

Plat Name: Bradley Farms
Plat #: 220150180

Location: Located at the east side of Congressional Parkway, 1300 feet from the intersection of River Road.

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 1 lot

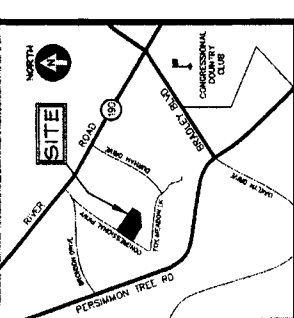
Owner: 9011 Congressional LLC

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:

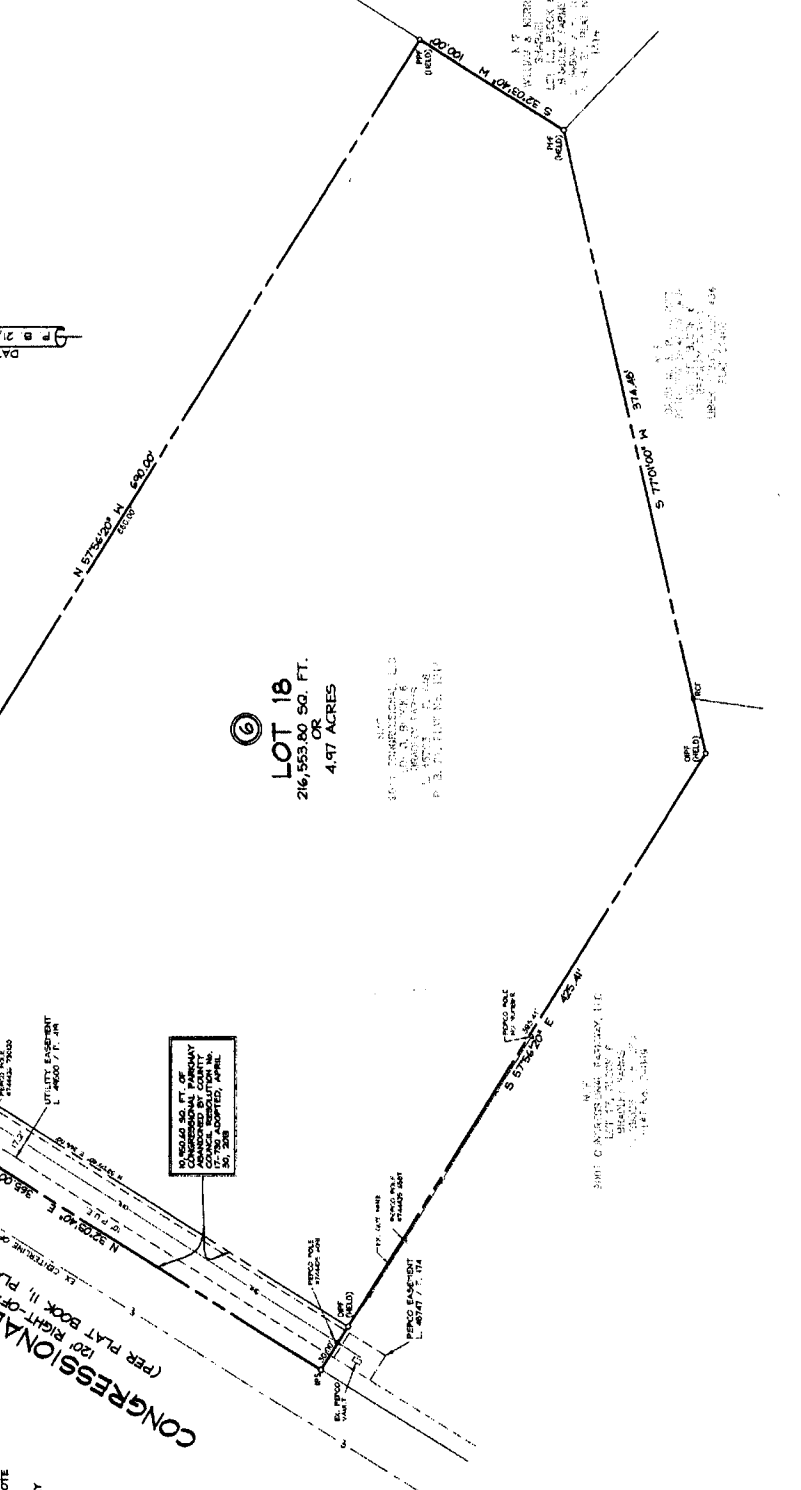
- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided;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



PLAT No. _____

VICINITY MAP
SCALE: 1" = 2000'



LOT 18
216,553.80 SQ. FT.
4.97 ACRES

- NOTES**
1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER ONLY.
 2. WATER CATEGORY: 1 - SEWER CATEGORY: 3
 3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RE-2 ZONE AS OF THE DATE OF PLAT RECORDATION.
 4. THIS PROPERTY IS SHOWN ON TAX MAP PP 56A.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS OF THIS PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE PLANNING BOARD AND THE BOARD OF PUBLIC UTILITIES AND THE OFFICIAL PUBLIC RULES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY REGULATIONS AS PROVIDED FOR IN SECTION 50-24(C) (2).
 7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE CHAINSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE OF THE LAND SHOWN HEREON, BUT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
 8. THIS PLAT IS IN CONFORMANCE WITH THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND RESOLUTION NO. 17-750.

SURVEYOR'S CERTIFICATE

I, LIBERTY CERRY, THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY JONG H. AND CYNTHIA H. KET ONTO 9811 CONGRESSIONAL, LLC, BY A DEED DATED NOVEMBER 21, 2012, AND A PORTION OF CONGRESSIONAL PARKWAY, ABANDONED BY MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 17-750 ADOPTED APRIL 30, 2013 AND FIRST MADE PUBLIC RECORD IN THIS PLAT IS 216,553.80 SQUARE FEET, MORE OR LESS, BEING 4.97 ACRES, MORE OR LESS, AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/16/14 *Liberty Cerry*
DATE SURVEYOR
LIBERTY CERRY
PROFESSIONAL LAND SURVEYOR
NO. 0086, EX. 1000
EXPIRATION DATE: JULY 15, 2016

OWNER'S CERTIFICATE

WE, 9811 CONGRESSIONAL, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE PUBLIC UTILITIES COMPANY OF MONTGOMERY COUNTY, ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3084 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE, THE LAND OWNERS, HEREBY AGREE TO SIGN ALL NECESSARY INSTRUMENTS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

1-2-1-15 *Cynthia Kiri*
DATE OWNER
CYNTHIA KIRI
MANAGING MEMBER

Cynthia Kiri
WITNESS

PLAT TABULATION

NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF LOTS (SQ. FT.)	216,553.80 SQ. FT.
AREA OF LOTS (ACRES)	4.97 ACRES
AREA OF STREET DEDICATION	0
TOTAL AREA	216,553.80 SQ. FT. (4.97 ACRES)

2-2-015-018-0

Department of
Public Works
Montgomery County, Maryland
Date: 12/16/14
Approved: *James S. Jones*
Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
M.N.C.P. & P.C. Record File No. _____



108 West Ridgeville Blvd., Suite 101
Mount Airy, Maryland 21771
301-697-8031 office
301-697-8045 fax
www.coasengineering.com
info@coasengineering.com

SUBDIVISION RECORD PLAT
LOT 18, BLOCK 6
BRADLEY FARMS
AND RESUBDIVISION OF PART OF CONGRESSIONAL PARKWAY
POTOMAC (10TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DECEMBER, 2014

Recorded _____
Plat No. _____