

Plat Name: Calverton
Plat #: 220150620

Location: Located on the north side of Fairland Road, 1180 feet west of Briggs Chaney Road.

Master Plan: Fairland Master Plan

Plat Details: R-90 zone; 1 lot

Applicant: Hector Velasquez

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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of the property acquired by Hector Velazquez by deed from Francis Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America, dated May 16, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 4881 at Folio 145.

I also certify that property corner markers in accordance with Section 90-24(e) of the subdivision regulations of Montgomery County, Maryland were found at all corners.

I further certify that the total area included in this subdivision record plat is 20,646 square feet or 0.4740 of an acre of land, there is no street dedication by this plat.

Date: 5/8/15
 Daniel F. Veroff
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp. 02/17/2017

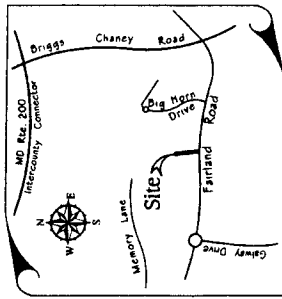
Owner's Certificate

I, Hector Velazquez, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, grant a Public Utility Easement as shown hereon and designed P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

There are no suits, actions at law, liens, taxes, mortgages or trusts affecting the property shown hereon.

Date: 5/8/15
 Hector Velazquez
 Owner
 Hector Velazquez, owner
 Witness

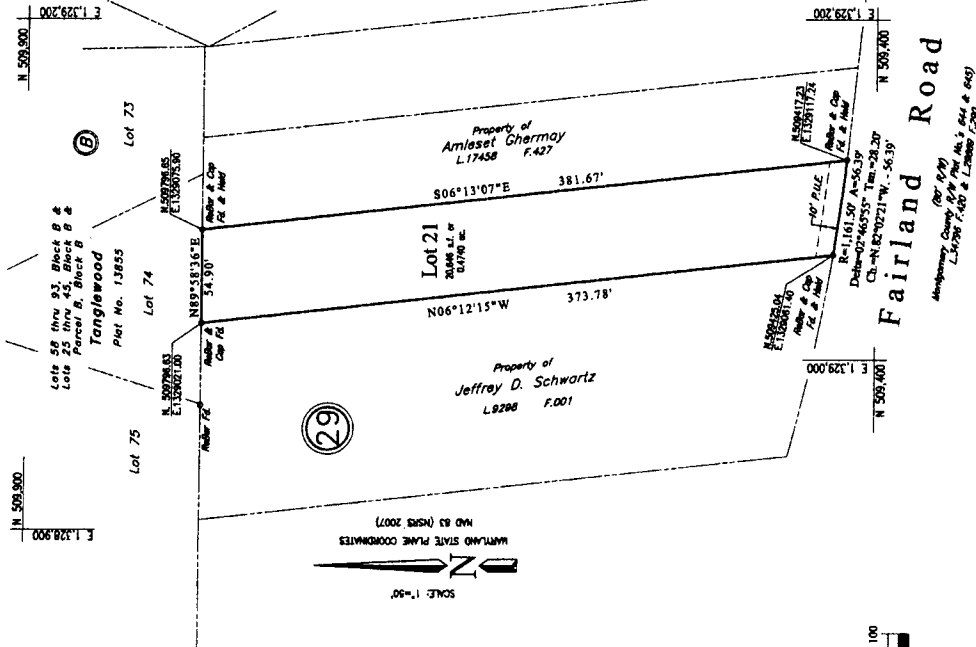
Plat No.:



Vicinity Map
(Not to Scale)

Notes

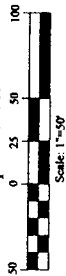
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, approved by the Montgomery County Planning Board and recorded in the Montgomery County Records, shall survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter affecting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- This property shown hereon is zoned R-90.
- W.S.C. 200 scale reference: 216 NE 04 & 217 NE 04
- This plat conforms to the requirements for After Subdivision Approvals contained in Section 90-35A of the Montgomery County Subdivision Regulations, which Chapter 90 of the Montgomery County Code. This plat involves the conversion of a parcel into a single lot as provided for in Section 90-35A(0)(9).
- Water/Sewer Categories: W/S1
- This property is shown on Tax Map KQ263 & KR561
- Coordinates shown hereon were established using Trimble's Real-Time Kymagne and their Virtual Reference Station System (VRSD) and are based on Maryland State Plane coordinates NAD 83 (NRSRS 2011). The average scale factor for the subject property is 0.999955339. The average property elevation based upon NAD 83 vertical datum is 315 feet, for an elevation factor of 0.999989964. The combined factor for the subject property is 0.999945303. All bearings and distances shown are based on grid coordinates.



Legend

- P.O. = Part of
- P.B. = Plat Book
- P.No. = Plot Number
- F.D. = Found
- R.W. = Right of Way

Graphic Scale



Subdivision Record Plat
 Lot 21, Block 29

Calverton

Colesville (5th) District
 Montgomery County, Maryland
 April, 2015 Scale: 1" = 50'

Area Tabulation
 Lot: 20,646 s.f. or 0.4740 A.C.
 Streets: N/A
 Total: 20,646 s.f. or 0.4740 A.C.

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscapers • Architects • Surveyors
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 www.cpj.com • Silver Spring, MD • Columbia, MD • Washington, DC • College Park, MD • Frederick, MD • Towson, MD

Recorded:
 Plat No: 220150620

Approved: June 9, 2015
 Daniel F. Veroff
 Surveyor

Approved: _____ Date: _____
 Chairman _____ Sec. Secretary _____ Treasurer _____
 The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board
 M.N.C.P.R.C. Record File No.: