

Plat Name: The Estates at Greenbriar Preserve
Plat #: 220140930

Location: Located on the south side of Wood Thrush Lane, approximately 1,250 feet east of Glen Road.

Master Plan: Potomac Subregion Master Plan

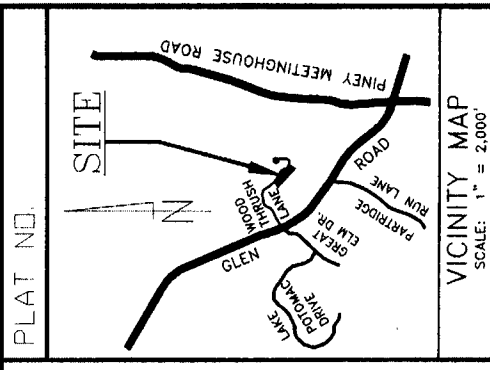
Plat Details: RNC zone; 2 lots

Applicant: Kerri C. Morey et al

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 remove a fence easement and Conservation Easement from the lots in accordance with Site Plan Amendment No. 82003029E (Certified Site Plan dated April 14, 2014), as approved by Board. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.



CURVE DATA

Curve	Delta Angle	Radius	Arc Tangent	Chord	Chord Bearing
1	23°52'01"	312.50	130.17	66.05	S 54° 48' 40" E
2	33°44'11"	137.50	80.96	41.69	S 49° 52' 36" E
3	24°40'08"	125.00	53.82	27.33	S 45° 20' 35" E

AREA TABLE

TWO (2) LOTS	58,127 SQUARE FEET
STREET DEDICATION	-0-
TOTAL AREA OF PLAT	58,127 SQ.FT. or 1.3344 ACRES

NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY OF THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, SHALL BE CONTAINED IN THE RECORDS OF THE OFFICE OF THE REGISTER OF DEEDS AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY MODIFIED BY FURTHER ACTION OF THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH RECORDS, INCLUDING FORMS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- PROPERTY MARKERS LOCATED IN THE FIELD ARE MARKED THIS: "P".
- THE LOTS SHOWN ON THIS PLAT ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE PRELIMINARY PLAN (BOROUGH) ENTITLED "THE ESTATES AT GREENBRIAR PRESERVE," ANY APPROVAL, CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF THE MAINTENANCE FUND AND PRIVATE DRIVE DRAIN DATED JUNE 24, 2004 AND RECORDED AMONG THE RECORDS OF THE REGISTER OF DEEDS, MONTGOMERY COUNTY, MARYLAND, AT 0599 P. 4, 45A.
- GRANTEE JOHN POPPE AND PRIVATE SUCCESSORS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE FACILITIES.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 30-506 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. BEING 10' HOA FENCE EASEMENT AND THE CATEGORY 1 FENCE CONSERVATION EASEMENT (RECORDED IN LIBER 33713 AT FOLIO 46, ALSO BEING KNOWN AS LOT 4, BLOCK A, "THE ESTATES AT GREENBRIAR PRESERVE," RECORDED ON PLAT NO. 23072, AND ALSO ALL OF THE LAND CONVEYED TO THOMAS C. MOREY AND KERRI R. MOREY FROM MVR INC., A VIRGINIA CORPORATION, BY DEED DATED APRIL 17, 2009 AND RECORDED IN LIBER 37070 AT FOLIO 272; ALSO BEING KNOWN AS LOT 5, BLOCK A, "THE ESTATES AT GREENBRIAR PRESERVE," RECORDED ON PLAT NO. 23070; ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- NO OTHER INFORMATION FOR EITHER LOT IS BEING CHANGED AND NO PROPERTY IS BEING CONVEYED FROM OR TO ANY OWNERS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- THE LOTS SHOWN ON THIS PLAT APPEAR ON MONTGOMERY COUNTY TAX MAP GRID F0 1B2 AND V33C SHEET 06N01, AND ARE ZONED RNC.

PLAT NO. _____

SUBDIVISION RECORD PLAT
PLAT OF CORRECTION
LOTS 34 & 35, BLOCK A
THE ESTATES AT
GREENBRIAR PRESERVE
BEING A RESUBDIVISION OF
LOTS 4 & 5, BLOCK A
6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' APRIL 2014

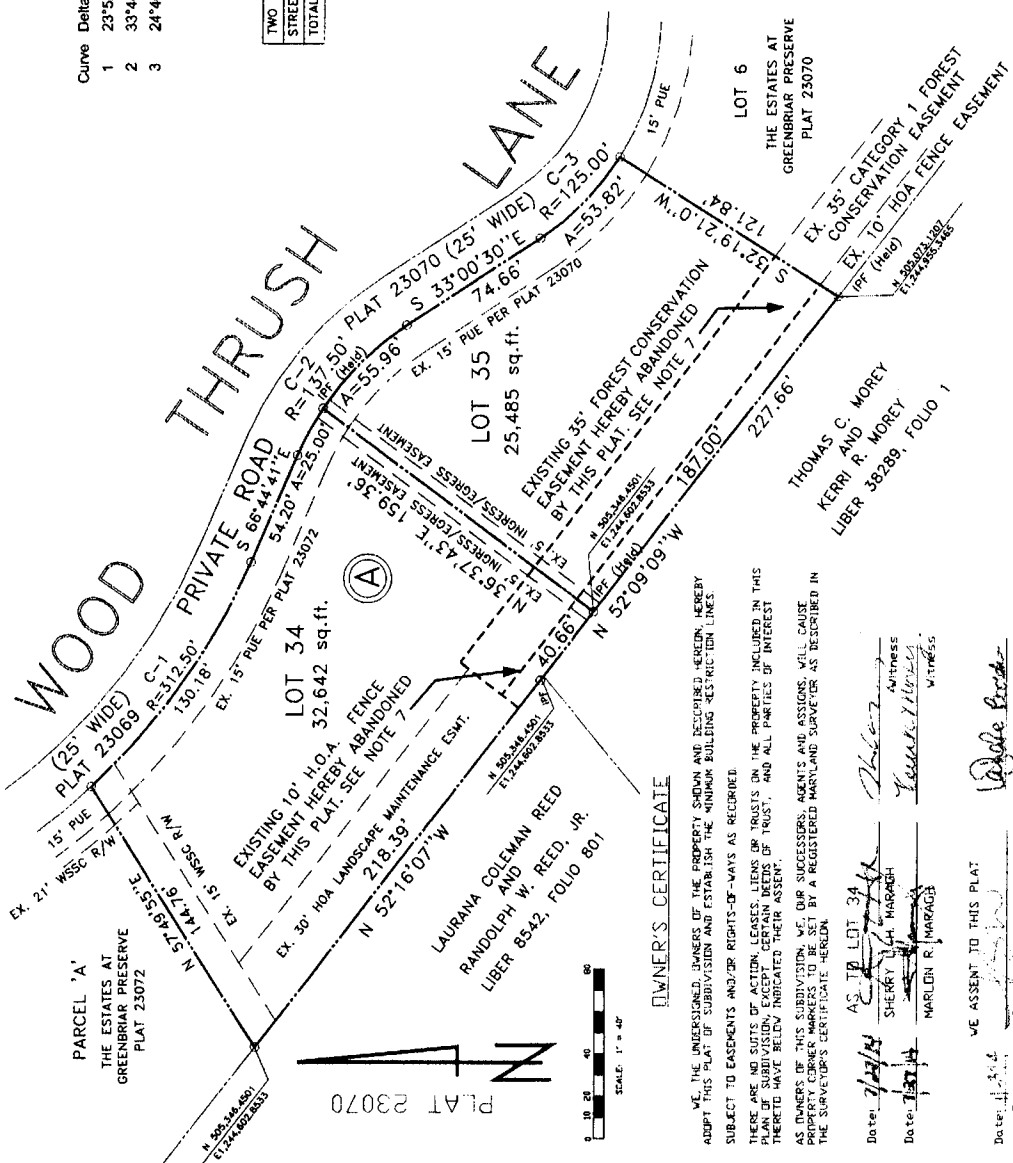
LANIER POPPE ENGINEERING
ENGINEERING + SURVEYING + PLANNING
6100 LEEWOOD DRIVE
ALEXANDRIA, VA 22310
TEL 301-580-5517 FAX 703-971-4724

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT OF SUBDIVISION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS ALL OF THE LAND CONVEYED TO SHERRY L. H. MARAGH AND MARLON R. MARAGH FROM MVR, INC., A VIRGINIA CORPORATION BY DEED DATED JUNE 22, 2009 AND RECORDED IN LIBER 37713 AT FOLIO 46, ALSO BEING KNOWN AS LOT 4, BLOCK A, "THE ESTATES AT GREENBRIAR PRESERVE," RECORDED ON PLAT NO. 23072, AND ALSO ALL OF THE LAND CONVEYED TO THOMAS C. MOREY AND KERRI R. MOREY FROM MVR INC., A VIRGINIA CORPORATION, BY DEED DATED APRIL 17, 2009 AND RECORDED IN LIBER 37070 AT FOLIO 272; ALSO BEING KNOWN AS LOT 5, BLOCK A, "THE ESTATES AT GREENBRIAR PRESERVE," RECORDED ON PLAT NO. 23070; ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PROPERTY MARKERS ARE IN PLACE AT ALL LOT CORNERS AS SHOWN HEREON, AND THE TOTAL AREA INCLUDED ON THIS PLAT IS 58,127 SQUARE FEET OR 1.3344 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

Date: 5/21/14
William L. Poppe
Professional Land Surveyor
ME Registration No. 9620
Expiration Date: Sept. 20, 2015



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE SHOWN BUILDING RESTRICTION LINES SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAYS AS DESCRIBED.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY OF INTEREST IN THIS PLAN OF SUBDIVISION, EXCEPT CERTAIN DEEDS OF TRUST, AND ALL PARTIES OF INTEREST THEREIN HAVE BELIEVED INDICATED THEIR ASSENT.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND SURVEYOR AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON.

Date: 5/21/14 AS TO LOT 34
Sherry L. Maragh Witness
Marlon R. Maragh Witness

Date: 5/21/14
Sherry L. Maragh Witness
Marlon R. Maragh Witness

Date: 5/21/14
Sherry L. Maragh Witness
Marlon R. Maragh Witness

Date: 5/21/14 AS TO LOT 35
Thomas C. Morey Witness
Kerri R. Morey Witness

Date: 5/21/14
Thomas C. Morey Witness
Kerri R. Morey Witness

Date: 5/21/14
Thomas C. Morey Witness
Kerri R. Morey Witness

Date: 5/21/14
Thomas C. Morey Witness
Kerri R. Morey Witness

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED DATE: December 8, 2014
Diana R. Abbott, Director

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

APPROVED DATE: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____ PLAT NO. _____

2201060330

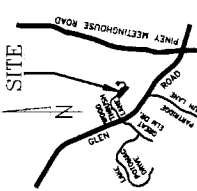
MISS UTILITY at 1-800-267-7777, 48 hours prior to the start of work. The excavator shall be responsible for all public utilities with those facilities located by the utility excavator prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LEGEND

- EXISTING FENCE
- PERMANENT FOREST CONSERVATION DESIGN WITH 5' HIGH BARRIER
- RELOCATED SHEET

FASHEMENT AREAS

LOT AREA	EXISTING EASEMENT	PROPOSED EASEMENT
LOT 4	0.749 AC.	0.000 AC.
LOT 5	0.587 AC.	0.000 AC.
PARCEL 00	1.198 AC.	0.889 AC.
TOTAL	2.532 AC.	0.889 AC.



VICINITY MAP
SCALE: 1" = 2,000'

200ac-210NW11, TaxMap PQ12
MCC 77, CRD J-10
AD # 587,741
TAX ID # 06 03474372 [4]
TAX ID # 06 03474144 [5]
TAX ID # 06 01603038 [99]

OWNER/DEVELOPER - LOT 4
Sherry & Marlon K. Kaut
11720 Wood Through Lane
Potomac, MD 20854 1442
PHONE: 301 294 9430

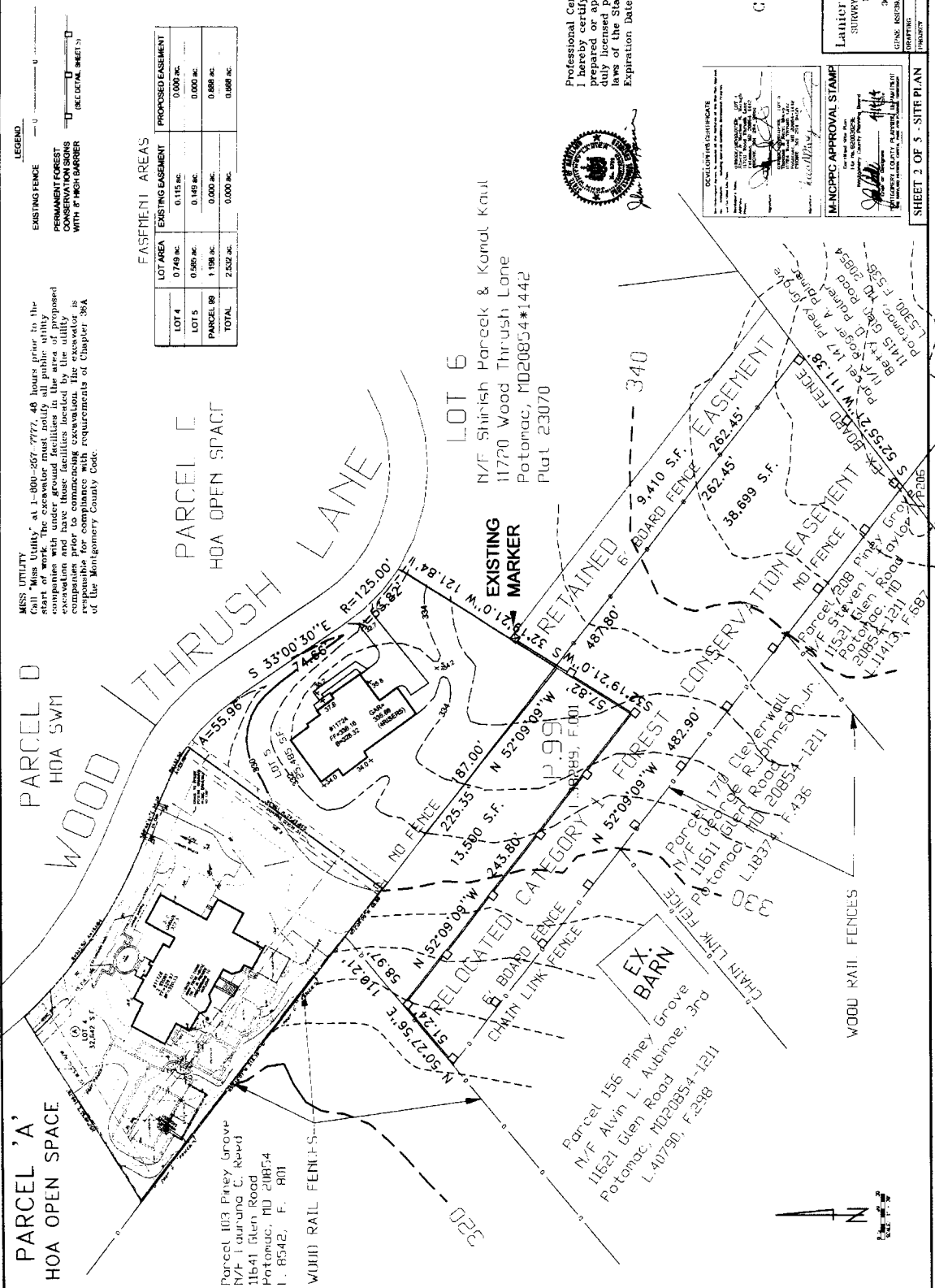
OWNER/DEVELOPER - LOT 5
Sherry & Marlon K. Kaut
11720 Wood Through Lane
Potomac, MD 20854 1442
PHONE: 301 294 9430

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 0769, Expiration Date: 2014/09/19.



SITE PLAN
82003029E
LOTS 4 & 5, BLOCK A
THE ESTATES AT
GREENBRIER PRESERVE
PARCEL 00, T.M. PQ12
GREENBRIER DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY 2014

Lanier Popp Engineering
SURVEYORS • ENGINEERS • LAND PLANNERS
110 Chevy Chase Street, Apt. 206
Potomac, MD 20854
301/290-9510 • FAX 301/971-4724
LICENSE: 882336-ENG
CREATING: [Signature]
DATE: [Date]
APPROVAL: [Signature]



SHEET 2 OF 5 - SITE PLAN