

Plat Name: Charles W. Pafflow's Subdivision
Plat #: 220150600

Location: Located in the northwest quadrant of the intersection of East West Highway (MD 410) and Pearl Street.
Master Plan: Bethesda CDB Sector Plan
Plat Details: R-60; 1 lot
Owner: Roman Catholic Archbishop of Washington

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(7)** of the Subdivision Regulations, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat.
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

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

OWNER'S DEDICATION

I, Donald Cardinal Wierl, Roman Catholic Archbishop of Washington, owner of the property shown and included hereon, hereby adopt this plat of subdivision;

establish and grant to Montgomery County, Maryland, or other appropriate public agency, a right-of-way along the frontage of each lot to the agency, for utility lines, including electric, gas, and water to the street line, said street easements to be accepted for public improvements in the adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate public agency.

dedicate the streets, as shown hereon, to public use; and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all Federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations)

There are no easements, liens, leases, mortgages or trusts affecting the property included in the plan of subdivision.

Donald Cardinal Wierl, Roman Catholic Archbishop of Washington, and His Successors in Office, a Corporation Sole.

John K. Witmer
 Signature
 Moderator of the Curia/Vicar General

Date: 2/20/16

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of the real property conveyed by:

Concetta P. Grady and Perry J. Grady, her husband to Michael J. Curly, Archbishop of Baltimore, a Corporation Sole, of the City of Baltimore, in the State of Maryland by deed dated October 12, 1926, recorded among the Land Records of Montgomery County, Maryland in Liber 412 at Folio 208; said real property being shown as the "Subdivision of Charles J. Pafflow", as shown in its entirety on a Subdivision Record Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 4, as Plat 329;

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 103,650 Square Feet or 2.3795 Acres of land, 4,714 Square Feet or 0.108 Acres is dedicated to the State of Maryland by this plat for public use.

Date: 2/20/2016
John K. Witmer
 Signature
 Professional Land Surveyor
 MD Reg. No. 10668
 License Renewal Date: 11/29/2017

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

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES

APPROVED: FEBRUARY 10, 2016

BY: *John K. Witmer*
 DIRECTOR

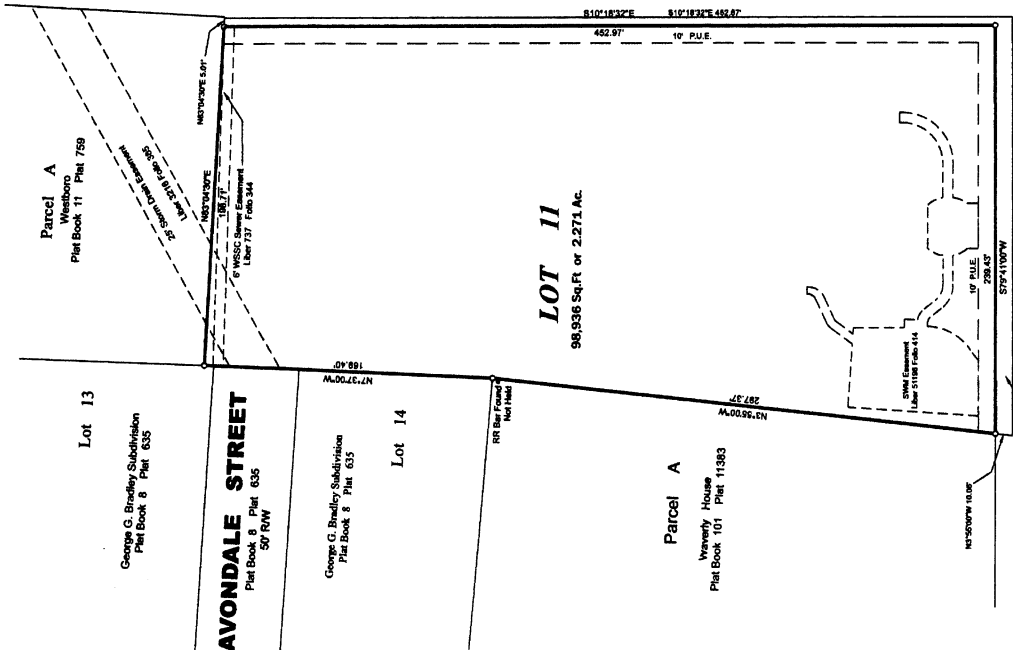
HIGHLAND PARK LOT 17 BLOCK 2 PLAT 24503

Maryland Route 410
 Plat Book 2 Plat 125, Plat 24503, Variable RW

EAST WEST HIGHWAY

PEARL STREET

Plat Book 3 Plat 329
 Variable RAW



PLAT NO.

NOTES

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is served by public water and sewer only.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to 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 included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of: Section 50-25A, (b)(7) of the Montgomery County Code (Subdivision Regulations) which provides for a plat of existing pieces of worship.

Parcel 153
 Liber 564 Folio 46

Lot 10

Lot 9

Lot 8

Lot 7
 HIGHLAND PARK
 PLAT BOOK 4
 PLAT 329

Lot 6

Lot 5

Lot 1 Lot 2

HIGHLAND PARK
 LOT 8 BLOCK 1
 PLAT BOOK 2
 PLAT 125



22e150060

PROJECT	LOT 11 CHARLES W. PAFFLOW'S SUBDIVISION 7th (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
SHEET TITLE	SUBDIVISION RECORD PLAT
MAP	WINTEK ASSOCIATES, LLC 16401 Woodstock Road, Suite C, Gaithersburg, MD 20879 Tel: (301) 740-6100 Fax: (301) 740-9365 E-Mail: wintek@wintek.com
DATE	August, 2014
SCALE	1" = 50'
SHEET NO.	1 of 1