

**Plat Name: Ancient Oak**

**Plat #: 220250820**

Location: Located on the south side of Darnestown Road (MD 28), 900 feet east of Wye Oak Drive

Master Plan Potomac Subregion Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Radhakrishnan Choleyil and Surbhi Sharma

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620240220 (MCPB Resolution No. 25-054), 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. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.



## PLAT NO.:

8. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AFFECTING THE LAND OR ANY OTHER MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT OR NOTE INTENDED TO RECORD AN EXAMINATION OF TITLE OR TO DEPORT OR NOT INTENDED TO MATTERS AFFECTING TITLE.
9. THE SEPTIC AREA(S) SHOWN ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MOEPS WELL AND SEPTIC SECTION.
10. THE SEPTIC RESERVE AREA FOR LOT 39 IS APPROVED FOR A MAXIMUM OF 5 BEDROOMS.
11. THE SEPTIC RESERVE AREA FOR LOT 40 IS APPROVED FOR A MAXIMUM OF 5 BEDROOMS.
12. THE EXISTING WATER AND SEWER CATEGORIES ARE: W1, S1

**NOTES:**

1. PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEETS 220 NW 13.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR ADMINISTRATIVE SUBDIVISION PLAN # 620240220
3. THE PROPERTY SUBJECT TO THIS RECORD PLAT IS ZONED R-200.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ONLY
5. THIS PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP ES-342 ASSOCIATED WITH AN INTERIM PRELIMINARY PLAT SITE PLAN MONUMENTS
6. ASSOCIATED WITH AN INTERIM PRELIMINARY PLAT SITE PLAN PROJECT PLAT OR OTHER PLAT, ALLOWING DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT, UNLESS PUBLISHED FILES FOR SUCH PLAT ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. MARLAND STATE DATUM BASED ON W.S.S.C MONUMENTS  
N 52° 14' 12" E 122.5838' 42"  
N 56° 14' 10" E 122.5838' 42"  
1708.5

| PLAT TOTALS               |                           |
|---------------------------|---------------------------|
| NUMBER OF LOTS            | 2                         |
| AREA OF LOTS              | 95,083 S.F. OR 2.1828 AC. |
| AREA OF STREET DEDICATION | 3,381 S.F.                |
| TOTAL AREA THIS PLAT      | 98,464 S.F.               |
|                           | 2.2604 AC.                |

| APPROVAL/INFORMATION CHART      |           |
|---------------------------------|-----------|
| TAX MAP                         |           |
| ZONING CATEGORY                 |           |
| ADMINISTRATIVE SUBDIVISION PLAN | 620240220 |
| FOREST CONSERVATION PLAN        | F20241000 |
|                                 | ES-342    |
|                                 | R-200     |



PLAT SCALE: 1" = 50'

VICINITY MAP 1"=2000'

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS

WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, ON AND OVER THE LANDS HEREBY DESCRIBED AS A TEN FOOT WIDE PUBLIC UTILITY EASEMENT, DESIGNATED HEREIN AS "P.U.E." WITH THE 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 ALONG WITH THE RECORDS OF THE DISTRICT OF COLUMBIA, BOOK 100, PAGE 457. SAID TERMS AND PROVISIONS, BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, ESTABLISHED A JOINT TENANT IN COMMONS, EGRESS AND UTILITY EASEMENT AS SHOWN ON THIS PLAT. THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY CODE, SECTION 50-3.5 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, ACTIONS AT LAW, LENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY LOCATED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED RECORDED IN THE CLERK OF THE DISTRICT COURT, BOOK 12444, PAGE 121 AND 122, WHICH CERTAIN DEED INDICATED THAT THE DEEDS BELOW

| PARCEL 900<br>LAND DEDICATED TO THE STATE<br>OF MARYLAND FOR THE PURPOSES<br>OF A PUBLIC ROAD |             |                                                                                               |               |
|-----------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------|---------------|
| 1                                                                                             | N68°01'02"E | 139.03'                                                                                       |               |
| 2                                                                                             | S28°57'38"E | 24.12'                                                                                        |               |
| 3                                                                                             | S67°42'38"W | 139.03'                                                                                       |               |
| 4                                                                                             | N28°53'08"W | 24.87'                                                                                        |               |
| TOTAL AREA                                                                                    |             | 3,381 SQ.FT.                                                                                  | OR 0.0776 AC. |
|                                                                                               |             | SHOWN THUS:  |               |

| INGRESS EGRESS EASEMENT |                    |
|-------------------------|--------------------|
| 1                       | N67°42'38"E 15.10' |
| 2                       | S28°57'38"E 28.99' |
| 3                       | S61°02'22"W 15.00' |
| 4                       | N28°57'38"W 30.71' |

|                                   |         |      |
|-----------------------------------|---------|------|
| RAHARRISHMAN CHOLAYIL             | WITNESS | DATE |
| SURBHI SHARMA                     | WITNESS | DATE |
| MID ATLANTIC FEDERAL CREDIT UNION |         |      |
| TAMARA SCHWONEF TRISTEFF          | WITNESS | DATE |

# SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF THE LANDS COMBINED BY EDNA MAE SMITH, DAVID SHARRETT AND JOSEPHINE SMITH-HOLAND BEARD, TO RADHAKRISHNAN, CHOWLA, AND SURESH K. CHOWLA, ALL OF THE COUNTY OF MONTGOMERY, STATE OF MONTANA, PARCELS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825,

9/30/25

DATE 1/4/

IDEAN PACKARD  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21815  
EXP. DATE 12/14/2025

SUBDIVISION RECORD PLAT  
LOTS 39 & 40, BLOCK 4

## ANCIENT OAK

DARNESTOWN ELECTION DISTRICT No. 6  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1"=50' JULY 2025

**PACKARD ASSOCIATES, LLC.**  
Civil Engineers • Land Surveyors • Planners  
204 MANROE STREET, SUITE 201A  
ROCKVILLE MARYLAND 20850

LEGEND

- EXISTING IPF
- IRON PIPE TO BE SET
- IPF IRON PIPE FOUND
- OPF OPEN PIPE FOUND

LEGEND

RECORDED  
PLAT NO.

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR \_\_\_\_\_

The Maryland-National Capital Park & Planning Commission  
Montgomery County Planning Board

Approved \_\_\_\_\_ DATE \_\_\_\_\_

CHAIR MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

MAN-NCPP & P.C. Record File No.:





