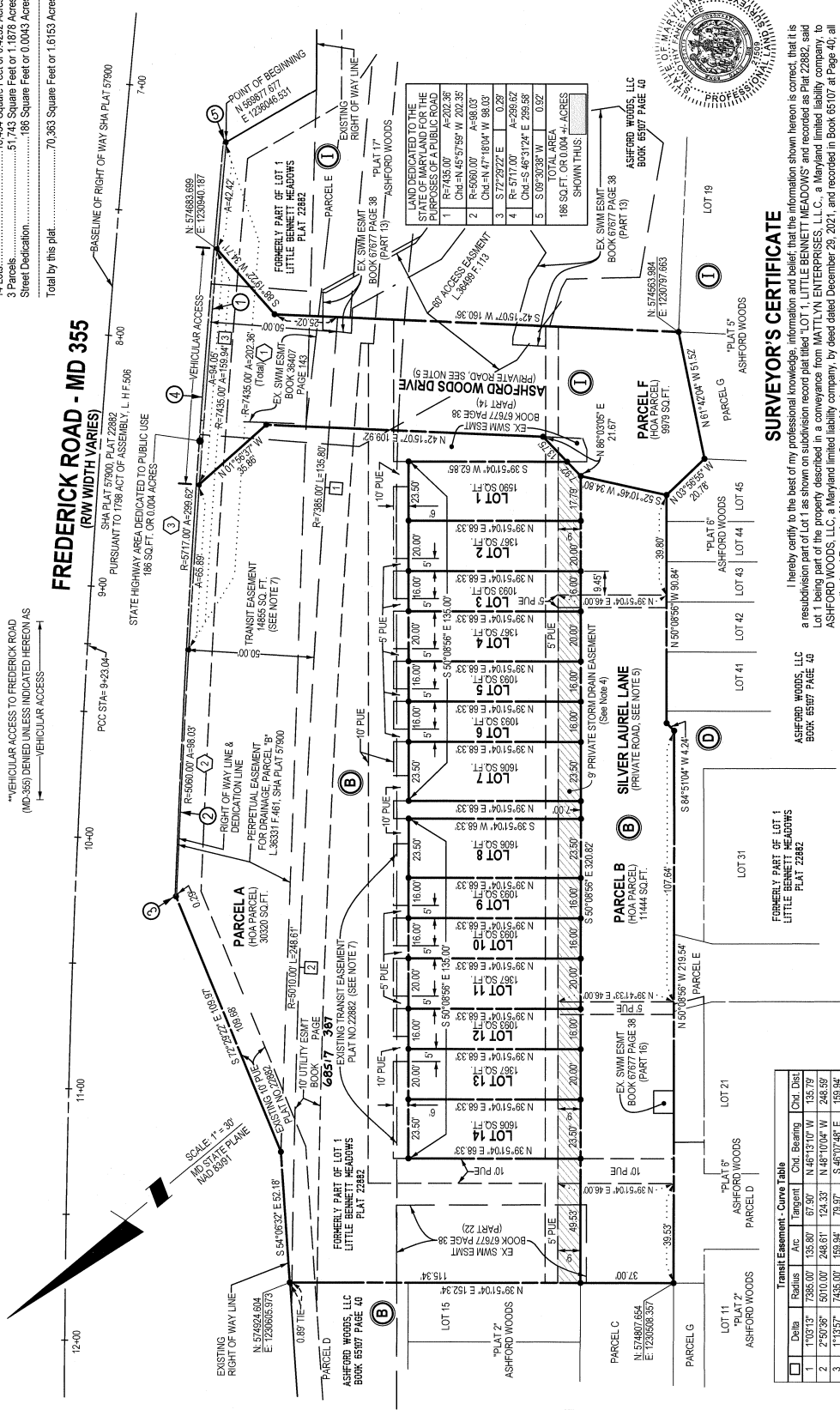
Approvals/Information Chart:

Tax Map Code: E122	MSC Code No.: 232 & 233 W/14
Zoning Category: R-30	
Approved Preliminary Plan File No.: 120200110	
Approved Site Plan File No.: 620210118 & 62021011A	
Approved Forest Conserv. Plan No.: 620210118 & 62021011A	

NOTES:

- 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 shall be binding on the recordation of this plat. The official public use of such plan is 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 this 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 shown hereon is subject to an agreement, with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 39762 at folio 61.
- The property shown hereon is subject to a Declaration of Restrictive Covenants for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems that is recorded among the Land Records of Montgomery County, Maryland, in Book 58268 at Page 42.
- Parcel B, Block B (Silver Laurel Lane) and Parcel F, Block 1 (Ashford Woods Drive) shown hereon are subject to the terms and provisions of a Declaration of Restrictive 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 54822 at Page 338.
- This property is served by public water and sewer services only.
- The Transit Easement shown hereon replaces the Existing Transit Easement granted on Plat 22882 and shown hereon, which was abandoned by Montgomery County Planning Board Resolution No. 20-140, approved on February 23, 2021 (in conjunction with Preliminary Plan No. 120200110).
- The property shown hereon is subject to a Declaration of Defeasement and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 201; the first amendment to said Declaration being recorded in Book 67504 at Page 249.

FREDERICK ROAD - MD 355
(RIM WIDTH VARIES)



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled LOT 1, LITTLE BENNETT MEADOWS and recorded as Plat 22882, said lot being part of the property described in a conveyance from MATILYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, Maryland limited liability company, by deed dated December 28, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus \bullet will be set 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 70,363 square feet or 1.6153 acres of land, the total area dedicated to the State of Maryland for public use is 188 square feet or 0.0043 of an acre of land.

Timothy F. Bae
 Professional Land Surveyor
 Maryland Registration No. 15999
 License Expiration/Renewal Date: 07/13/2025

By: Timothy F. Bae
 Date: Oct 24, 2024

APPROVED - _____ DATE: 11-27-2024

MANAGEMENT, COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE: 11-27-2024

CHAIR

APPROVED - _____ DATE: 11-27-2024

MONTEGOMERY PLAT SIGNATORY
 FOR SECRETARY-TREASURER

MANAGEMENT, COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE: 11-27-2024

RECORDED PLAT

Transit Easement - Curve Table

Chd. Dist.	Chd. Bearing	Chd. Dist.
1	170°13'	7285.00'
2	2°50'36"	5010.00'
3	173°35'	7435.00'

SOLTESZ, INC. PLAT 1

2 Research Plaza, Suite 100
 ROCKVILLE OFFICE
 ROCKVILLE, MD 20850
 P. 301.948.2750 F. 301.948.9967
 www.soltesz.com

Engineering | Surveying | Environmental Sciences

PLAT NO.

- NOTES:**
- 1) 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 recording of this plat. Owners 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) 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 this 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 shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 36298 at Page 42.
 - 4) The "Transit Easement" shown hereon replaces the Existing Transit Easement created on Plat 22882 and shown hereon, which was abandoned by Montgomery County Planning Board Resolution No. 20-140, approved on February 23, 2021 (in conjunction with Preliminary Plan No. 120201010).
 - 5) A public access easement for trails may be established within areas labeled as Rural Open Space (Parcel E, Block I, and Parcel J), Block H) with the approval of MNCPPC.
 - 6) Parcel E, Block I, and Parcel J are subject to the Rural Open Space Easement recorded in Book 68745 at Page 57.
 - 7) This property is served by public water and sewer services only.
 - 8) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36762 at folio 61.
 - 9) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 68172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.
 - 10) The floodplain as shown hereon taken from Plat 22882; No floodplain shown on FEMA maps. The floodplain B.R.L. is extended to the Stream Valley Buffer (SVB) crossing Parcel E, Block I, and is as shown hereon - the easternmost SVB is beyond the easternly limits of Parcel E, Block I.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARINGS & DIST
1	27°42'38"	118.00'	5.00'	2.50'	S 68°17'54" E 3.00'
2	75°44'48"	118.00'	6.05'	3.03'	N 24°33'24" E 6.05'
3	0°19'37"	7435.00'	42.42'	21.21'	S 45°21'01" E 42.42'

TRANSIT EASEMENT - LINE & CURVE TABLE

Delta	Radius	Arc	Tangent	Chd. Bearing	Chd. Dist.
1	0°13'35.32"	2850.00'	78.53'	N 44°43'40" W	78.62'
2	0°13'35.32"	2850.00'	78.53'	N 43°56'55" W	277.56'
3	0°07'58.03"	7365.00'	124.72'	N 44°25'56" W	124.72'
4	0°07'46.37"	7365.00'	100.05'	N 45°18'10" W	100.05'

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:

Base Station Used
 P1D
 687,962.26 N
 1,110,970.52 E
 4,446,782.26 MGS
 4,446,782.26 MGS
 4,446,782.26 MGS
 4,446,782.26 MGS

Project Combined Grid Factor = 1.000000000. Distances are ground distances.

**VEHICULAR ACCESS TO FREQUENTLY USED ROAD (MD-55) DENIED UNLESS INDICATED OTHERWISE AS VEHICULAR ACCESS.

AREA TABULATION

2 Parcels 1,407,005 Square Feet or 32,300.4 Acres
 Street Dedication 25,418 Square Feet or 0.5835 Acres
 Total by this plat 1,432,423 Square Feet or 32,883.9 Acres

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate to the state of Maryland streets shown hereon for public use, establish the minimum building restriction lines. 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, the Transit Easement as indicated hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other persons to be set by a registered Maryland Surveyor in accordance with Section 30.4.3.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, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: *[Signature]* Date: 10/27/24
 Witness/Attest: *[Signature]*

We hereby assent to this plat of subdivision.
 UNITED BANK, a Virginia banking corporation.
 (Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65 07 Page 46)

By: *[Signature]* Date: 11/17/24
 Witness/Attest: *[Signature]*

By: *[Signature]* Date: 11/17/24
 Witness/Attest: *[Signature]*

SUBDIVISION RECORD PLAT
PARCEL I, BLOCK H
AND PARCEL E, BLOCK I
ASHFORD WOODS
 (Being a resubdivision of part of
 Lot 1, Little Bennett Meadows)
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 150' DATE: SEPTEMBER 2024

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 ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850, P.301.948.2750 F.301.948.9367
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STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARINGS & DIST
1	33°19'10"	1028.14'	5.00'	2.50'	S 68°17'54" E 3.00'
2	75°44'48"	118.00'	6.05'	3.03'	N 24°33'24" E 6.05'
3	0°19'37"	7435.00'	42.42'	21.21'	S 45°21'01" E 42.42'

26,418 SQ. FT. OR 0.604 ± ACRES
 SHOWN THIS: []

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:

Base Station Used
 P1D
 687,962.26 N
 1,110,970.52 E
 4,446,782.26 MGS
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Project Combined Grid Factor = 1.000000000. Distances are ground distances.

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Further, we grant to Montgomery County, Maryland, the Transit Easement as indicated hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other persons to be set by a registered Maryland Surveyor in accordance with Section 30.4.3.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, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: *[Signature]* Date: 10/27/24
 Witness/Attest: *[Signature]*

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SUBDIVISION RECORD PLAT
PARCEL I, BLOCK H
AND PARCEL E, BLOCK I
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 (Being a resubdivision of part of
 Lot 1, Little Bennett Meadows)
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STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

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26,418 SQ. FT. OR 0.604 ± ACRES
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**VEHICULAR ACCESS TO FREQUENTLY USED ROAD (MD-55) DENIED UNLESS INDICATED OTHERWISE AS VEHICULAR ACCESS.

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 Witness/Attest: *[Signature]*

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 (Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65 07 Page 46)

By: *[Signature]* Date: 11/17/24
 Witness/Attest: *[Signature]*

By: *[Signature]* Date: 11/17/24
 Witness/Attest: *[Signature]*

SUBDIVISION RECORD PLAT
PARCEL I, BLOCK H
AND PARCEL E, BLOCK I
ASHFORD WOODS
 (Being a resubdivision of part of
 Lot 1, Little Bennett Meadows)
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 150' DATE: SEPTEMBER 2024

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STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARINGS & DIST
1	33°19'10"	1028.14'	5.00'	2.50'	S 68°17'54" E 3.00'
2	75°44'48"	118.00'	6.05'	3.03'	N 24°33'24" E 6.05'
3	0°19'37"	7435.00'	42.42'	21.21'	S 45°21'01" E 42.42'

26,418 SQ. FT. OR 0.604 ± ACRES
 SHOWN THIS: []

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:

Base Station Used
 P1D
 687,962.26 N
 1,110,970.52 E
 4,446,782.26 MGS
 4,446,782.26 MGS
 4,446,782.26 MGS
 4,446,782.26 MGS

Project Combined Grid Factor = 1.000000000. Distances are ground distances.

**VEHICULAR ACCESS TO FREQUENTLY USED ROAD (MD-55) DENIED UNLESS INDICATED OTHERWISE AS VEHICULAR ACCESS.

AREA TABULATION

2 Parcels 1,407,005 Square Feet or 32,300.4 Acres
 Street Dedication 25,418 Square Feet or 0.5835 Acres
 Total by this plat 1,432,423 Square Feet or 32,883.9 Acres

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate to the state of Maryland streets shown hereon for public use, establish the minimum building restriction lines. 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, the Transit Easement as indicated hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other persons to be set by a registered Maryland Surveyor in accordance with Section 30.4.3.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, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: *[Signature]* Date: 10/27/24
 Witness/Attest: *[Signature]*

We hereby assent to this plat of subdivision.
 UNITED BANK, a Virginia banking corporation.
 (Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65 07 Page 46)

By: *[Signature]* Date: 11/17/24
 Witness/Attest: *[Signature]*

By: *[Signature]* Date: 11/17/24
 Witness/Attest: *[Signature]*

SUBDIVISION RECORD PLAT
PARCEL I, BLOCK H
AND PARCEL E, BLOCK I
ASHFORD WOODS
 (Being a resubdivision of part of
 Lot 1, Little Bennett Meadows)
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 150' DATE: SEPTEMBER 2024

SOLTESZ, INC.
 ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850, P.301.948.2750 F.301.948.9367
 Engineering | Surveying | Planning | Environmental Science
 www.soltesz.com

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There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC,

PLAT NO.

HORIZONTAL CONTROL

Horizontal Datum shown herein is Maryland State Plane Grid, MAD 8391 and is based upon the following CORS Stations

Station ID	North	East
AL4467	1,110,971.52	687,962.26
AP9522	1,110,971.52	687,962.26
AD465	1,423,896.42	486,566.01

Project Combined Grid Factor = 1.00000000. Distances are 'ground' distances.

UNITED BANK, a Virginia banking corporation.
(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: *[Signature]* Date: 11/24

Witness/Attest: *[Signature]* Date: 11/24

By: David H. Peterson, Trustee

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate to the State of Maryland the streets shown hereon for public use, establish the minimum building restriction lines. 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 3834, at Folio 457. 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, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: *[Signature]* Date: 10/29/24

Witness/Attest: *[Signature]* Date: 10/29/24

By: *[Signature]* Date: 11/24

Witness/Attest: *[Signature]* Date: 11/24

By: David H. Peterson, Trustee

Witness/Attest: *[Signature]* Date: 11/24

By: *[Signature]* Date: 11/24

Witness/Attest: *[Signature]* Date: 11/24

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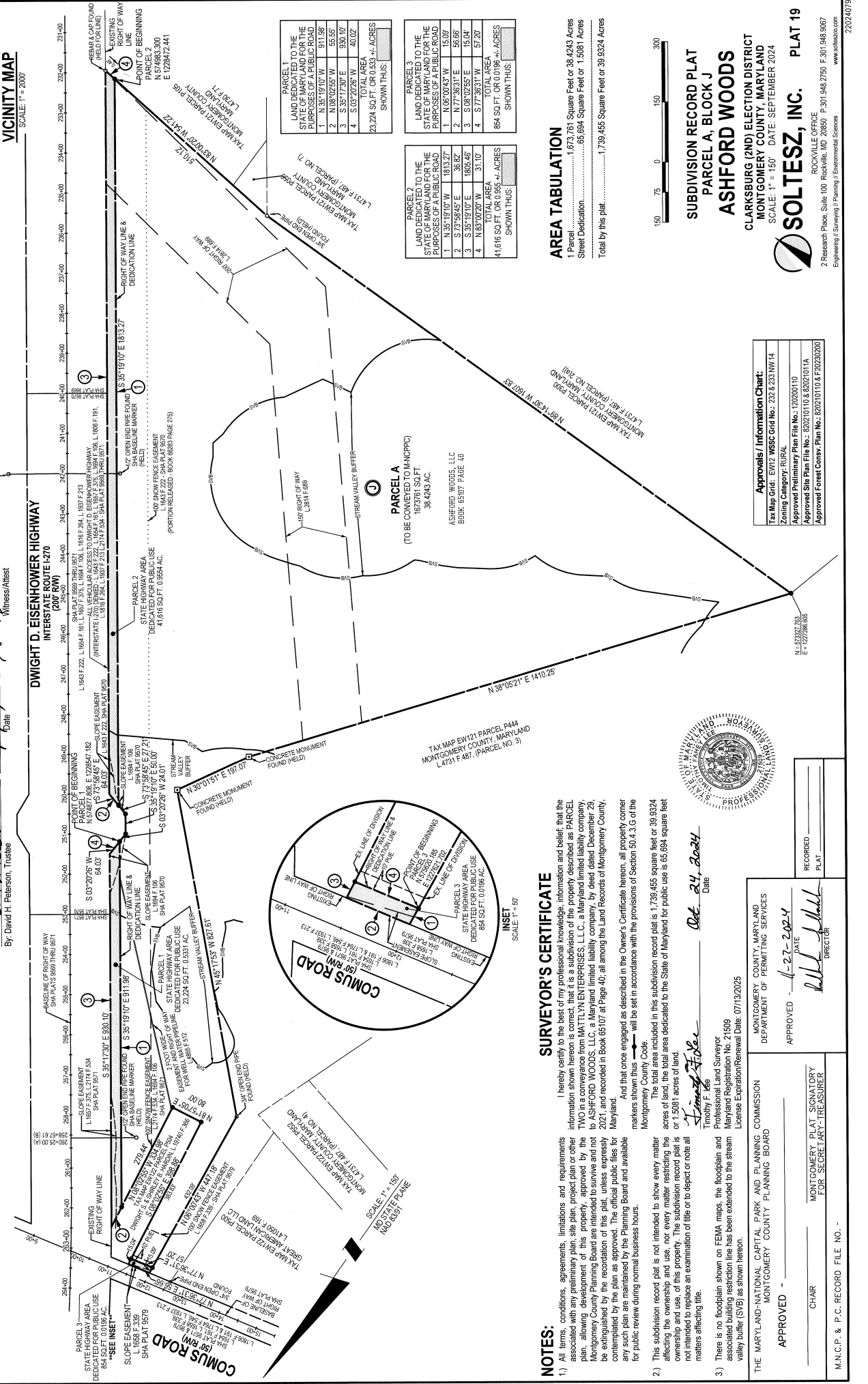
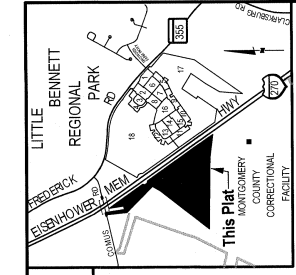
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Witness/Attest: *[Signature]* Date: 11/24

By: *[Signature]* Date: 11/24

Witness/Attest: *[Signature]* Date: 11/24



LAND DEDICATED TO THE PURPOSES OF A PUBLIC ROAD

1	N 85°19'10" W	911.98
2	N 88°02'56" W	55.55
3	S 85°17'30" E	930.10
4	S 03°20'26" W	40.02
TOTAL AREA		2,224.65 SQ. FT. OR 0.53 ACRES
SHOWN THIS:		

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N 35°19'10" W	1833.27
2	S 72°59'45" E	36.82
3	S 85°19'10" E	1865.46
4	N 83°02'20" W	31.10
TOTAL AREA		4,196.16 SQ. FT. OR 0.96 ACRES
SHOWN THIS:		

AREA TABULATION

1 Parcel 1,673,761 Square Feet or 38.4743 Acres
 Street Dedication 65,694 Square Feet or 1.5081 Acres
 Total by this plat 1,739,455 Square Feet or 39.9324 Acres



SUBDIVISION RECORD PLAT
PARCEL A, BLOCK J
ASHFORD WOODS
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 150' DATE: SEPTEMBER 2024



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SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a subdivision of the property described as PARCEL TWO in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon will be set 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 1,739,455 square feet or 39.9324 acres of land, the total area dedicated to the State of Maryland for public use is 65,694 square feet or 1.5081 acres of land.

[Signature]
 Timothy F. Bee
 Professional Surveyor
 Maryland Registration No. 21509
 License Expiration/ Renewal Date: 07/13/2025

By: *[Signature]* Date: Oct. 24, 2024

Witness/Attest: *[Signature]* Date: Oct. 24, 2024

By: *[Signature]* Date: Oct. 24, 2024

Witness/Attest: *[Signature]* Date: Oct. 24, 2024

By: *[Signature]* Date: Oct. 24, 2024

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Approvals / Information Chart:

Tax Map Grid:	EN12 NSSC Grid No.: 232 E.233 NW 14
Zoning Category:	RUPDPL
Approved Preliminary Plan File No.:	120200110
Approved Site Plan File No.:	520210110 & 62021011A
Approved Forest Contr. Plan No.:	620210110 & F20220200

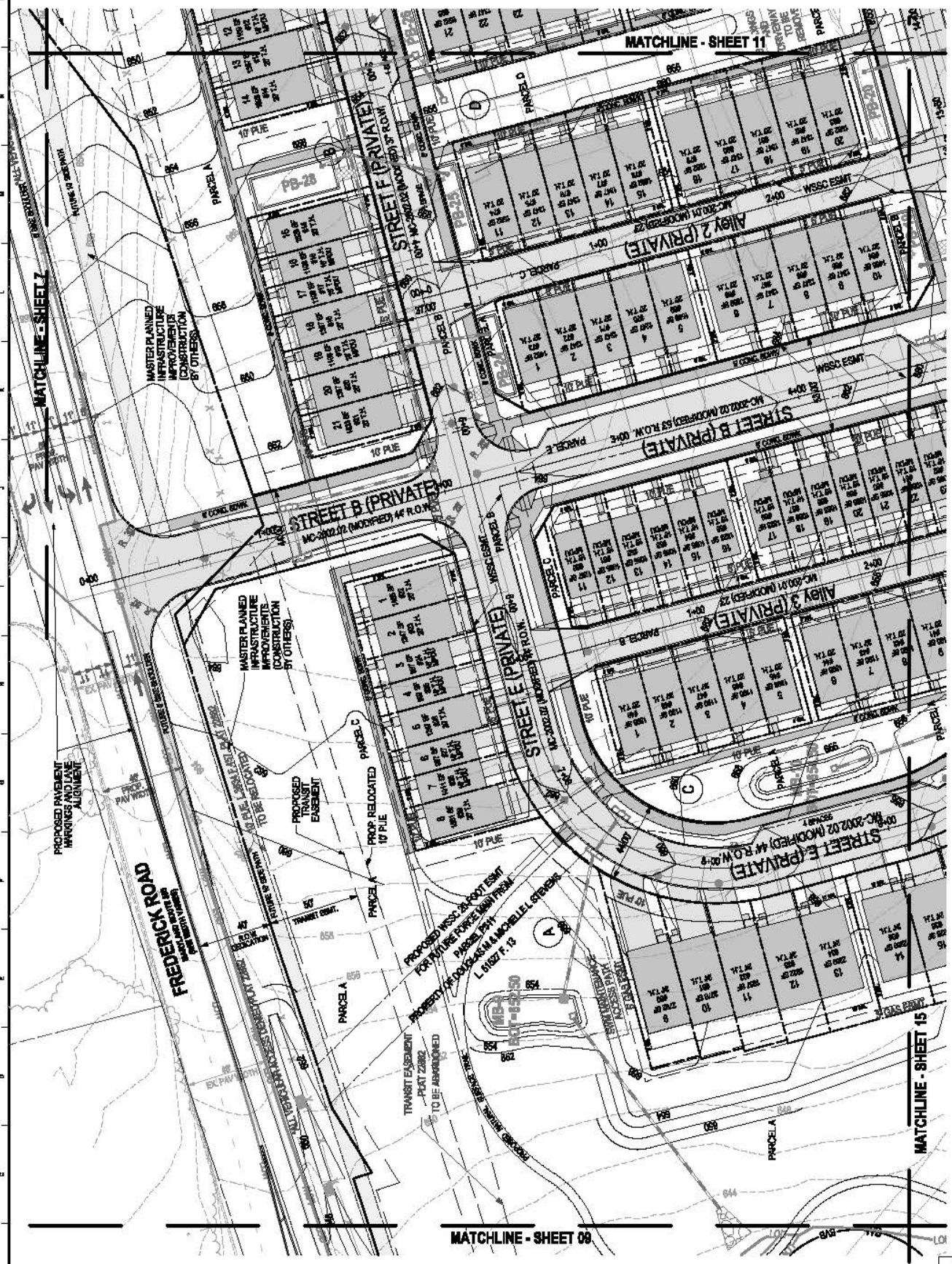
APPROVED -

CHAIR	<i>[Signature]</i>
MONTGOMERY PLAT SIGNATORY	<i>[Signature]</i>
FOR SECRETARY-TREASURER	<i>[Signature]</i>

APPROVED -

CHAIR	<i>[Signature]</i>
MONTGOMERY PLAT SIGNATORY	<i>[Signature]</i>
FOR SECRETARY-TREASURER	<i>[Signature]</i>

M.N.C.P. & P.C. RECORD FILE NO. -



PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN
ASHFORD WOODS
 FORMERLY KNOWN AS EGAN PROPERTY
 #170200110

DATE	NO.	DESCRIPTION

DEVELOPER'S SHEET

NO. 170200110
 PROJECT NO. 170200110
 SHEET NO. 170200110-1
 DATE: 08/15/2011

OWNER'S SHEET

NO. 170200110
 PROJECT NO. 170200110
 SHEET NO. 170200110-1
 DATE: 08/15/2011

MINUTE NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES SHOWN AND HAS NOT GUARANTEED THE ACCURACY OF THE UTILITIES SHOWN.

DATE	NO.	DESCRIPTION

SOLTESZ, INC.

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 NO. 10000
 DATE: 08/15/2011

ROOM 101 OFFICE
 2 Newmarket Park, Suite 101
 Annapolis, MD 21403
 P: 410-293-7370 F: 410-293-7371

- NOTES**
1. THE DENSE ACCESS AREA SHOWN ALONG THE 500' ON PLY 2288Z ARE TO BE REMOVED ON RELOCATION AT THE TIME OF PLAT RECONSTRUCTION.
 2. THE APPLICANT WILL PROVIDE FUNDING FOR WATER PLANTING IMPROVEMENTS PERMITTED TO OCCUR UNDER THE DEVELOPMENT PERMIT. THE RECONSTRUCTION PERMIT SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT PERMIT.

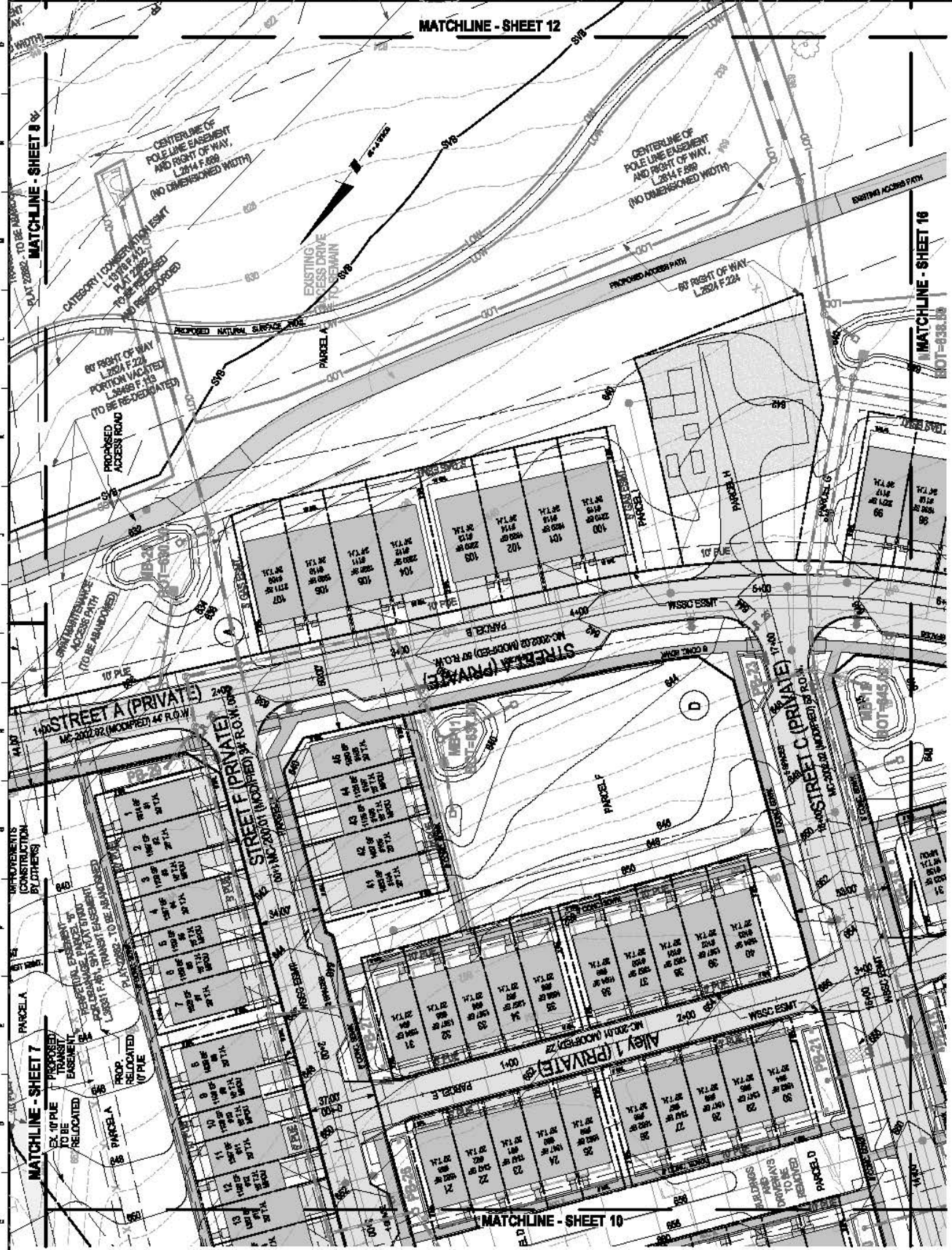
PLANNED IMPROVEMENTS (SEE ONLY PLANNING)

MATCHLINE - SHEET 12

MATCHLINE - SHEET 8

MATCHLINE - SHEET 16

MATCHLINE - SHEET 10



<p>PRELIMINARY PLAN</p> <p>CERTIFIED PRELIMINARY PLAN</p> <p>ASHFORD WOODS</p> <p>FORMERLY KNOWN AS EGAN PROPERTY</p> <p>BT20200110</p>	
<p>DEVELOPER'S SHEET</p> <p>NO. 101</p> <p>DATE: 10/1/20</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: ASHFORD WOODS</p> <p>LOCATION: 1000 STREET A (PRIVATE), MC-2002.02 (MODIFIED) 44' R.O.W.</p>	
<p>GENERAL NOTES</p> <p>1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.</p> <p>2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.</p> <p>3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS AND ENGINEERING.</p> <p>4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDING FEES.</p> <p>5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES.</p> <p>6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES AND CHARGES.</p>	
<p>CONTRACTOR'S SHEET</p> <p>NO. 101</p> <p>DATE: 10/1/20</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: ASHFORD WOODS</p> <p>LOCATION: 1000 STREET A (PRIVATE), MC-2002.02 (MODIFIED) 44' R.O.W.</p>	
<p>OWNER'S SHEET</p> <p>NO. 101</p> <p>DATE: 10/1/20</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: ASHFORD WOODS</p> <p>LOCATION: 1000 STREET A (PRIVATE), MC-2002.02 (MODIFIED) 44' R.O.W.</p>	

SOLTESZ, INC.

REGISTERED PROFESSIONAL ENGINEER

NO. 101

DATE: 10/1/20

SCALE: AS SHOWN

PROJECT: ASHFORD WOODS

LOCATION: 1000 STREET A (PRIVATE), MC-2002.02 (MODIFIED) 44' R.O.W.

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