



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
2-26-2015

MEMORANDUM

DATE: February 18, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SJS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 26, 2015

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220150520 Edgemoor

Plat Name: Edgemoor
Plat #: 220150520

Location: Located on the south side of Wilson Lane (MD 188), 150 feet west of Clarendon Road.

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owners: George Connors IV and Kimberly Nye

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff notes for the Board that the subject plat application has been submitted to fix a drafting error for the side property line bearings which were incorrect on the previous record plat. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY IS SHOWN ON TAX MAP HN 122, WSSC 200' SHEET 209HW05.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY OTHER PLANNING OR RECORDING OF THIS PLAN ARE HEREBY INCORPORATED BY REFERENCE TO THE SURVAYOR'S CERTIFICATE AND THE PLAN AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
4. THE PROPOSED LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-55A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A PLAN OF CORRECTION PROVIDED FOR IN SECTION 50-24(C) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAN IS BEING RECORDED IN MONTGOMERY COUNTY RECORDS IN PLAT 24868.
6. 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C044550 DATED SEPTEMBER 29TH 2008.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THOMAS J. MCGINNIS AND LINDA B. DUBROOF ONTO 5106 WILSON LANE, L.L.C. RECORDED IN LIBER 4871 AT FOLIO 433 DATED NOVEMBER 11TH, 2014 AND BEING LOT 12 OF BLOCK 3B OF PLAT 24868 AS RECORDED IN LIBER 4871 AT FOLIO 433 DATED NOVEMBER 11TH, 2014 AND BEING LOT 12 OF BLOCK 3B OF PLAT 24868 AS RECORDED IN LIBER 4871 AT FOLIO 433 DATED NOVEMBER 11TH, 2014. THE BOUNDARIES AND CORNERS SHOWN ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 5,830 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Dr. P. W. ...
 DATE: 01/26/15

OWNERS' CERTIFICATE

WE, GEORGE W. CONNORS, IV AND KIMBERLY AYE, TRUSTEES UNDER THE DEED OF TRUST AND SECURITY AGREEMENT RECORDED IN LIBER 4871 AT FOLIO 437 AND 5106 WILSON LANE, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAN.

WE FURTHER GRANT A 10-FEET PUBLIC UTILITY EASEMENT SHOWN HEREON AS 140'-1444'-40' WIDE PARCELS NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 4854 AT FOLIO 467 AMONG THE LAND-RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE AFORESAID DEED OF TRUST AND SECURITY AGREEMENT RECORDED IN LIBER 4871 FOLIO 437 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

GEORGE W. CONNORS, IV
 DATE: 1/21/15

KIMBERLY AYE
 DATE: 1/21/15

WITNESS: *[Signature]* DATE: 1/21/15

WITNESS: *[Signature]* DATE: 1/21/15

5106 WILSON LANE, L.L.C.
 ROBERT GEORGE JAMES
 Department of Permitting Services
 Montgomery County, Maryland

Approved: *[Signature]* 1/20/15
 Director

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

Approved: _____
 Date: _____
 Chairman

Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	HN 122
WSSC GRID NUMBER:	209HW05
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH, PLANNING NOTES:	N/A
CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	N/A

PLAT TABULATION

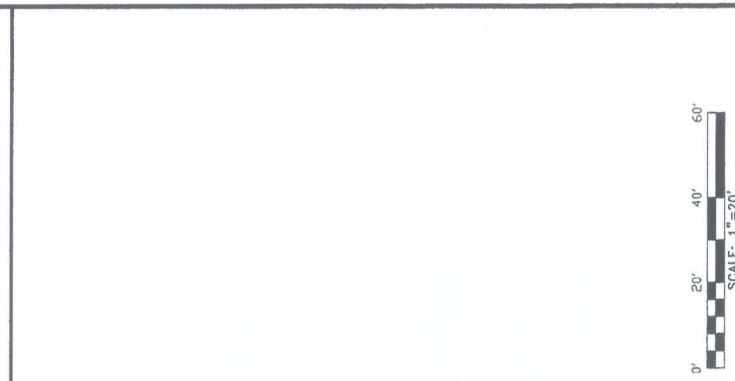
LOT 12 5,830 SQ. FT. OR 0.1338 ACRES
 DEDICATION TO PUBLIC USE 0.00 SQ. FT. OR 0.0 ACRES
 TOTAL AREA 5,830 SQ. FT. OR 0.1338 ACRES

22p | 50'520

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

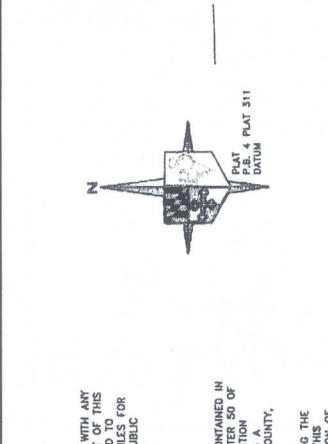
SUBDIVISION RECORD PLAT
PLAT OF CORRECTION
EDGEMOOR
LOT 12 BLOCK 3B
A RESUBDIVISION OF
LOT 11, BLOCK 3B
PLAT 24868
EDGEMOOR

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' JANUARY 2015



PLAT No.

WILSON LANE
MARYLAND ROUTE 188
(50' RIGHT-OF-WAY PLAT BOOK 3 PLAT 284 AND PLAT BOOK 3 PLAT 260)



ROBERT STODDARD
 LIBER 30271, FOLIO 177
 EDGEMOOR
 PART OF LOTS 5 AND 6, BLOCK 3B
 PLAT No. 311

SCOTT ANGSTRECH
 LIBER 22140, FOLIO 449
 LOT 7, BLOCK 3B
 EDGEMOOR
 PLAT No. 311

ADAMIAN HOROWITZ
 LIBER 32374, FOLIO 354
 LOTS 9 AND 10, BLOCK 3B
 EDGEMOOR
 PLAT No. 1263

DOUGLAS HARRON
 LIBER 16009, FOLIO 331
 LOT 3 AND PART OF LOT 4, BLOCK 3B
 EDGEMOOR
 PLAT No. 311

