

Plat Name: Country Club Forest
Plat #: 220151320

Location: Located immediately northwest of the intersection of Redwing Road and Stardust Lane
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone, 2 lots
Applicant: James & Donna McGee and Robert & Eleanor Tupper

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(1)** of the Subdivision Regulations, which states:

50-35A(a)(1) Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d).

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

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY DEVELOPMENT SHALL APPLY TO THIS PROJECT AND SHALL BE A PART OF THIS PROJECT.
2. THIS PROPERTY IS LOCATED IN SECTION 11, TOWNSHIP 30N, RANGE 11W, DISTRICT OF MONTGOMERY COUNTY, MARYLAND. THE PLANNING BOARD'S APPROVAL IS INTENDED TO SUPPLEMENT UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THIS PLAT COMPLIES WITH ALL REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 208 OF THE COUNTY CODE. THIS PLAT INCLUDES A SUBDIVISION REGULATIONS BEING CHAPTER 208 OF THE COUNTY CODE. THIS PLAT INCLUDES A SUBDIVISION REGULATIONS BEING CHAPTER 208 OF THE COUNTY CODE.
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EASES THEREON, WHICH WOULD NOT BE RECORDED WITH THIS PLAT. THE PLAT IS NOT INTENDED TO DEPORT OR NOTICIE ALL MATTERS AFFECTING TITLE.
5. THIS PROPERTY IS ZONED R-1.
6. THE LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP GRID GA-51 AND W-50 C SHEET 208 HIM 08.

OWNER'S CERTIFICATE:

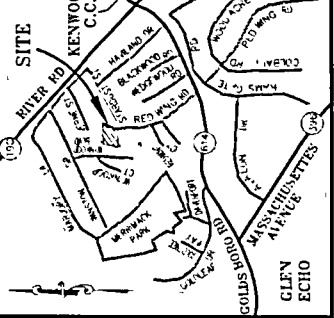
I, JAMES L. MOORE & DONNA F. MOORE TAKE THEM WITH ROBERT S. TUPLER, JR. & ELEANOR S. TUPLER, DIEMERS OF THE PROPERTIES SHOWN AND INTERESTED HEREON, ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE 10' (10) FOOT PUBLIC UTILITY EASEMENT FROM THE PROPERTIES TO BE LOTS 10 & 11. THE PARTIES NAMED IN THE DOCUMENT ESTIPED "DETERMINATION OF TERMS AND RECORDS OF MONTGOMERY COUNTY, MARYLAND" THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTIES INVOLVED ON THIS PLAT OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY MCLCAN MORTGAGE CORPORATION RECORDED IN LIBER 46273 AT FOLIO 195 AND FMC BANK RECORDED IN LIBER 48989 AT FOLIO 085 (LOT 10, BLOCK D) AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST THEREIN, HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

AS TO LOT 10, BLOCK D
 5/23/16
 DATE
(Signature)
 5/23/16
 DATE
(Signature)
 DONNA F. MOORE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS WARRANTOR FOR MCLCAN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ASSENTS TO THIS PLAT OF SUBDIVISION.

4-21-16
 DATE
(Signature)
 HIRSH KIGHT Vice President

FOR FMC BANK
 5-23-16
 DATE
(Signature)
 WITNESS: James J. Brown
 5-23-16
 DATE
(Signature)
 WITNESS: Robert S. Tupper, Jr.
 5-23-16
 DATE
 ELEANOR S. TUPLER



VICINITY MAP
 ADC MAP 97TH EDITION
 ADC MAP PAGE 35, GRID F-13
 AND
 ADC MAP PAGE 40, GRID E-1
 SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE:

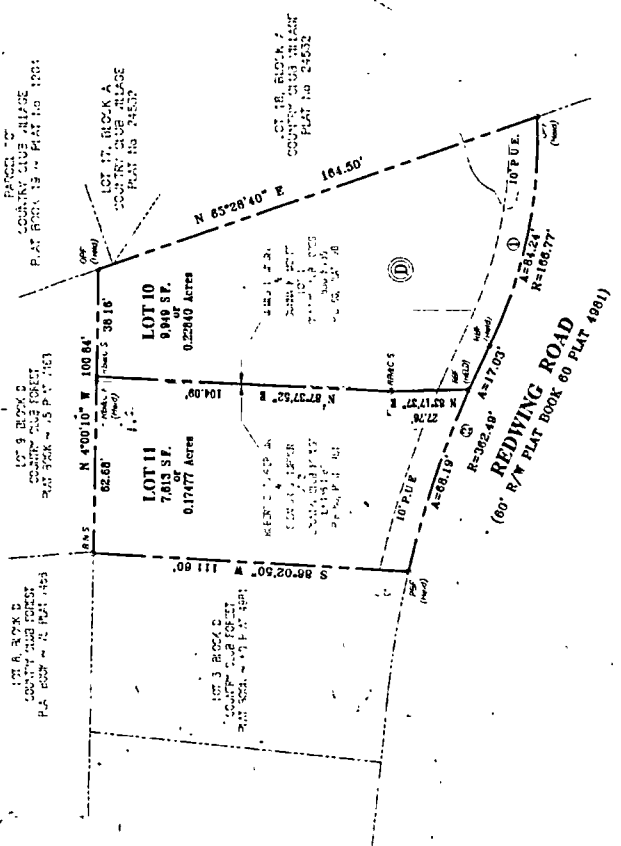
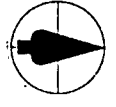
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND I AM AWARE OF ALL RECORDS OF MONTGOMERY COUNTY, MARYLAND, WHICH MAY AFFECT THIS PLAT AND ALL OF THE LAND COMPAVED BY WILLIAM F. THUPPER, JR. AND ELEANOR S. TUPLER BY DEED DATED JUNE 12, 1984 AS RECORDED IN LIBER 4836, AT FOLIO 823. SAID PROPERTY ALSO BEING KNOWN AS LOT 2, BLOCK "D" IN THE SUBDIVISION RECORDED IN LIBER 49822 AT FOLIO 127. SAID PROPERTY BEING KNOWN AS LOT 2, BLOCK "D" IN THE SUBDIVISION RECORDED IN LIBER 49822 AT FOLIO 127. SAID PROPERTY BEING KNOWN AS LOT 2, BLOCK "D" IN THE SUBDIVISION RECORDED IN LIBER 49822 AT FOLIO 127. SAID PROPERTY BEING KNOWN AS LOT 2, BLOCK "D" IN THE SUBDIVISION RECORDED IN LIBER 49822 AT FOLIO 127.

(Signature)
 WAYNE F. AUBREYN
 PROFESSIONAL LAND SURVEYOR
 MD REG. 123456
 MICHIGAN EXP. 01-07-2017

**SUBDIVISION RECORD PLAT
 LOTS 10 & 11, BLOCK D
 COUNTRY CLUB FOREST**

A RESUBDIVISION OF
 LOT 1 & LOT 2, BLOCK D
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 APRIL 2015

PREPARED BY
SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20878
 301/948-5100 Fax 301/948-1286



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
①	44.24'	168.77'	28°54'34"	S 08°30'25" W	83.35'	43.04'
②	65.22'	365.49'	1°29'18"	S 14°36'34" W	84.03'	43.81'

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

RECORDED: _____
 PLAT NO: _____

DIRECTOR: *(Signature)*
 DATE: 5/11/16

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 DATE: _____

DRAFTED: K.D.S.
 CHECKED: W.F.A.
 JOB NO: 98-01/02/RP

ASST. SECRETARY-TREASURER

AREA TABULATION

LOTS 10 & 11 = 17,562 S.F. OR 0.40317 ACRES
 DEDICATION AREA = N/A
 TOTAL AREA = 17,562 S.F. OR 0.40317 ACRES

LEGEND:
 P.H. INDICATES PLAT BOOK
 B.M.S. INDICATES BRICK MAIL SET
 OFF. INDICATES OPEN PIPE FOUND
 REF. INDICATES REBAR FOUND
 REBAR.C. INDICATES REBAR AND CAP SET
 R/W INDICATES REBAR AND CAP FOUND
 L. INDICATES LIBER
 F. INDICATES FOLIO



3-17-16
 DATE

