

Plat Name: Montgomery Hills Forest
Plat #: 220141280

Location: Located on the west side of Sharon Drive, 175 feet north of Birch Drive.
Master Plan: North and West Silver Spring Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Richard O'Connor

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(10) and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE.
2. THE PROPERTY IS SHOWN ON TAX MAP HP 562, WSSC 200' SHEET 212 MW 03.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS RECORD PLAT. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. I.P.F. = IRON PIPE FOUND. / B.R.M.C. = REBAR WITH CAP.
5. THE PROPOSED LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES COMBINING A LOT AND PART OF TWO OUTLOTS, PROVIDED FOR IN SECTION 50-35A(G)(10).
7. 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 DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
8. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C03700 DATED SEPTEMBER 28TH 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS COMBINED IN PLAT NO. 23303, RECORDED IN LIBER 46504 FOLIO 125, DATED JUNE 25TH, 2003, OF O'CONNOR AND HILLARY L. STEEL, RECORDED IN LIBER 43028 AT FOLIO 172 DATED JUNE 25TH, 2003, AS BEING LOT 4, BLOCK 2 SHOWN ON PLAT OF SUBDIVISION KNOWN AS MONTGOMERY HILLS FOREST AS RECORDED IN PLAT BOOK 18 AT PLAT 1113 AND PART OF OUTLOTS C & D, BLOCK 2 AS SHOWN AT PLAT 7547 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT THE PROPERTY CORNERS MARKED THUS  ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. ALL MATTERS INCLUDED ON THIS PLAT IS 14,570 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

David P. Mohr
DAVID P. MOHR
MD. PROFESSIONAL LAND SURVEYOR #21136
DATE OF LICENSE EXPIRATION: 08-20-16

OWNERS' CERTIFICATE

WE, RICHARD J. O'CONNOR AND HILLARY L. STEEL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR CERTAIN DEEDS OF TRUST RECORDED IN LIBER 43288 ASSET #15706447 FOLIO 464 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

Richard J. O'Connor WITNESS
RICHARD J. O'CONNOR DATE 08/16/22-14
Hillary L. Steel WITNESS
HILLARY L. STEEL DATE 08/16/22-14

Kimberly Springer WITNESS
KIMBERLY SPRINGER, VICE PRESIDENT DATE 10-30-14
(SIGNING ON BEHALF OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 45248 FOLIO 198)

Maria L. Hernandez WITNESS
MARIA L. HERNANDEZ, ASSOCIATE DATE 7/12/14
(SIGNING ON BEHALF OF CAPITAL ONE, N.A.) DEED OF TRUST RECORDED IN LIBER 48347 FOLIO 464

Department of Permitting Services
Montgomery County, Maryland

Approved: *August 20, 2014*
DATE

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
DATE _____
M.N.C.P. & P.C. Record File No. _____

Recorded _____
Plat No. _____

272041280 March 10

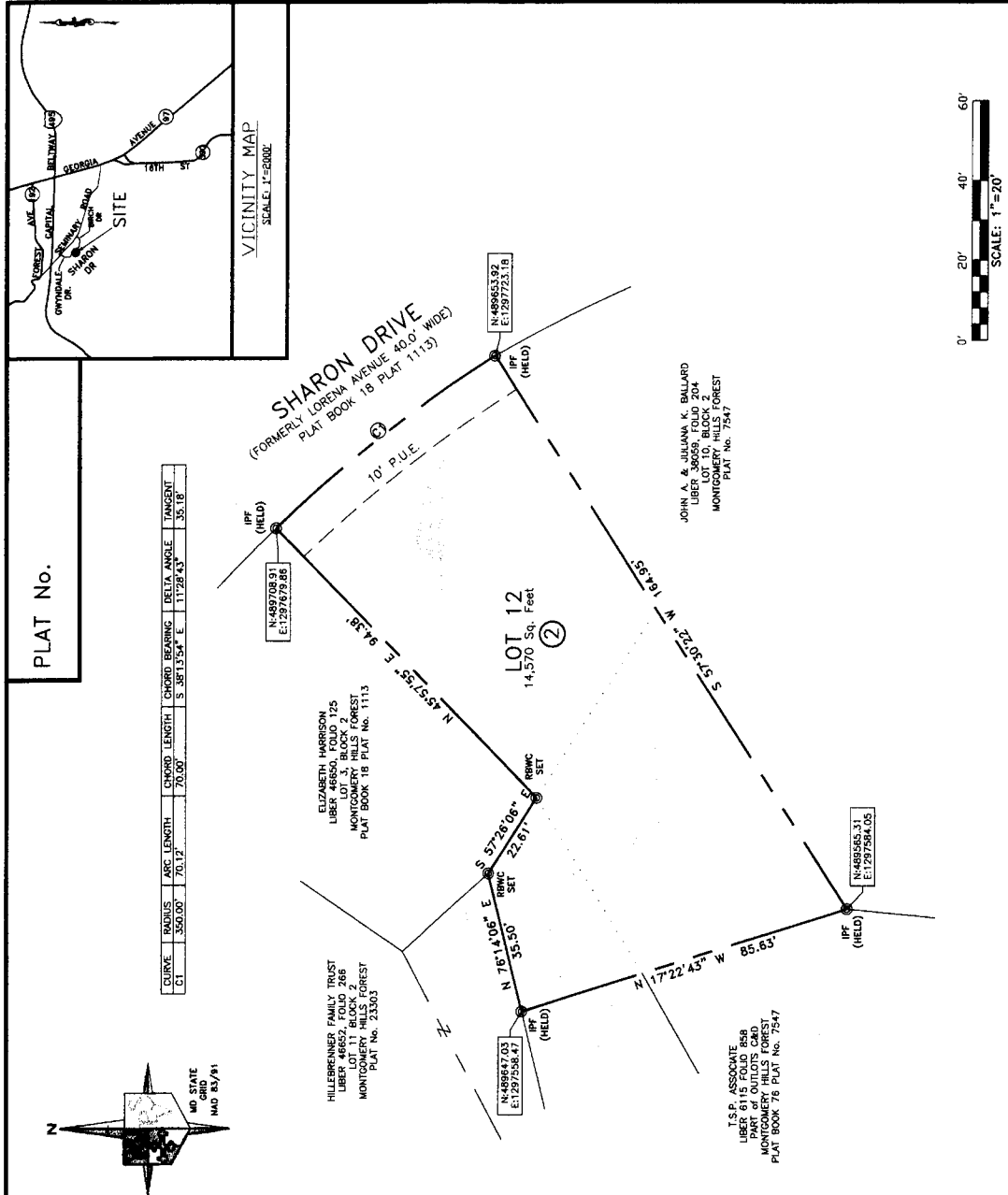
AREA TABULATION

LOT 12.....14,570 SQ. FT. OR 0.3345 ACRES
DEDICATION TO PUBLIC USE.....0.00 SQ. FT. OR 0.00 ACRES
TOTAL AREA.....14,570 SQ. FT. OR 0.3345 ACRES

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-345-5030

SILVER SPRING (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' JUNE 2014

SUBDIVISION RECORD PLAT
MONTGOMERY HILLS FOREST
LOT 12, BLOCK 2
A RESUBDIVISION OF
LOT 4 AND PART OF OUTLOTS C AND D, BLOCK 2
MONTGOMERY HILLS FOREST



PLAT No.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Montgomery Hills Forest Lot 12, Bl. 3 Plat Number: 22014/280
Plat Submission Date: 3/25/14
Plat Reviewer: Candy Bumag
Prelim Plan Reviewer: _____
*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
Preliminary Plan No. _____ Checked: Initial _____ Date _____
Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
Site Plan Name if applicable: _____ Site Plan Number: _____
Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):
Consultant Notified (Submit Mylar):
Final Mylar & DXF/DWG Received:
Final Mylar Review Complete:

Initial
5/21/14
5/15/14
5/20/14
5/22/14

Date
5/20/14
5/22/14

Board Approval of Plat:

Plat Agenda:
Planning Board Approval:
Chairman's Signature:

5/23

7-11-14

MCDPS Approval of Plat:

Consultant 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:
Complete Reproduction:
Notify Consultant to Seal Plats:
Surveyor's Seal Complete:
Sent to Courthouse for Recordation:
Recordation Info Entered into Hansen

No. _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) Combining an existing lot with adjoining property created by deed

- a) Property is not located in an Agricultural Zone ✓ R-60
- b) Partition of land is unable to be platted on its own ✓
- c) Applicable conditions for existing lot remain in effect ✓
- d) Required street dedication No street dedication required

(11) Creation of Lot from part of a lot 2) Subject lot was not identified as an outlot on a plat

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain ✓ Formerly Lot 4, Bl. 2