

**Plat Name:** Griffith Park  
**Plat #:** 220151530

**Location:** Located on the west side of Fitzgerald Drive, 400 feet south of Griffith Road  
**Master Plan:** Olney Master Plan  
**Plat Details:** AR zone, 1 lot  
**Applicant:** Ronald and Shauna Brown

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(11)** of the Subdivision Regulations, which state:

**Section 50-35A(a)(11) Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that was created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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

**NOTES:**

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF ANY EASY WAY OR EGRESS AND IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS OF TITLE.
2. THIS PROPERTY IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS ONLY.
3. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION RECORD PLATS AS SET FORTH IN MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE, THAT INVOLVE THE CONVERSION OF A PART OF A LOT TO A LOT IN AS APPROVED FOR IN SECTION 50-304(G)(1).
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER INSTRUMENTS SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY STATED OTHERWISE. ANY SUCH INSTRUMENTS AS APPROVED BY THE OFFICIAL PUBLIC FILES FOR ANY PART OF THIS PLAT SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THIS PROPERTY (DESCRIBED IN LIBER 65309 AT FOLIO 354) IS NOT A LEGALLY ESTABLISHED LOT UNDER COMAP 241033 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PROPERTY CAN BE SERVED BY PUBLIC UTILITIES OR THE PROPOSER HAS OBTAINED AN EVALUATION OF THE PROPERTY CODE OF MARYLAND AND REGULATIONS FOR SUBDIVISION OF LAND IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND THE PROPERTY MAY NOT BE SERVED BY NON-CONVENTIONAL MEANS OF ON-SITE SEWAGE DISPOSAL.

**OWNER'S CERTIFICATE:**

WE, RONALD A. BROWN AND SHAINA S. BROWN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT A TEN FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS TO RECORD" AND TO THE RECORDING OFFICE OF MONTGOMERY COUNTY, MARYLAND. WE HEREBY CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, TRUSTS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREIN EXCEPT AS INDICATED, AND THE PARTIES OF INTEREST THEREIN HEREBY INDICATE THEIR ASSENT.

DATE: 11/15/15  
 WITNESS: *Ronald A. Brown* RONALD A. BROWN  
 DATE: 11/15/2015  
 WITNESS: *Shaina S. Brown* SHAINA S. BROWN

AS TO A CERTAIN TRUST HELD BY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR FLETCOR BANK (FSB) RECORDED IN LIBER 28424, FOLIO 500:  
 DATE: 11/15/2015  
 WITNESS: *Robert Stouckaire* ROBERT STOUCKAIRE TRUSTEE

**LEGEND:**

- S.B.R.L. SEPTIC BUILDING RESTRICTION LINE
- P.U.E. PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- L LIBER
- F. FOLIO
- N/F NOW OR FORMERLY

LOT NO.	TAX MAP GRID	WELL ZONE	PREL. PLAN	FOREST CON.
50	5043	21	N/A	43750256

DATE: .....

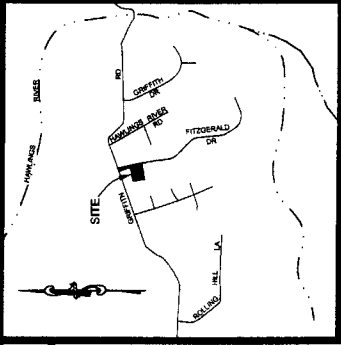
PLAT NO. ....

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY - TREASURER \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
 APPROVED: *Deanna J. Jones*  
 DIRECTOR

PLAT NO.

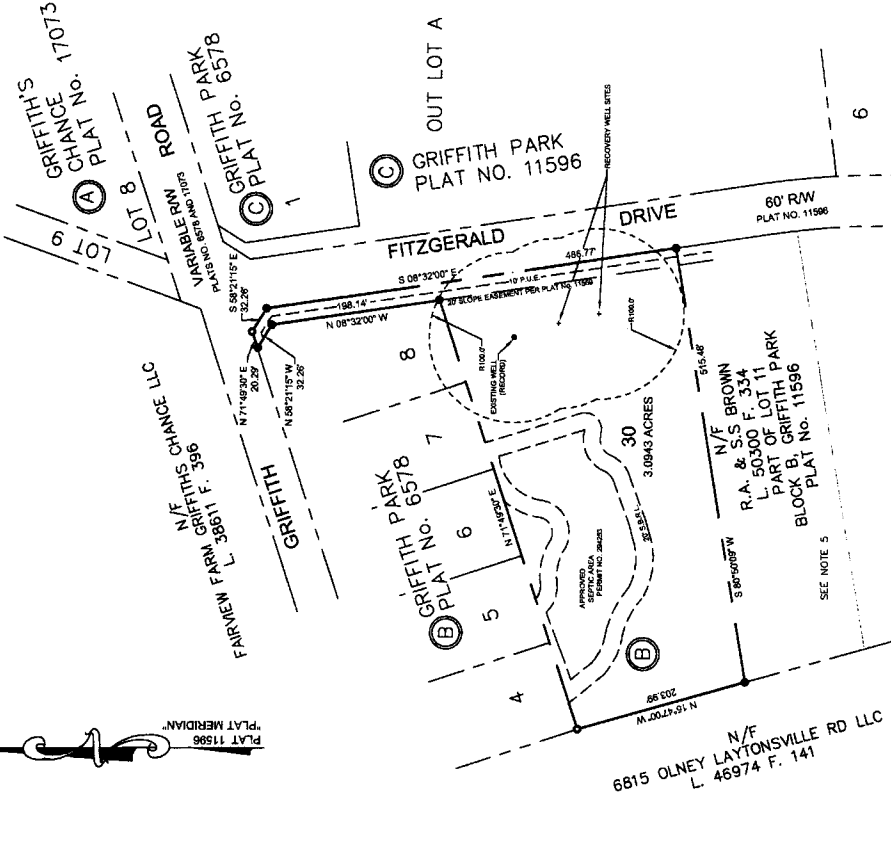


**VICINITY MAP**  
 SCALE: 1" = 200'

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVERTED BY RONALD A. BROWN AND SHAINA S. BROWN BY DEED DATED OCTOBER 6, 2014 AND RECORDED IN LIBER 50300 AT FOLIO 330; IT IS ALSO A SUBDIVISION OF PART OF THAT LAND CONVEYED BY LEE J. THOMAS AND BARBARA A. THOMAS UNTO RONALD A. BROWN AND SHAINA S. BROWN BY DEED DATED JULY 27, 1988 AND RECORDED IN LIBER 10111, FOLIO 735, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREIN IN ACCORDANCE WITH SECTION 30-24(6) OF THE MONTGOMERY COUNTY CODE. THE SHOWING ON THIS PLAT IS 134,789 SQUARE FEET, OR 3.0943 ACRES OF LAND, OF WHICH 0 SQUARE FEET, OR 0.00 ACRES ARE DEDICATED TO PUBLIC USE.

RUSSELL C. REESE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD No. 11014  
 LICENSE EXPIRES 8/24/2016  
 DATE: 11.14.15



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 100 ft.

**AREA TABULATION**

AREA IN LOTS	134,789 SF. or 3.0943 AC.
AREA DEDICATED TO PUBLIC USE	0 SF. or 0 AC.
TOTAL AREA	134,789 SF. or 3.0943 AC.

**LEGEND**

- PROPERTY MARKERS FOUND & HELD
- IRON PINS & I.D. CAP
- COUR. 200' SET

SUBDIVISION RECORD PLAT  
 LOT 30, BLOCK B  
**GRIFFITH PARK**  
 A RESUBDIVISION  
 OF PART OF LOT 11

ELECTION DISTRICT NO. 1  
 MONTGOMERY COUNTY, MARYLAND  
 JUNE, 2015 SCALE: 1" = 100'

