

**Plat Name: Potomac Ridge**  
**Plat #: 220150820**

Location: Located on the north side of Travilah Road, 175 feet west of Natia Manor Drive.  
Master Plan: Potomac Subregion Master Plan  
Plat Details: R-200 zone; 1 lot  
Owner: Sanjay Sharma

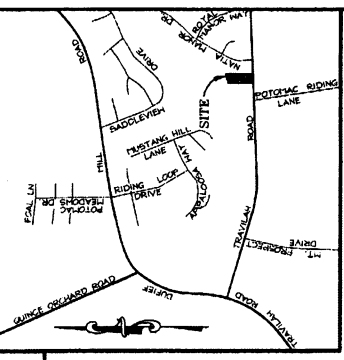
Staff notes that the property included herein was the subject of a pending development application under the Zoning Code that remained in effect until October 29, 2014 and the subject plat application is being processed under the provisions of Section 7.7.1.B.1 of the newly adopted Zoning Ordinance.

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(9)** of the Subdivision Regulations, which states:

**Parcels that satisfy Section 59-B-8.1 of Chapter 59 may be platted under the minor subdivision procedure if:**

- (A) Any required street dedication along the frontage of the proposed lots is shown on the record plat.
- (B) There is adequate sewerage and water service to the property, which may be either public service or approved private septic system/private well.

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)(9) and supports this minor subdivision record plat.



**VICINITY MAP**  
ADC MAP PAGE 36, GRID E-9  
SCALE: 1" = 2000'

**PLAT NO.**

**OWNER'S CERTIFICATE:**  
WE, SANJAY SHARMA AND REKHA SHARMA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3934 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY FIRST GUARANTY MORTGAGE CORPORATION RECORDED IN LIBER 46449 AT FOLIO 329 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

*Sanjay Sharma* 3/26/15  
SANJAY SHARMA  
WITNESS: *Carol D. [Signature]* 3/13/15

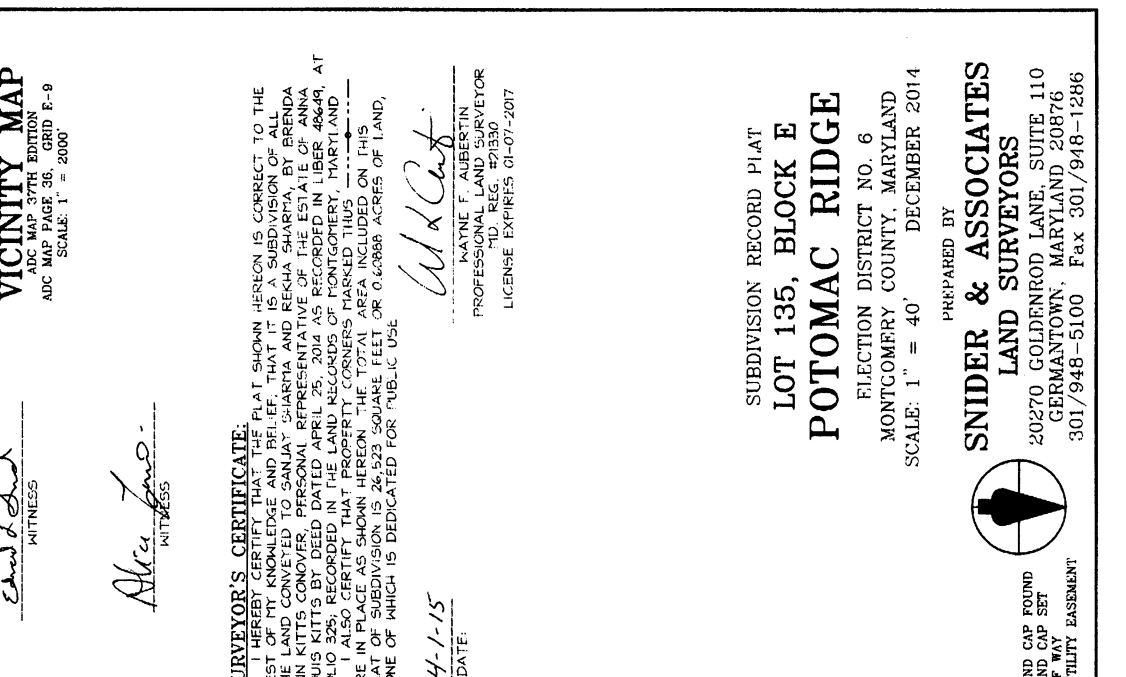
*Rekha Sharma* 3/26/15  
REKHA SHARMA  
WITNESS: *Alina Jones* 3/13/15

*Deep Seemany - Natchikant* 3/21/15  
DATE

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION, FIRST GUARANTY MORTGAGE CORPORATION

**GENERAL 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 INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE AS PROVIDED FOR IN SECTION 50-35A(x)(9).
- 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 THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
- THIS PROPERTY IS CURRENTLY ZONED R-200.
- THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID FR-12 AND M.S.C. SHEET 216 NW 11.
- THE 100 YEAR FLOOD PLAIN SHOWN IS PER MONTGOMERY COUNTY FLOOD PLAIN STUDY I-09141 AS APPROVED BY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION IN CONJUNCTION WITH PRELIMINARY PLAN NO. I-09141.



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED TO SANJAY SHARMA AND REKHA SHARMA, BY ANNA ANN KITT'S CONVEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNA LOUIS KITT'S BY DEED DATED APRIL 25, 2016 AS RECORDED IN LIBER 46449, AT FOLIO 329; RECORDED IN THE LAND RECORDS OF MONTGOMERY, MARYLAND.

ARE IN THE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 26,523 SQ. FT. OR 0.60888 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

*W. F. Aubertin*  
KAYNE F. AUBERTIN  
PROFESSIONAL LAND SURVEYOR  
MD. REG. #21330  
LICENSE EXPIRES 01-07-2017

4-1-15  
DATE

**LEGEND:**  
R/B/C/F INDICATES REBAR AND CAP FOUND  
R/B/C/S INDICATES REBAR AND CAP SET  
R/W INDICATES RIGHT OF WAY  
P.U.E. INDICATES PUBLIC UTILITY EASEMENT

**GRAPHIC SCALE:**  
0 20 40 80  
AREA TABULATION  
LOT 135 = 26,523 S.F. OR 0.60888 ACRES  
DEDICATION AREA = N/A  
TOTAL AREA = 26,523 S.F. OR 0.60888 ACRES

**DEPARTMENT OF PERMITTING SERVICES**  
MONTGOMERY COUNTY, MARYLAND  
DIRECTOR: *Dianna [Signature]*  
DATE: 4/1/15

**RECORDED:**  
PLAT NO.:  
JOB NO.: 14-25156RP

**M-NCPPC RECORD FILE NO.:**

**APPROVED:**  
CHAIRMAN \_\_\_\_\_  
ASSIST. SECRETARY - TREASURER \_\_\_\_\_  
DATE \_\_\_\_\_

**SUBDIVISION RECORD PLAT**  
**LOT 135, BLOCK E**  
**POTOMAC RIDGE**  
ELECTION DISTRICT NO. 6  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40'  
DECEMBER 2014

PREPARED BY  
**SNIDER & ASSOCIATES**  
LAND SURVEYORS  
20270 GOLDENROD LANE, SUITE 110  
GERMANTOWN, MARYLAND 20876  
301/948-5100 Fax 301/948-1286

APPROVED: \_\_\_\_\_  
DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_  
DATE \_\_\_\_\_