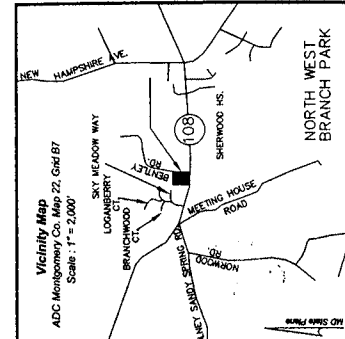


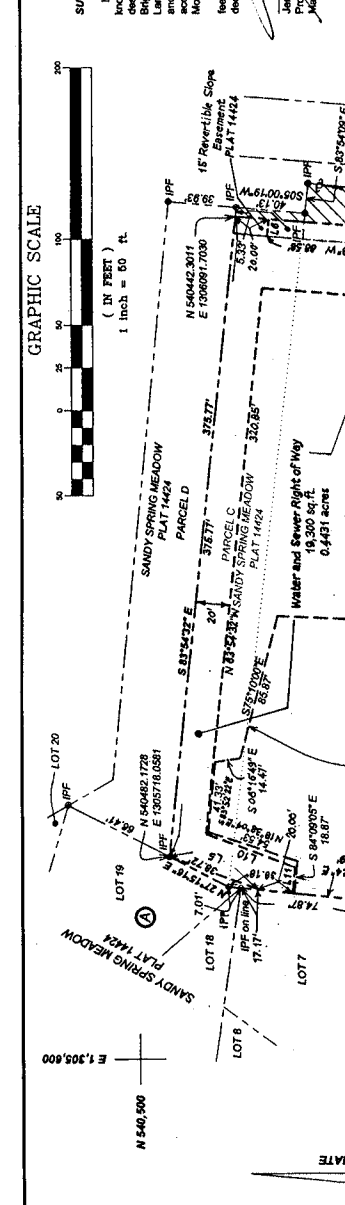
**Plat Name: Bentley Ridge**  
**Plat #: 220091040**

Location: Located on the west side of Bentley Road, 350 feet north of Olney-Sandy Spring Road  
Master Plan: Sandy Spring - Ashton  
Plat Details: RE-1 zone; 4 lots  
Community Water, Community Sewer  
Applicant: Briggs-Bentley Ridge, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070120 (MCPB Resolution No. 08-30), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



**Vicinity Map**  
ADC Montgomery Co. Map 72, Grid B7  
Scale: 1" = 200'



**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 50 ft.

**SURVEYOR'S CERTIFICATE:**  
I hereby certify that the information herein is true to the best of our knowledge and belief; that it represents a subdivision of all of the land described in a conveyance from John T. Korman and Stacy L. Korman to the Land Records of Montgomery County, Maryland, in Liber 22884 at Folio 719 and that if so engaged, we will put property corner markers in place in accordance with Section 50-24(e) of the Subdivision Regulations of the Montgomery County Code. The area of the subdivision is 208,608 square feet (4.7890 acres), of which 11,729 square feet (0.2683 acres) are being dedicated to public use.

**OWNER'S CERTIFICATION:**  
Briggs-Bentley Ridge, LLC, owner of the land described in the plan of subdivision, dedicates the road shown hereon to public use, establish the common ingress/egress easement as shown hereon and the common utility easement as shown hereon, and the dedication of terms and provisions recorded in the Land Records of Montgomery County, Maryland, in Liber 2834 at Folio 457.

We further grant a Category 1 Conservation Easement as shown hereon to the parties named in, and subject to the terms of, the document recorded in Liber 10178 at Folio 412 among the Land Records of Montgomery County, Maryland.

Property corner markers will be placed in accordance with Section 50-24(e) of the Subdivision Regulations of the Montgomery County Code.

There are no debts, judgments or liens affecting said property except for a closed trust recorded in Liber 2834 at Folio 457 and all parties have heretofore attested their signatures, including their consent to the plat of subdivision.

By: James P. Brien Date: 9-9-09  
James P. Brien Witness  
By: Gregory J. Brien Date: 9-9-09  
Gregory J. Brien Witness  
By: Rosemary Helzel Date: 9/9/09  
Rosemary Helzel Witness  
Trustee: ROSEMARY HEUZELE

**LEGEND:**  
PUE Public Utility Easement  
WSSC Washington Suburban Sanitary Commission  
RPF Iron Pipe Found  
RBF Rebar Found  
RBCF Rebar with cap Found  
ESMT Easement  
RW Right of Way  
EX Existing  
-DNV- Overhead Wire  
UB Utility Pole

Capacity: 1840,200  
E 1,306,200

**NOTES:**  
1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless expressly amended by this plan. The plan is subject to the terms and conditions of any easements maintained by the planning board and available for public review during normal business hours.  
2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of a final forest conservation plan, and appropriate agreements prior to issuance of a permit under that law.  
3. This property is zoned RE-1 (Sandy Spring-Ashburn Rural Overlay Zone).  
4. The lot shown hereon are limited to the uses and conditions as required by Preliminary Ordinance 10702. Any proposed changes in use will require further Planning Board review and approval.  
5. 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. This plat is not intended to replace an examination of title or to depict or note all matters of title.  
6. Bentley Ridge is a macadam road in current use by the general public and maintained by Montgomery County, Maryland, current title status unrecorded; neither the surveyor, the report of title examination, nor the Montgomery County Department of Public Works and Engineering is responsible for the accuracy of the information shown hereon. The dedications to public use on the easery line by Plat 20194(2) and Plat 23420 (2) and on the westerly line by Plat 14424.

**PLAT TABULATION:**  
NUMBER OF LOTS ..... 4  
NUMBER OF PARCELS ..... 4  
AREA OF LOT(S) ..... 196,879 SQ. FT. (4,5197 ACRES)  
AREA OF PARCEL(S) ..... 11,729 SQ. FT. (0.2683 ACRES)  
AREA OF STREET DEDICATION ..... 208,608 SQ. FT. (4.7890 ACRES)  
TOTAL AREA ..... 208,608 SQ. FT. (4.7890 ACRES)

**AREA TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**

Line	Bearing	Distance
L1	S 78°46'19" E	230.92'
L2	S 05°33'32" W	191.94'
L3	N 03°29'24" W	20.44'
L4	N 03°09'41" E	18.44'
TOTAL AREA		
4,498 SQ. FT. OR 0.1037 ACRES		
SHOWN THUS:		

**LINE TABLE**

Line	Bearing	Distance
L1	N 20°43'50" E	55.00'
L2	N 87°54'37" W	10.00'
L3	N 50°06'37" W	14.00'
L4	S 45°09'57" W	14.00'
L5	S 40°28'43" W	14.14'
L6	S 20°43'50" W	55.00'
L7	N 87°07'14" W	15.30'

**FOR PUBLIC WATER AND SEWER ONLY**  
The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approval Date: \_\_\_\_\_  
Chairman \_\_\_\_\_  
Secretary/Treasurer \_\_\_\_\_

Department of Permitting Services  
Montgomery County, Maryland

Approve Date: \_\_\_\_\_  
Director \_\_\_\_\_

Preliminary Plan: 120070120  
Tax Map: JT342 Parcel: 344  
Recorded: \_\_\_\_\_  
Plat: \_\_\_\_\_

**BEING IN PART OF A RESUBDIVISION OF PARCEL C, BLOCK A SANDY SPRING MEADOW Olney (8th) Election District Montgomery County, Maryland**

Date: September, 2009

**Capitol Development Design, Inc.**  
Engineers - Surveyors - Planners  
4600 Powder Mill Rd Suite 200, Beltsville, Maryland 20705  
Office Phone: 301-937-3501

Job No. 06-009  
Drawn By: SEC  
WSSC Map 224.NW.01

**FOR PUBLIC WATER AND SEWER ONLY**  
The Maryland National Capital Park and Planning Commission  
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WSSC Map 224.NW.01

**RECORD PLAT REVIEW SHEET**

Plat Name: BENTLEY RIDGE Plat Number: 220091040  
 Plan Name: BENTLEY RIDGE Plan Number: 120070120  
 Plat Submission Date: 4-28-09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N. Brankin Checked: NTB Date 7/17/09

**Initial DRD Review:**

Signed Preliminary Plan – Date 5-23-08 Checked: Initial SJS Date 5/26/09  
 Planning Board Opinion – Date 3-18-08 Checked: Initial SJS Date 5-26-09  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SJS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space N/A  
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4/29/09</u>	<u>5/13/09</u>	<u>5-15-09</u>	<u>Add Note Cyber/Folio</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>4-30-09</u>	<u>Add Coordinate Values</u>
SHA	<u>Doug Mills</u>	↓	↓		
PEPCO	<u>Steve Baxter</u>	↓	↓		
Parks	<u>Doug Powell</u>	↓	↓		
DRD	<u>Nellie Carey</u>	↓	↓	<u>5-20-09</u>	<u>See Address plan</u>

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 12/4/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SJS Date 7-14-09  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 12/3/09

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 12/17/09

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature: \_\_\_\_\_

Final Mylar for Reproduction Rec'd: \_\_\_\_\_

**Plat Reproduction:**

Addressing: \_\_\_\_\_

File Card Update: \_\_\_\_\_

Final Zoning Book Check: \_\_\_\_\_

Update Address Books with Plat #: \_\_\_\_\_

Update Green Books for Resubdivision: \_\_\_\_\_

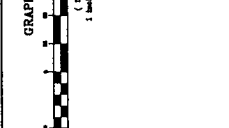
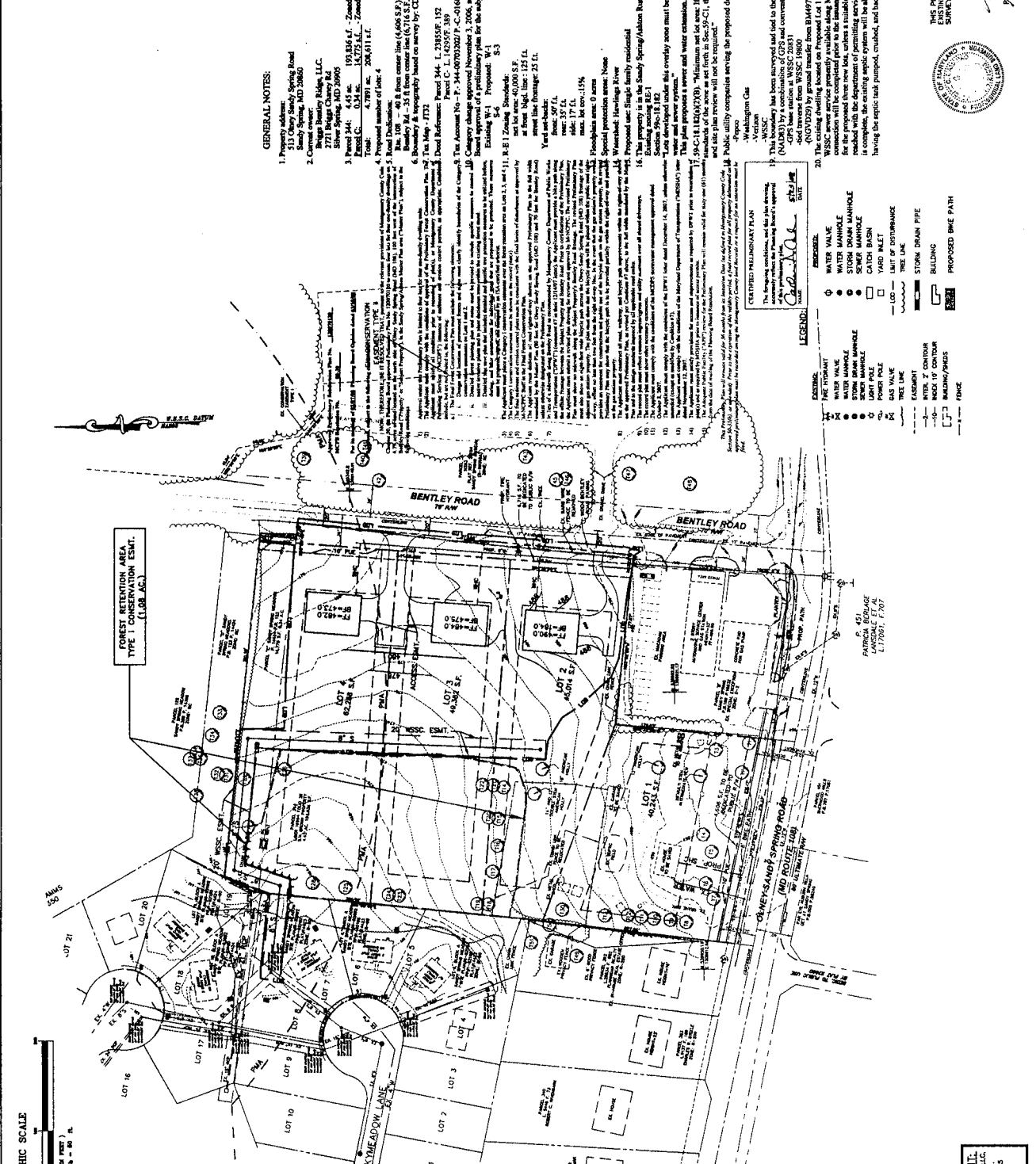
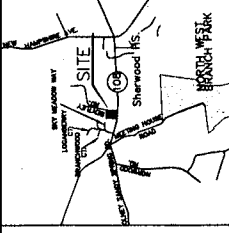
Notify Engineer to Seal Plats: \_\_\_\_\_

Engineer Seal Complete: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_



**GENERAL NOTES:**

- Property address: Bentley Ridge, Bentley Road, Sky Meadow Lane, MD 20840.
- Current owner: Bentley Ridge, LLC, 19355 L.L. Road, Silver Spring, MD 20905.
- Parcel 344: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 345: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 346: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 347: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 348: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 349: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 350: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 351: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 352: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 353: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 354: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 355: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 356: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 357: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 358: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 359: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.
- Parcel 360: 4.45 ac. 19355 L.L. Road RE-1 Parcel C. 0.34 ac. 14725 L.L. Road RE-1 Parcel C. 4.971 ac. 28181 L.L. Road.

**LEGEND:**

- EXISTING: FIRE TREATMENT, WATER MAIN/PIPE, WATER MANHOLE, STORM DRAIN MANHOLE, LIGHT POLE, POWER POLE, GAS VALVE, EASEMENT, EXISTING CONCRETE, EXISTING ASPHALT, EXISTING DRIVEWAY, EXISTING FENCE.
- PROPOSED: WATER VALVE, WATER MANHOLE, SPARK MANHOLE, CATCH BASIN, YARD INLET, LIMIT OF DISTURBANCE, TREE LINE, STORM DRAIN PIPE, BUILDING, MAILING/ZIPDS, PROPOSED DRIVE PATH.

**CERTIFIED PRELIMINARY PLAN**

The foregoing conditions, and the plan showing, are hereby approved by the Montgomery County Board of Public Works.

*[Signature]*  
C. J. [Name]  
PLANNING BOARD MEMBER

**OWNER/APPLICANT:**  
BRIDES BENTLEY RIDGE, LLC  
2721 BRIGGS CHAMBERLAIN RD.  
BENTLEY RIDGE, MD 20840  
PHONE: (301) 837-3500  
FAX: (301) 937-3507

**PROFESSIONAL LAND SURVEYOR**  
*[Signature]*  
JEROME F. MANALAY  
NO. REGISTRATION 21225

THIS PLAN WAS PREPARED USING EXISTING DEED INFORMATION AND FIELD SURVEY METHODS.

WSSC has been reviewed and used in the Modified State Grid System (MSGS) by a combination of GPS and conventional methods.

GPS base station at WSSC 20081

WSSC base station at WSSC 20081

WSSC base station at WSSC 20081

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WSSC base station at WSSC 20081

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