



MEMORANDUM

DATE: January 10, 2025

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 January 23, 2025

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:

220240630, 220240640, 220240660,

220240680, 220240690, 220240760 & 220240780 Ashford Woods

Plat Name: Ashford Woods

Plat #: 220240630, 220240640, 220240660, 220240680, 220240690, 220240760 & 220240780

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 zone; 103 lots, 29 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.



VICINITY MAP
SCALE: 1" = 200'

Approvals / Information Chart:

Tax Map Code:	EM02 WSSC Grid No.:	23 & 233 NW 14
Zoning Category:	6.00	
Approved Preliminary Plan File No.:	120209110	
Approved Site Plan File No.:	620210110 & 62021011A	
Approved Forest Conserv. Plan No.:	620210110 & F20202000	

CURVE DATA

NO.	DELTA	RADIUS	ARC TAN	CHORD BEARINGS & DIST.
1	90°00'00"	101.00'	138.56'	N 105°18'27" W 142.54'
2	90°00'00"	75.00'	117.81'	N 84°41'33" E 106.37'

HORIZONTAL CONTROL

Horizontal Control between corners is a Maryland State Plane (NAD 83) and is based upon the following COGS Station:

Station	Elev
114957012	487.8626
114957013	488.5601
140338152	488.5601

Project Combined Grid Factor = 1.000000000. Dimensions are "granted" dimensions.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, 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 herein described as "PLAT" with said terms and provisions of such a grant herein to be set forth in a certain instrument titled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834-AF046-457.

Further, we grant a common easement over the "Private Alley" (Parcel B, Block C) for the use and benefit of Lots 1 through 24, Block C, inclusive, and shown 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 monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

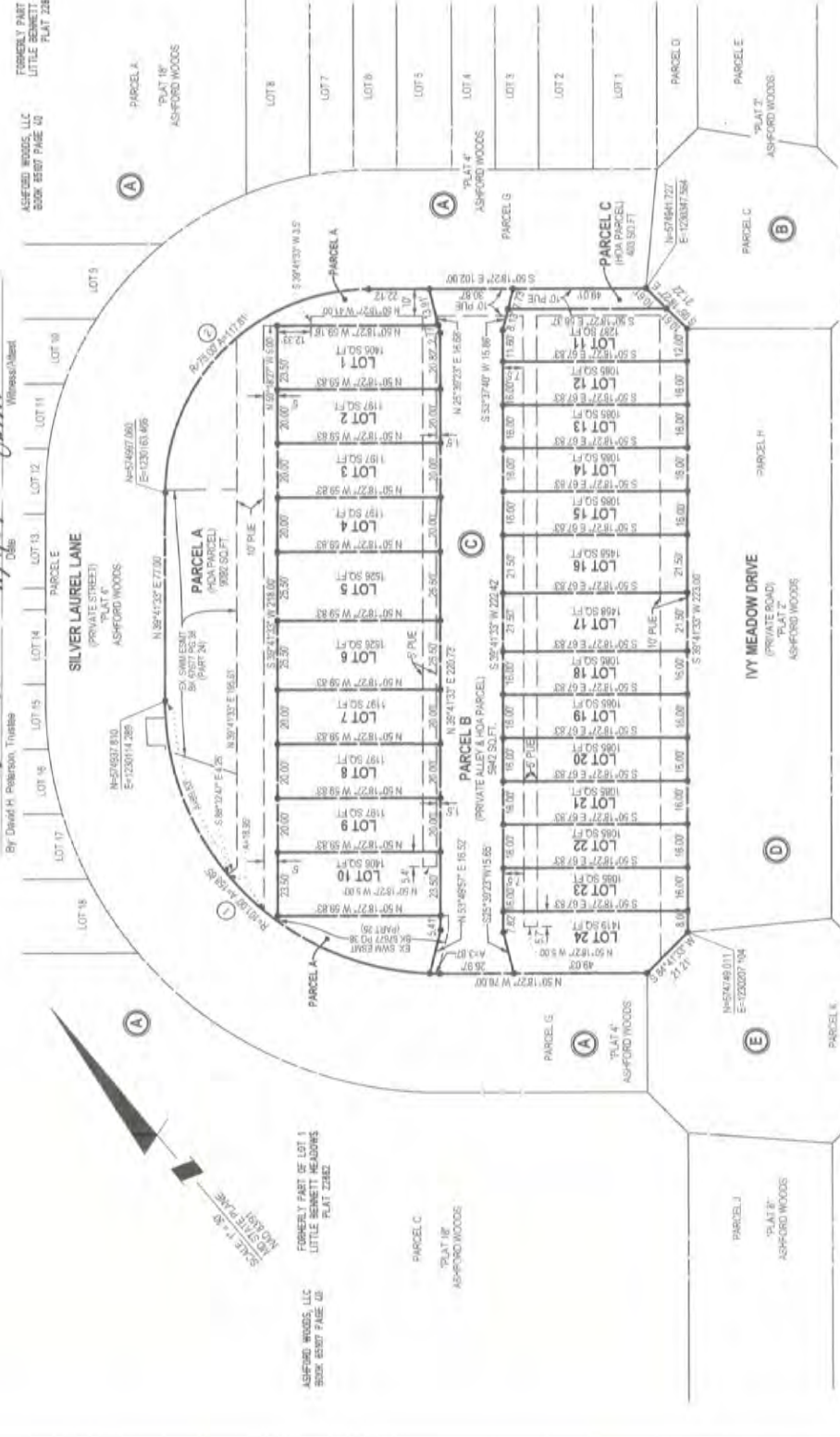
There are no recorded debts against all law, liens, leases, mortgages or trusts affecting the property included in the plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

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 65107 Page 46)

By: *[Signature]* 11/21/2024 Date
Witness/Agent

By: *[Signature]* 11/21/24 Date
Witness/Agent



AREA TABULATION

24 LOTS	28,517 Square Feet or 0.67776 Acres
3 Parcels	15,479 Square Feet or 0.35444 Acres
Total by this plat	44,994 Square Feet or 1.03220 Acres

SUBDIVISION RECORD PLAT
LOTS 1 THRU 24 AND
PARCELS A THRU C, BLOCK C
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 3
ROCKVILLE OFFICE
7 Pleasant Plaza, Suite 100, Rockville, MD 20857 P: 301.946.2750 F: 301.946.9587
www.soltesz.com

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 27882, said Lot 1 being part of the property described in a conveyance from MATLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, L.L.C., a Maryland limited liability company, by deed dated December 25, 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 \rightarrow 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 44,994 square feet or 1.03220 acres of land. There is no street dedication by this plat.

By: *[Signature]* 10-03-2025 Date
Professional Land Surveyor
Maryland Registration No. 21566
License Expiration/Renewal Date: 07/11/2025



APPROVED: *[Signature]* 10-03-2025 DATE
DIRECTOR

APPROVED: *[Signature]* 10-03-2025 DATE
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]* 10-03-2025 DATE
MONTGOMERY COUNTY SECRETARY-TREASURER

PLAT NO.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARINGS & DIST.
1	30°00'00"	145.00	126.58	67.64	125°17'59" W	127.89
2	17°18'41"	119.00	35.89	18.08	S 81°09'57" E	35.75
3	30°00'00"	145.00	117.81	75.00	S 84°41'33" N	106.07
4	30°00'00"	145.00	221.71	145.00	N 05°18'27" W	205.09
5	30°00'00"	119.00	186.52	119.00	N 04°41'33" E	169.29
6	30°00'00"	101.00	155.95	101.00	S 08°19'27" E	142.84

Approvals / Information Chart:

The Map Code: ENVY 16552 Code No.: 252 & 233 NW 14
 Zoning Category: R-50
 Approved Preliminary Plan File No.: 170300110
 Approved Final Plan File No.: 20210110 & 2021011A
 Approved Forest Code Plan No.: 000218110 & F-20020200

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building setbacks that we desire for the applicable utility easements, fire, inspection easements, utility easements, and easements in and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of said 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 2024 at Page 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 50.4.3.0 of this Montgomery County Code.

As owners of this subdivision, we, our successors, agents and assigns will cause all utility easements to be established in accordance with the official record of said easements and will cause the same to be recorded in the public records of Montgomery County, Maryland.

ASHFORD WOODS, LLC, a Maryland limited liability company
 By: *Michael J. Hester*, Authorized Person
 Date: 10/29/24
 Title: Vice President

We hereby consent to this plat of subdivision
 UNITED BANK, A Virginia banking corporation
 Prudential Bank, Capital Line Dept of Trust and Security Agreement, Book 65107 Page 46
 By: *Scott R. Hester*, Vice President
 Date: 11/20/24
 Title: Vice President

By: *David R. Hester*, Trustee
 Date: 11/23/24
 Title: Trustee

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 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 an examination of the title or to project or note all matters affecting title.
- The property shown herein 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 56208 at Page 42.
- This property shown herein is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the land records of Montgomery County, Maryland, in Liber 26762 at Page 61.
- Parcel G, Block A (Silver Laurel Lane) shown herein 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 54682 at Page 333.
- This property is served by public water and sewer services only.
- The property shown herein is subject to a Declaration of Deeded Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 261; the first amendment to said Declaration being recorded in Book 61904 at Page 249.



SUBDIVISION RECORD PLAT
 LOTS 1 THRU 18 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 4
 ROCKVILLE OFFICE
 2 Rockwell Plaza, Suite 100 Rockville, MD 20850 P 301 948-2700 F 301 948-9587
 www.soltesz.com
 Engineers / Surveyors / Planning / Environmental Sciences

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein 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 MATILYNN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a 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 herein, all property corner matters shown thus — will be set in accordance with the provisions of Section 50.4.3.0 of the Montgomery County Code.

The total area included in this subdivision record plat is 64,875 square feet or 1.4893 acres of land. There is no street dedication by this plat.

James F. DeLoach
 Timothy F. DeLoach
 Professional Land Surveyor
 Maryland Registration No. 21068
 License Expiration/ Renewal Date: 07/13/2025

Date: 09/24/2024

AREA TABULATION

18 LOTS..... 31,387 Square Feet or 0.7205 Acres
 4 Parcels..... 33,488 Square Feet or 0.7688 Acres
 Total by this plat..... 64,875 Square Feet or 1.4893 Acres

APPROVED: *James F. DeLoach*
 DATE: 1-3-2025
 DIRECTOR

HORIZONTAL CONTROL

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

APPROVED -

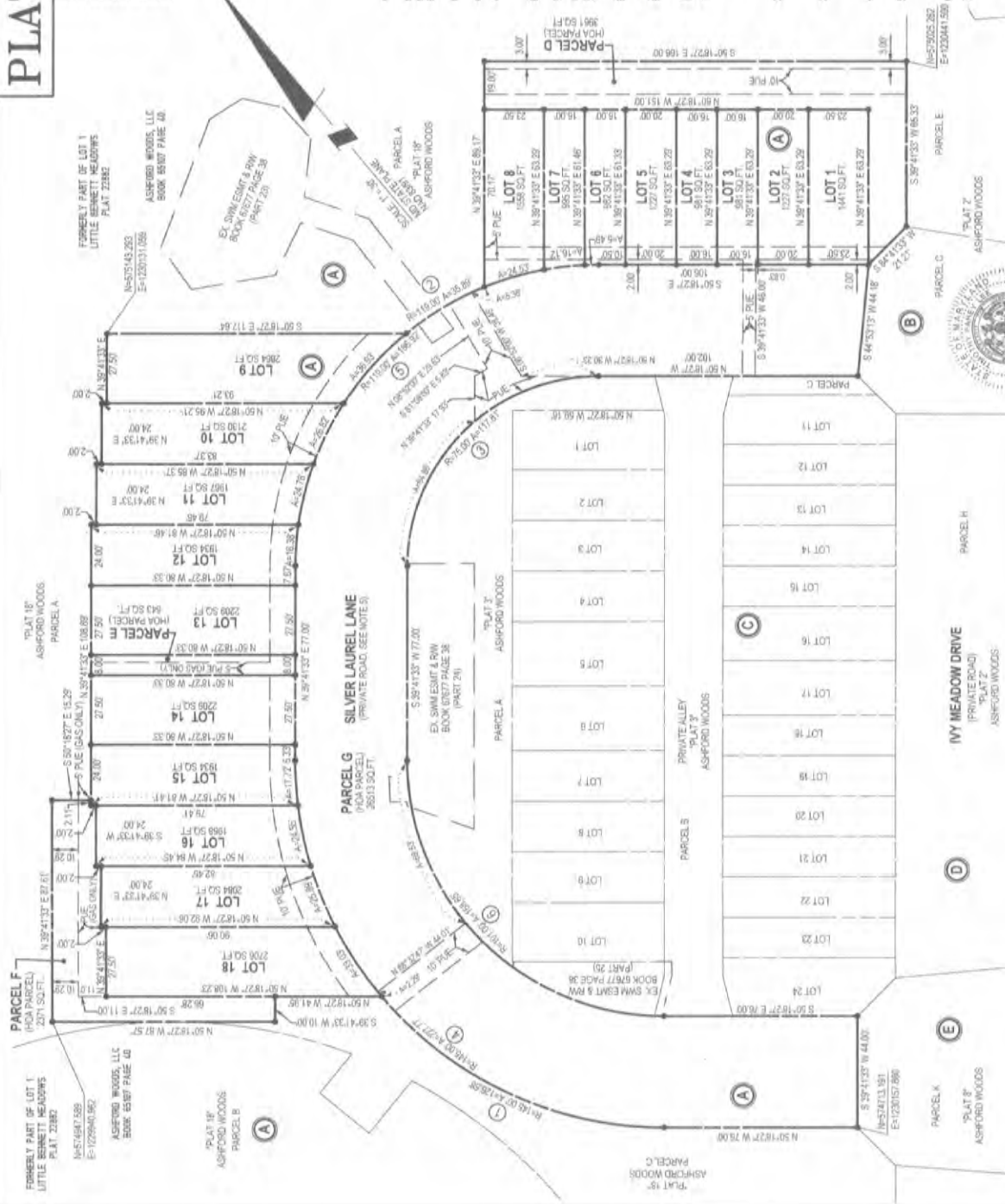
CHAIR: _____
 M.A.C.P. & P.C. RECORD FILE NO.: _____

FORMERLY PART OF LOT 1
 LITTLE BENNETT MEADOWS
 PLAT 22882

ASHFORD WOODS, LLC
 5006 E507 PARE 10

North East
 ALM87 NAD23 MONTGOMERY & COLES APP 687,962.26 1,110,870.32
 AF9522 DAT GAITHERS-RC COLES APP 534,452.86 1,348,651.21
 ALJ02 APP ANAPULCAS COLES APP 498,958.01 1,423,366.36

Project Created: 08/26/2024 4:00:00 PM
 User: gms007



PLAT NO.

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid (NAD 83) and a bearing and the following CORRS STATIONS:

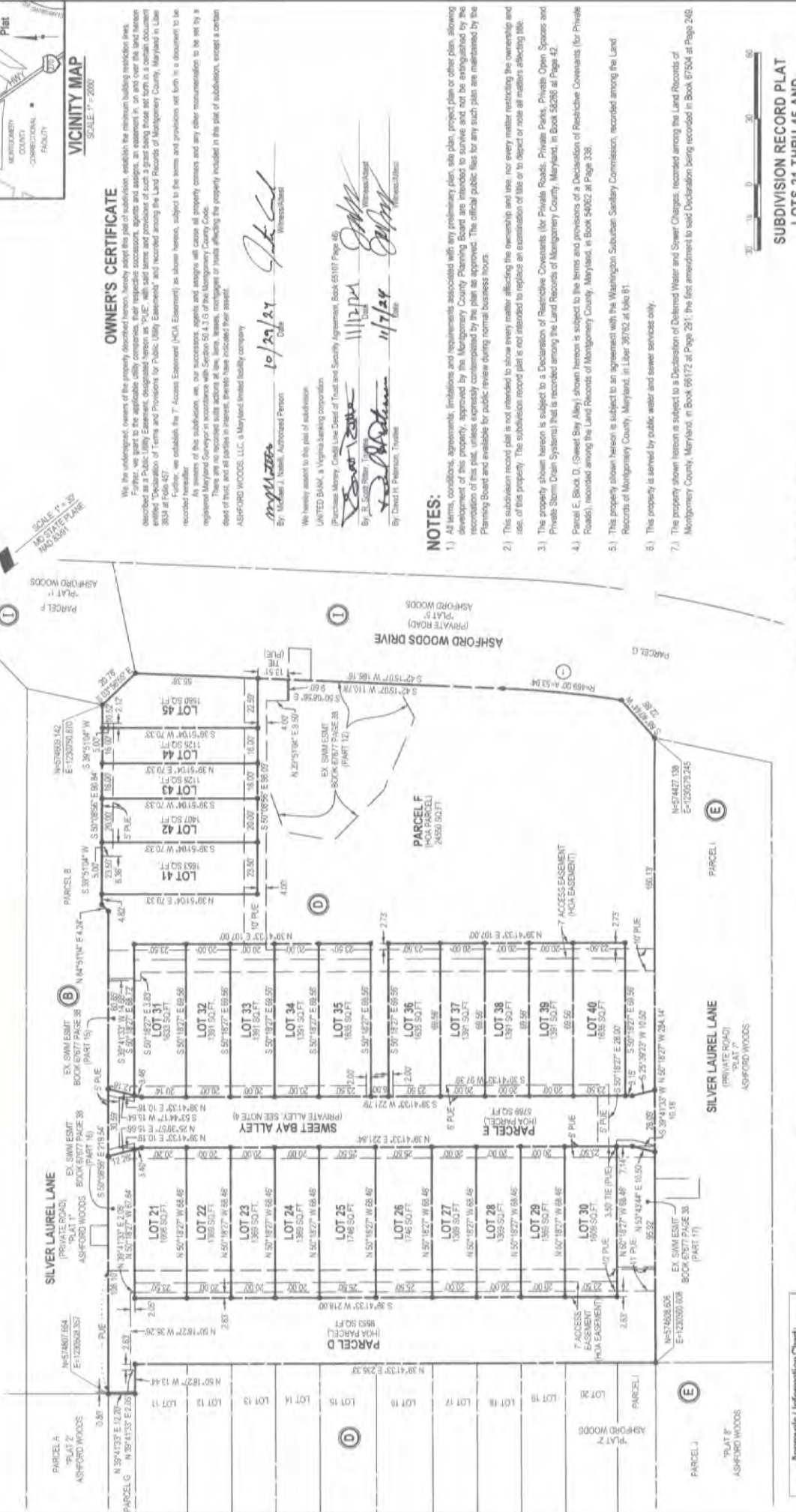
NO.	BELTA	RADIUS	ARC	TAN	CHD BEARING & DIST
1	8° 25' 22"	695.26	53.94	27.001	S 4° 45' 25.88" W 50.917

CURVE DATA

NO.	BELTA	RADIUS	ARC	TAN	CHD BEARING & DIST
1	8° 25' 22"	695.26	53.94	27.001	S 4° 45' 25.88" W 50.917

Scale: 1" = 20'

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, that it is a resubdivision 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 MATTHEW 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 of 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 — 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 78,599 square feet or 1.7578 acres of land. There is no street dedication by this plat.

By: *[Signature]* Date: Oct 24, 2024
 Timothy F. Gies
 Professional Land Surveyor
 Maryland Registration No. 21959
 License Expiration/Renewal Date: 07/10/2025

AREA TABULATION

25 Lots	38,897 Square Feet or 0.8405 Acres
3 Parcels	38,872 Square Feet or 0.8405 Acres
Total by this plat: 78,599 Square Feet or 1.7578 Acres	

Approvals / Information Chart:

Tax Map Grid: EN02 MDCS Grid No.: 253 & 253 W14

Zoning Category: R-20

Approved Preliminary Plat File No.: 120200110

Approved Sub Plat File No.: 202510110 & 20270114

Approved Forest Conserv. Plat No.: 20270110 & 178202003

APPROVED

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]* DATE: 1-5-2025

CHAR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

CHAIR: _____ MONTGOMERY COUNTY PLANNING BOARD

M.A.C.P. & P.C. RECORD FILE NO. _____

PLAT NO.

NO.	DELTA	RADIUS	ARC	TAN	CHORD BEARING & DIST
1	10°17'24"	78.00	140.34	70.51	N 54° 25' 08" W 141.15

HORIZONTAL CONTROL

Horizontal Control shown hereon is Maryland State Plane Grid NAD 83/99 and is based upon the following CORS stations:

State National Grid	North	East
PGD	4670.36	1116.57
ASR02	547.02	1343.82
AMJ06	485.59	1403.30

Project Contained Grid Factors = 1.000000000, Distortion are "ground" distances

Approvals / Information Chart:	
Tax Map Grid: E102	MSSC Grid No.: 23 4, 233 NW 14
Zoning Category: R-20	
Approved Plat File No.: 152001018	
Approved Site Plan File No.: 152010118 & 152010114	
Approved Forest Conserv. Plan No.: 152010118 & 152010114	

VICINITY MAP

SCALE: 1" = 200'

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, their respective successors, agents and assigns, in and over the land hereon located as a Public-Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those herein in a certain document titled "Declaration of Terms and Provisions for Public-Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 36764 of Folio 657.

Further, we wish the Access Easement (P.O.A. Easement) as shown hereon, subject to the terms and provisions set forth in a document to be recorded with this plat, and we assign to our successors, agents and assigns, with cause in property, all rights and interests in and to the property shown hereon, including but not limited to, the easement shown hereon, and we assign to our successors, agents and assigns, with cause in property, all rights and interests in and to the property shown hereon, including but not limited to, the easement shown hereon.

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, herein have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

UNITED BANK, a Virginia banking corporation.

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: *[Signature]*
Date: 10/17/24

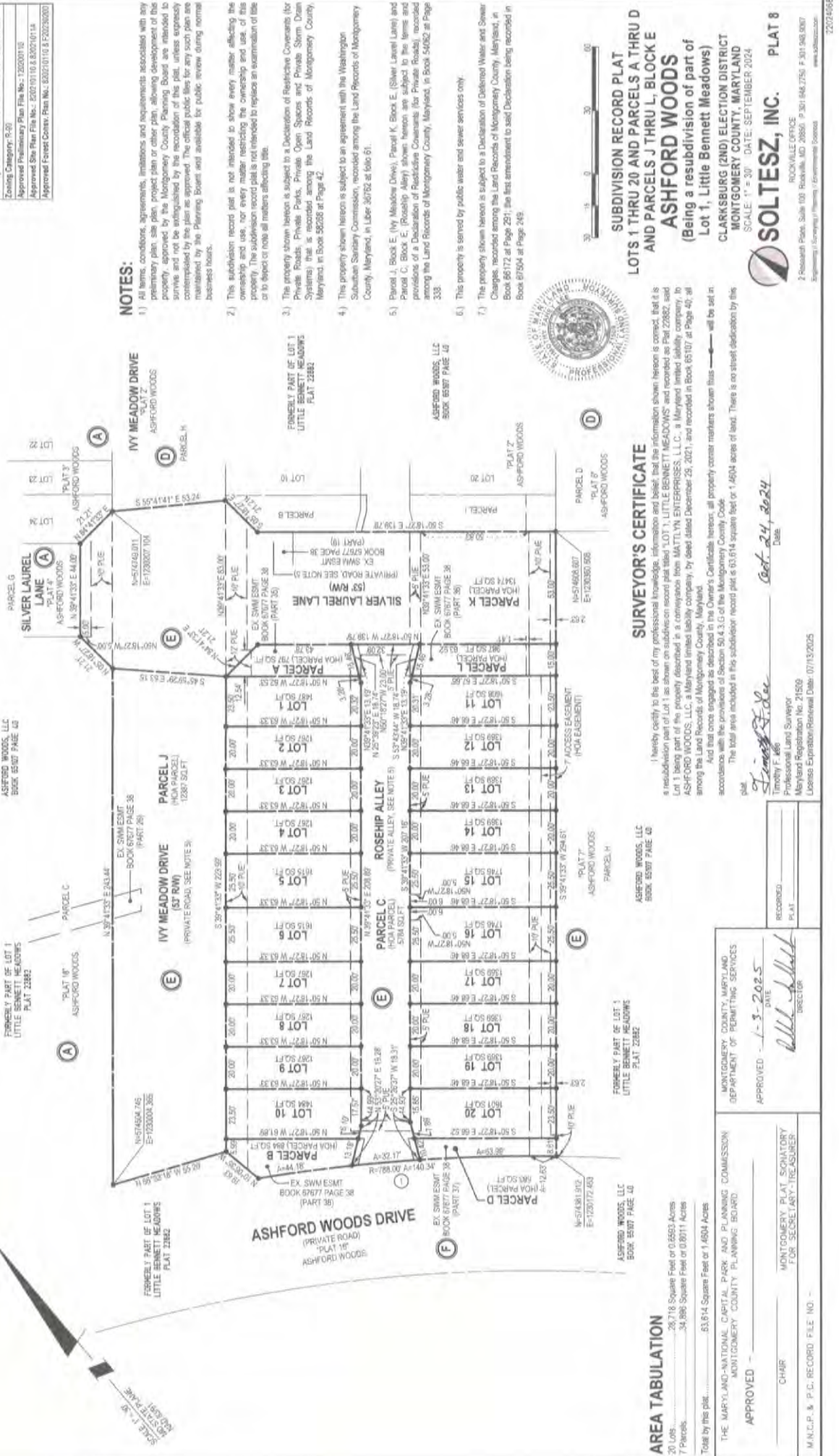
Witness/Agent

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

Witness/Agent

By: *[Signature]*
Date: 11/7/24

Witness/Agent



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, including 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.
- The subdivision record plat is not intended to show every matter affecting the ownership, for every matter respecting the ownership and use of the land shown hereon. The subdivision record plat is intended to provide a summary of the information as to property rights and 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 38228 at Page 42.
- The 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 Page 61.
- Parcel J, Block E, (My Meadow Drive), Parcel K, Block E, (Silver Laurel Lane) and Parcel C, Block E, (Rosehip Alley) show hereon are subject to the terms and conditions of 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 54062 at Page 338.
- The property is owned by public water and sewer services only.
- The property shown hereon is subject to a Declaration of Dedicated Water and Sewer Changes, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 246.



SUBDIVISION RECORD PLAT

LOTS 1 THRU 20 AND PARCELS A THRU H

AND PARCELS J THRU L, BLOCK E

ASHFORD WOODS

(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: SEPTEMBER 2024

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Rosecroft Plaza, Suite 100 Rockville, MD 20850 P 301 948 0907
www.soltesz.com

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 22862, said Lot 1 being part of the property described in a conveyance from MATTIYIN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 25, 2021, and recorded in Book 65107 at Page 47, all among the Land Records of Montgomery County, Maryland.

And that one 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 50-3.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 63.614 square feet or 1.4604 acres of land. There is no street dedication by this plat.

[Signature]
Date: Oct 24, 2024

Timothy F. Aft
Professional Land Surveyor
Maryland Registration No. 21460
License Expiration/Renewal Date: 07/13/2025

AREA TABULATION

Total by this plat: 63.614 Square Feet or 1.4604 Acres
20 Lots: 28,716 Square Feet or 0.6565 Acres
7 Parcels: 34,898 Square Feet or 0.8011 Acres

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

APPROVED: *[Signature]* DATE: 1-3-2025

CHAIR: *[Signature]*
MONTGOMERY PLAT SECRETARY-TREASURER: *[Signature]*

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

RECORDED: *[Signature]* DATE: 10/17/24

PLAT



VICINITY MAP
SCALE: 1" = 200'

CURVE DATA

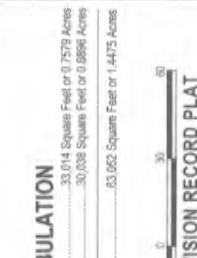
NO.	DELTA	RAIUS	ARC	TAN	CHD	BEARINGS & DIST.
1	111°48'	531.00'	11.09'	5.55'	N 64°20'00" E	11.09'
2	7°24'36"	481.00'	20.25'	0.17'	S 85°28'41" W	20.25'
3	7°28'24"	481.00'	53.72'	3.15'	S 85°28'41" W	31.51'

HORIZONTAL CONTROL
Horizontal Datum known herein is Maryland State Plane Grid, NAD 83 (99) and is based upon the following COGS Values:
State Station Used: East
PD: 1110370.52
ADMS: 867362.26
MONTGOMERY COUNTY: 485.550.01
ANCKS: 485.550.01
MONTGOMERY COUNTY: 1.433.952.52

NOTES:
1) All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, including development of this property, 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.
2) This subdivision record plat is not intended to show every utility easement, but it is intended to show every utility easement shown on the plat. The subdivision record plat is intended to replace an examination of file or to depict or note all matters affecting file.
3) This property shown herein 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 50268 at Page 42.
4) This property shown herein is subject to an agreement with the Montgomery County Utility Commission, recording file and Record of Montgomery County, Maryland, in Book 30762 at Page 61.
5) Parcel E, Block H and Parcel A, Block I (Ashford Woods Drive) shown herein are 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 54052 at Page 356.
6) This property is served by public water and sewer services only.
7) This property shown herein is subject to a Declaration of Deeded Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 69172 at Page 251. The first payment to said Declaration being recorded in Book 61334 at Page 249.

AREA TABULATION

18 Lots	33,014 Square Feet or 0.7579 Acres
4 Parcels	30,038 Square Feet or 0.6898 Acres
Total by this plat	63,052 Square Feet or 1.4475 Acres



SUBDIVISION RECORD PLAT
LOTS 61 THRU 70 AND
PARCELS C THRU E, BLOCK H
LOTS 1 THRU 6 AND
PARCEL A, BLOCK I
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 9
RICKOWITZ OFFICE
1 Research Plaza, Suite 008, Rockville, MD 20850 P:301.948.2755 F:301.948.9967
www.soltesz.com
Engineering | Surveying | Planning | Environmental Science

OWNER'S CERTIFICATE
We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, 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 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 Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Page 657.
As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 30.4.1.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, besides those indicated herein, have assented to this plat of subdivision.
ASHFORD WOODS, LLC, a Maryland limited liability company

UNITED BANK, a Virginia banking corporation.
(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)
By: *[Signature]* Date: 11/2/24
Witness/Attest: *[Signature]*
By: David H. Patterson, Trustee Date: 11/2/24
Witness/Attest: *[Signature]*

SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief, that the information shown herein is correct, that it is a resubdivision of Lot 1 as shown on subdivision record plat filed "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22862, said Lot 1 being part of the property described in a conveyance from MATTIYIN 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 herein, all property owner markers shown thus \rightarrow 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 63,052 square feet or 1.4475 acres of land. There is no other dedication by this plat.
[Signature] Date: Oct. 24, 2024
Timothy P. Lee
Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/ Renewal Date: 07/31/2025

APPROVALS / INFORMATION CHART:

Tax Map Grid: E027, W552 Grid No.: 273 & 273 WR 14
Zoning Category: R-60
Approved Preliminary Plat File No.: 17000115
Approved Site Plan File No.: E027S110 & E027S114
Approved Forest Conserv. Plan No.: E027F110 & E027F020

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED - 1-3-2025
DATE: *[Signature]*
DIRECTOR

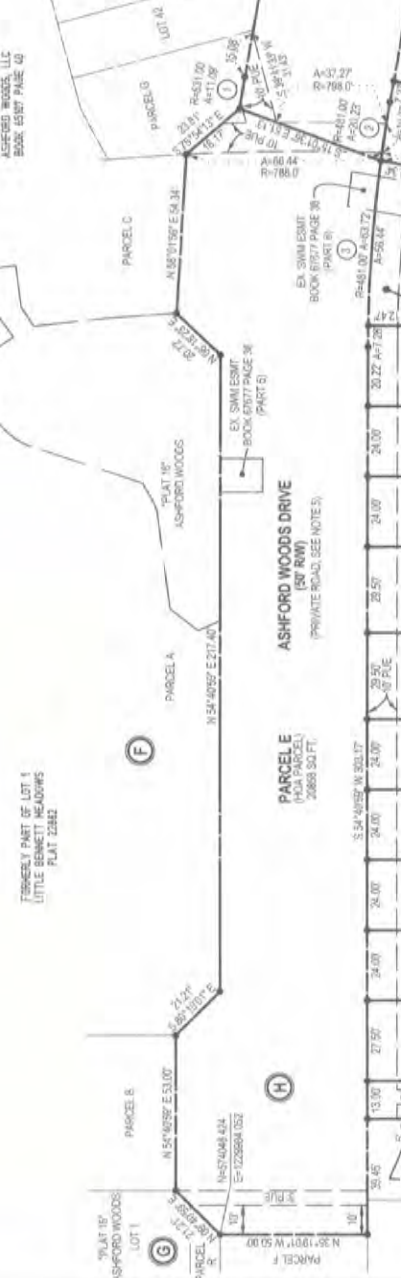
APPROVED - *[Signature]*
DATE: 10/27/24
By: Michael J. Nassif, Authorized Person
Witness/Attest: *[Signature]*

APPROVED - *[Signature]*
DATE: 10/27/24
By: Michael J. Nassif, Authorized Person
Witness/Attest: *[Signature]*

OWNER'S CERTIFICATE
We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, 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 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 Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Page 657.
As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 30.4.1.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, besides those indicated herein, have assented to this plat of subdivision.
ASHFORD WOODS, LLC, a Maryland limited liability company

UNITED BANK, a Virginia banking corporation.
(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)
By: *[Signature]* Date: 11/2/24
Witness/Attest: *[Signature]*
By: David H. Patterson, Trustee Date: 11/2/24
Witness/Attest: *[Signature]*

SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief, that the information shown herein is correct, that it is a resubdivision of Lot 1 as shown on subdivision record plat filed "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22862, said Lot 1 being part of the property described in a conveyance from MATTIYIN 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 herein, all property owner markers shown thus \rightarrow 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 63,052 square feet or 1.4475 acres of land. There is no other dedication by this plat.
[Signature] Date: Oct. 24, 2024
Timothy P. Lee
Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/ Renewal Date: 07/31/2025



APPROVALS / INFORMATION CHART:

Tax Map Grid: E027, W552 Grid No.: 273 & 273 WR 14
Zoning Category: R-60
Approved Preliminary Plat File No.: 17000115
Approved Site Plan File No.: E027S110 & E027S114
Approved Forest Conserv. Plan No.: E027F110 & E027F020

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED - 1-3-2025
DATE: *[Signature]*
DIRECTOR

APPROVED - *[Signature]*
DATE: 10/27/24
By: Michael J. Nassif, Authorized Person
Witness/Attest: *[Signature]*

PLAT NO.

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in 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 "Declarations of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3334 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 60.4.3.G of the Montgomery County Code.

There are no recorded utility easements or other easements affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

m. j. nelson
By: Michael J. Nelson, Authorized Person

10/24/24
Date

J. Scott Miller
Witness/Assent

By: R. Scott Miller, Trustee

David H. Patterson
By: David H. Patterson, Trustee

11/21/24
Date

David H. Patterson
Witness/Assent



APPROVALS / INFORMATION CHART:

The Map Date: E102 WBSZ GRD No.: 221.523 NRI 14

Zoning Category: R-6

Approved Preliminary Plat File No.: 1-20200116

Approved Site Plan File No.: E02215101A E0221011A

Approved Forest Plan File No.: E02215101A E0221011A

CURVE DATA

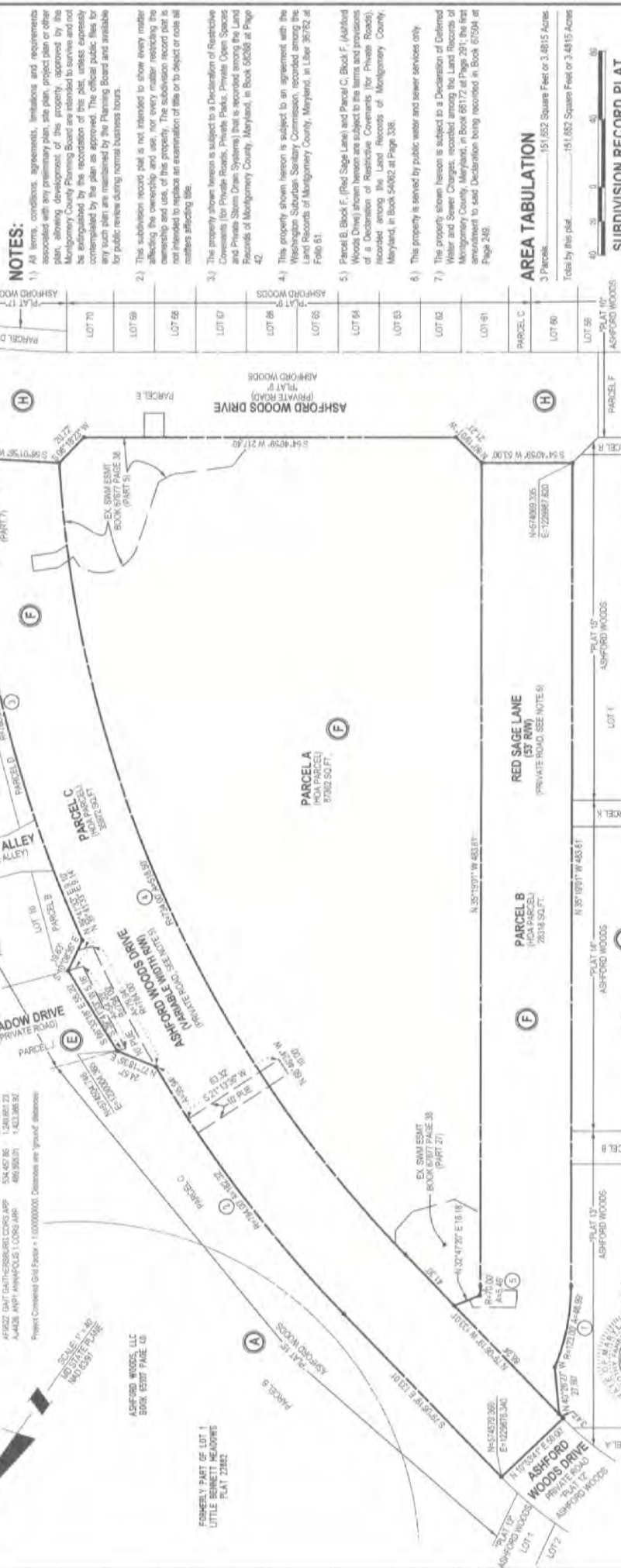
NO.	DELTA	RADIUS	ARC	TANG	CHORD BEARING	CHORD
1	22°46'00"	123.00'	48.98'	24.52'	N 23°54'28" W	48.00'
2	53°19'57"	794.00'	30.20'	31.57'	S 77°25'26" E	381.91'
3	21°19'55"	794.00'	263.51'	148.53'	S 49°50'48" E	251.91'
4	48°28'27"	754.00'	518.50'	270.90'	S 58°50'05" E	506.79'
5	4°29'18"	70.00'	5.66'	2.23'	N 33°04'52" W	5.00'

HORIZONTAL CONTROL

Horizontal datum: mean sea level in Maryland State Plane Grid (NAD 83) and is based upon the following CORS Station:

Station Name	UTM Easting	UTM Northing	Vertical Datum
ASHFORD WOODS	111070.52	697367.28	1985.000
ASHFORD WOODS	111070.52	697367.28	1985.000
ASHFORD WOODS	1403368.92	697367.28	1985.000

Project Contoured Grid Factor = 1.00000000. Distances are ground distances.



AREA TABULATION

3 Parcels	151,652 Square Feet or 3.4815 Acres
-----------	-------------------------------------

Totals by this plat: 151,652 Square Feet or 3.4815 Acres

SUBDIVISION RECORD PLAT
PARCELS A THRU C, BLOCK F
ASHFORD WOODS
(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: SEPTEMBER 2024

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 Lot 1 as shown on subdivision record plat filed 'LOT 1, LITTLE BENNETT MEADOWS' and recorded as PM 22882 said Lot 1 being part of the property described in a conveyance from MATTHEW ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a 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 thereon will be set in accordance with the provisions of Section 60.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 151,652 square feet or 3.4815 acres of land. There is no street dedication by this plat.

Timothy F. Lee
By: Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 21559
License Expiration/Renewal Date: 07/1/2028

DATE: Oct 24, 2024

APPROVED: 1-3-2025

DATE: 1-3-2025

CHAIR: _____

SECRETARY-TREASURER: _____

DIRECTOR: _____

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

APPROVED: _____

DATE: _____

CHAIR: _____

SECRETARY-TREASURER: _____

DIRECTOR: _____

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

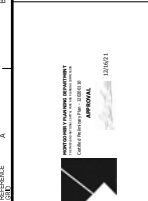
PLAT 16

SOLTESZ, INC.

ROCKVILLE OFFICE
2 Research Plaza, Suite 100, Rockville, MD 20850 P: 301 948 9367
www.soltesz.com

Engineer's License No. 11999 / Environmental License No. 2202407060

- 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 not be extinguished by the recording 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 any 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 files or to object 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 56036 at Page 42.
 - The 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.
 - Parcel B, Block F, (Red Sage Lane) and Parcel C, Block F, (Ashford Woods Drive) shown hereon are 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 54902 at Page 38.
 - The property is served by public water and sewer services only.
 - The property shown hereon is subject to a Declaration of Caledon Water and Sewer Charges recorded among the Land Records of Montgomery County, Maryland, in Book 65170 at Page 391. The first amendment to said Declaration being recorded in Book 67094 at Page 248.



PLANNING DEPARTMENT (USE ONLY IF APPLICABLE)
DATE: 03/23/2021

NOTES
1. THE DENIED ACCESS AREAS SHOWN ALONG MD 355 ON PLAT 22882 ARE TO BE REMOVED OR RELOCATED AT THE TIME OF PLAT RECONSTRUCTION.
2. THE APPLICANT WILL PROVIDE FUNDING FOR MASTER PLAN BAKE IMPROVEMENTS PURSUANT TO CONDITION NO. 31 AS REFERENCED IN THE RESOLUTION (SEE MCP NO. 20-144).

ENGINEER'S CERTIFICATE
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for my signature and seal.
SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Plaza, Suite 100
Rockville, MD 20850
P: 301-346-2750 F: 301-346-9657
www.soltesz.com

MIS UTILITY NOTE
THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
OWNER:
MAYLE ENTERPRISES LLC
PO BOX 118
MAYLE, MD 20850
301-987-0919
301-987-0920
301-987-0921
301-987-0922
301-987-0923
301-987-0924
301-987-0925
301-987-0926
301-987-0927
301-987-0928
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301-987-0993
301-987-0994
301-987-0995
301-987-0996
301-987-0997
301-987-0998
301-987-0999
301-987-1000

DEVELOPER/APPRAISER:
ASHFORD WOODS LLC
20000 WOODS DRIVE
ROCKVILLE, MD 20850
301-346-2750
301-346-9657
301-346-9658
301-346-9659
301-346-9660
301-346-9661
301-346-9662
301-346-9663
301-346-9664
301-346-9665
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301-346-9691
301-346-9692
301-346-9693
301-346-9694
301-346-9695
301-346-9696
301-346-9697
301-346-9698
301-346-9699
301-346-9700

PROFESSIONAL CERTIFICATION:
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for my signature and seal.
DATE: 03/23/2021

PRELIMINARY PLAN
CERTIFIED PRELIMINARY PLAN
ASHFORD WOODS
FORMERLY KNOWN AS EGAN PROPERTY
20200110
CALVERTHORN ELECTRONIC DISTRICT, HANOVER COUNTY, VIRGINIA

DATE	03/23/2021
SCALE	AS SHOWN
SHEET NO.	10
TOTAL SHEETS	55

MATCHLINE - SHEET 12

MATCHLINE - SHEET 8

MATCHLINE - SHEET 16

MATCHLINE - SHEET 10

PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN
ASHFORD WOODS
 FORMERLY KNOWN AS EGAN PROPERTY
 # 20200110

CLARKE COUNTY ELECTRONIC DISTRICT, HANCOCK COUNTY, MARYLAND

NO.	DATE	DESCRIPTION
1	01/11/2020	ISSUED FOR PERMIT

DEVELOPER/APPRAISER	ASHFORD WOODS LLC 10000 WOODS DRIVE ROCKVILLE, MD 20850
DRAWN	MATTHEW ENTERPRISES LLC PO BOX 785 10000 WOODS DRIVE ROCKVILLE, MD 20850
OWNER	MATTHEW ENTERPRISES LLC PO BOX 785 10000 WOODS DRIVE ROCKVILLE, MD 20850

MIS UTILITY NOTE

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NO.	DATE	DESCRIPTION
1	01/11/2020	ISSUED FOR PERMIT

ENGINEER'S CERTIFICATE

SOLTESZ, INC.
 ROCKVILLE OFFICE, Suite 100
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301-346-2759 F: 301-346-9657

ROCKVILLE OFFICE
 Location
 Robert M. Soltesz, P.E.
 No. 11587

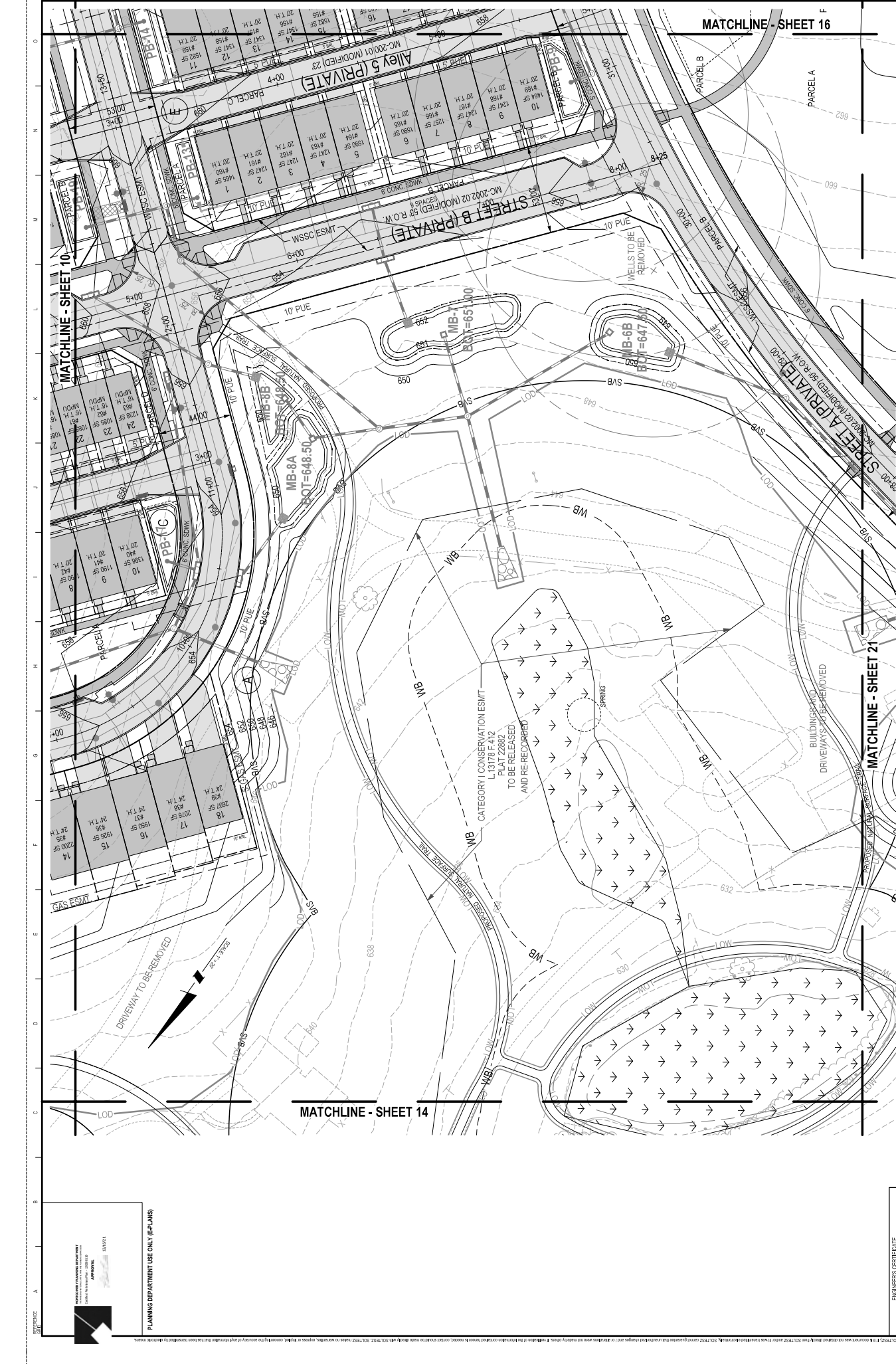


PLANNING DEPARTMENT (USE ONLY IF APPLICABLE)

APPROVAL

DATE

REVISIONS



ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me by the applicant and that the same conform to the requirements of the Department of the Environment and General Services, State of Maryland, for the purpose of the above-captioned project.

[Signature]
 Date: 12/15/2011

PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN
ASHFORD WOODS
 FORMERLY KNOWN AS EGAN PROPERTY
 # 20200110

15
 SHEET
 OF
 55

PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me by the applicant and that the same conform to the requirements of the Department of the Environment and General Services, State of Maryland, for the purpose of the above-captioned project.

[Signature]
 Date: 12/15/2011

DEVELOPER/AGENT

ASHFORD WOODS LLC
 500 MARINE DRIVE, SUITE 200
 ROCKVILLE, MD 20851
 TEL: 301-581-1000
 FAX: 301-581-1001

DRAWN

MATTHEW ENTERPRISES LLC
 PO BOX 718
 ROCKVILLE, MD 20851
 TEL: 301-581-1000
 FAX: 301-581-1001

MIS UTILITY NOTE

THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. ANY CHANGES TO THE UTILITIES SHALL BE MADE AT THE CONTRACTOR'S RISK AND EXPENSE.

OWNER

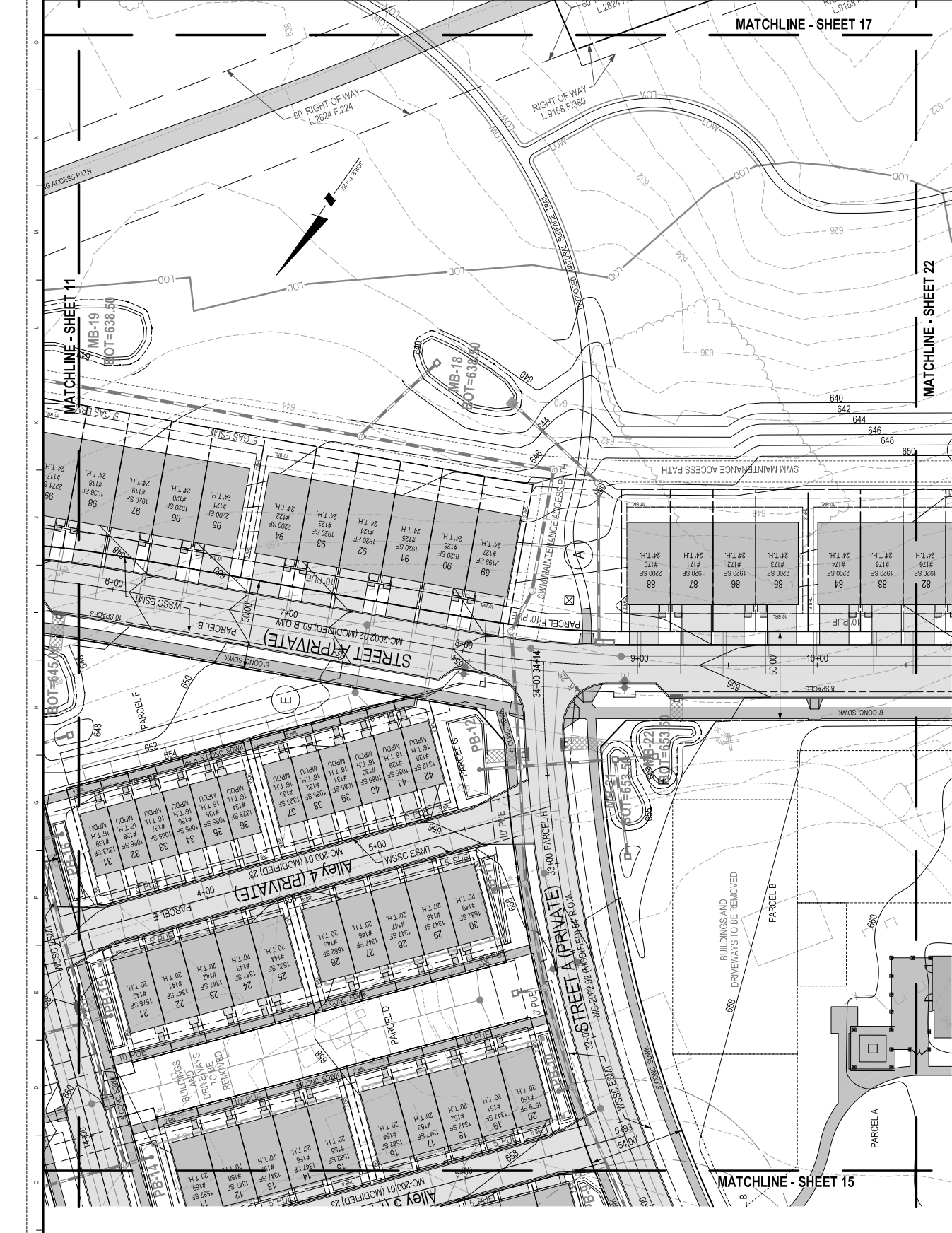
MATTHEW ENTERPRISES LLC
 PO BOX 718
 ROCKVILLE, MD 20851
 TEL: 301-581-1000
 FAX: 301-581-1001

Rockville

Location
 Rockville, MD
 State: MD

SOLTESZ, INC.

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P: 301-946-2759 F: 301-946-9667



PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN
ASHFORD WOODS
 FORMERLY KNOWN AS EGAN PROPERTY
 # 20200110

CLARK COUNTY ELECTRONIC DISTRICT, HANCOCK COUNTY, MARYLAND

DEVELOPER/AGENT

ASHFORD WOODS LLC
 20000 WOODS DRIVE
 ROCKVILLE, MD 20850
 (301) 441-4000

DRAWN

MATTHEW ENTERPRISES LLC
 10000 WOODS DRIVE
 ROCKVILLE, MD 20850
 (301) 441-4000

OWNER

MATTHEW ENTERPRISES LLC
 10000 WOODS DRIVE
 ROCKVILLE, MD 20850
 (301) 441-4000

MIS UTILITY NOTE

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ANY CHANGES TO UTILITIES SHOULD BE MADE PRIOR TO CONSTRUCTION.

ENGINEER'S CERTIFICATE

ROBERT J. SOLTESZ
 License No. 229884
 State of Maryland
 30121

SOLTESZ, INC.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301-346-2750 F: 301-346-9667

DATE: 12/15/2020
 TIME: 10:00 AM
 PROJECT: ASHFORD WOODS
 SHEET: 16 OF 55